CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, January 8, 2024 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the December 11, 2023 meeting.

6. **NEW BUSINESS**

   a. RFP 2024-009 - Disposal of Surplus Property - 706 N. 20th Street

   b. RFP 2024-010 - Disposal of Surplus Property - 604 S. 6th Street

   c. RFP 2024-011 - Disposal of Surplus Property – 1204 Avenue E

   d. RFP 2024-012 - Disposal of Surplus Property - 1620 Avenue E

   e. RFP 2024-013 - Disposal of Surplus Property – N. 25th Street, Lot 1 & 2
   Parcel IDs: 2408-501-0066-000-6 and 2408-501-0067-000-3

f. Annexation - Harry Blue Annexation - Parcel IDs: 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

g. Major Amendment - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 01/08/2024

Re: Minutes from the December 11, 2023 Meeting

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the December 11, 2023 meeting.

Attachments

Planning Board Minutes 12/11/23

Form Review

Form Started By: Alicia Rosenthal Started On: 12/12/2023 04:52 PM

Final Approval Date: 12/19/2023

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, DECEMBER 11, 2023, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mr. Edwards joined the meeting at 2:20 PM.

Present:	Anton Kreisl; Alexander Edwards; Uline Daniel; Justine Carter; Nichelle Clemons; Frank Creyaufmiller, Chairman
Absent:	John Heaning
Staff Present:	Kev Freeman, Planning Director Ryan Alitzer, Senior Planner Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Heaning and Ms. Daniel were excused.

5. APPROVAL OF MINUTES

a. Minutes from the November 13, 2023 meeting

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to approve the minutes from the November 13, 2023 meeting.

AYE: Justine Carter, Nichelle Clemons, Anton Kreisl, Chairman Frank Creyaufmiller
Passed

6. NEW BUSINESS

a. Final Plat - Bent Creek Parcel C - 5000 Peterson Road

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements. The site area is approximately 25.84 acres. The current Future Land Use is RM, Medium Density Residential and the current Zoning is PD, Planned Development. Currently, the land is vacant but is tied to the Planned Development of Bent Creek. Two parcels have already been platted, and a community exists already on the first platted parcel. Stormwater retention, drainage and landscaping requirements are to be met after the lots are platted and construction begins.

Chairman Creyaufmiller asked about the flooding and drainage issues in Bent Creek, and the expired South Florida Water Management District (SFWMD) permit. He said the lack of maintenance on the existing systems is the responsibility of the Bent Creek Master Association. He wanted to know if the interruption of the SFWMD permit on existing property has been resolved. Chairman Creyaufmiller suggested the maintenance procedures be looked at in the water maintenance system and the developer should take action to prevent flooding.

Leslie Olson, Applicant Representative, from the District Planning Group, stated a park will be developed to the south and once it is completed it will handle additional stormwater for Bent Creek development and other developments and the flooding in 5 Mile Creek. Ms. Olson said the timeline for the stormwater improvements will happen when the park is being developed.

Chris Cutler, Lennar Homes, stated the recent flooding incident was caused by debris in the pipe that connects the two lakes. He said the blockage was cleared, and the system is acting as it should be, and it is part of the HOA maintenance that the lines stay clear. Mr. Cutler answered questions from the Board on the school bus turnaround.

Chairman Creyaufmiller asked if Peterson Road would go through to Jenkins Road, and he questioned the traffic problems at Bent Creek.

Ms. Olson said it is the city and county's desire for Peterson Road to go through to Jenkins Road, but it is not under the control of the city or county because of private property of a landowner. She stated a bridge was built to access Parcel C. Ms. Olson stated Bent Creek was developed and approved in St. Lucie County and the traffic impact report was submitted for the entire density of the project, including Parcel C. She noted if units are added, a new traffic report will be needed.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

AYE: Nichelle Clemons, Anton Kreisl, Alexander Edwards, Justine Carter, Chairman Frank Creyaufmiller

Passed

b. **Site Plan (Development and Design Review) - Viva West - 3037 S. Jenkins Road**

The site plan is for a two-hundred and twenty-two (222) unit rental community. The community will consist of one, two, and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to the amenities. The architecture is based off the Florida Cracker style. The Future Land Use of the property is Medium Density Residential, (RM) and a Zoning of Medium Density Residential, (R-4). The site area is approximately 27.89 acres. Mr. Altizer answered questions from the Board on the wetland area, electric charging stations and school bus pick-up location.

Mr. Freeman explained this project was reviewed under straight zoning, not Planned Development zoning. He said the city has no authority to demand but can request benefits from the developer. He said the wetlands have to meet certain requirements which will be required at the building department permitting stage. Mr. Freeman highlighted the city cannot require external permits tbe in place before approval, but conditions can be put in place before the Certificate of Occupancy is finalized.

Mr. Kreisl said he strongly urges any developer who is putting a residential site plan together to put some sort of future infrastructure in place, because it is disruptive and costly to add the amenities in after the fact. Mr. Kreisl asked about alternate access points in the community and other sidewalks along Jenkins Road.

Chariman Creyaufmiller stressed the current traffic issue on Jenkins Road. He stated St. Lucie County needs to respond to development in the city, since Jenkins is a county road.

Francarlos Rivera, TEG Developers, said they construct, operate and maintain apartment communities across the country, with three active in the state of Florida and another two under construction and two under acquisition. He said the goal of this development is to provide as close to a single family living experience as you can achieve in a multifamily community. Mr. Rivera said part of the wetlands will be minimally impacted by development. Mr. Rivera said they are going back and forth about putting in a sidewalk if it is going to be torn out due to the redesign of Jenkins Road. He said they want to connect Vero East to Vero West with a walking sidewalk path. Mr. Rivera said the school bus turnaround will be at the entrance and there will also be a bus shelter.

Mr. Freeman stated sidewalks are a strategic move and the purpose is to have connections to each development.

Mr. Kreisl stated the Board needs better understanding from St. Lucie County on the future plans for Jenkins Road. He noted it is essential for the Board to do their job, and he does not want the applicant to waste money or spend money that is not necessary. Ms. Clemons said she prefers the sidewalk.

Mr. Rivera said he is not opposed to adding limited charging stations, and he suggested the charging stations be added to the garages.

Chairman Creyaufmiller noted the buildings look bland, and he suggested adding some color to the trim and architectural elements to spruce up the buildings. Mr. Freeman stated the Board is not permitted to get into the design of single-family homes. He said adding color may help, but is entirely advisory.

Ms. Carter asked about the type of amenities at Viva West and if a sidewalk is needed to access Viva East.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission with the following four (4) conditions and two (2) advisory comments:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. A gopher tortoise survey will be required per State Statute before construction can begin.
3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
4. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City-regulated trees proposed to be removed as a result of this site's development/construction activity.

Advisory Comments

1. Add electric charging stations.
2. Complete sidewalk instead of payment-in-lieu.

AYE: Anton Kreisl, Alexander Edwards, Justine Carter, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman thanked the Board for their perseverance and due diligence with the applications, and he said the Board has helped staff concentrate on certain elements that need to be changed in the Code of Ordinances.

Mr. Freeman updated the Board on the things he has been working on, which includes the public hearing notification system, landscape code, architectural standards in the CRA and historic district. Port of Fort Pierce, and Request for Proposal (RFP) for the Brightline train station.

Mr. Freeman said he would reach out to the St. Lucie County school district for better attendance at the Planning Board and Technical Review Committee meetings.

9. BOARD COMMENTS

Chairman Creyaufmiller thanked the Board for the excellent job they have done in 2023, and he said he appreciates their attendance, participation and dedication to the Board.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 01/08/2024

Re: 706 N 20th Street

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT:

RFP 2024-009 - Disposal of Surplus Property - 706 N. 20th Street

SUMMARY:

The City of Fort Pierce is the owner of real property located at 706 N 20th St, identified by Parcel ID: 2404-715-0019-000-7, with a legal description of: AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17. The property was declared surplus by the Fort Pierce City Commission on April 19, 2021, via Resolution 21-R18. Request for Proposal (RFP) number 2023-020 was issued on October 27, 2023. The invitation was sent to 455 vendors. Four (4) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Sunrise City Concrete Services, Inc	95	82	92.5	95	**364.5**
Progression Properties, LLC	67	38	70	65	240

RECOMMENDATION:

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 706 N 20th St, identified by Parcel ID: 2404-715-0019-000-7, with a legal description of: AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17 to Sunrise City Concrete Services, Inc.

ALTERNATIVES:

Do not recommend award.

RESPONSIBLE STAFF:

Miriam Garcia, Redevelopment Specialist

COORDINATED WITH:

Economic Development Manager
Purchasing Division

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2024
Account: N/A
Amount: 3,000.00
OTHER INFORMATION:
Purchase Price $3,000.00

Attachments

RFP No 2024-009 Proposal Docu
Sunrise City Concrete Services Inc Submittal
Progression Properties, LLC Submittal
Evaluation Matrix

Form Review

Form Started By: Miriam Garcia
Started On: 12/21/2023 12:17 PM
Final Approval Date: 01/03/2024

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-009**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 706 N 20th STREET**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **1:00PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: _____ **Mailing Address:** _____ _____	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X**_____ **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number:	**Payment Terms:**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

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SECTION I

GENERAL CONDITIONS, INSTRUCITONS, AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE BID SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO RESPONSE

If not submitting a bid, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine the lateness of any proposal. It is the Proposer's sole responsibility to assure that his/her proposal is complete and delivered at

the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.cityoffortpierce.com and Demandstar https://www.demandstar.com .

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail, and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail, and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document. The invoice shall contain the Bidder's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 8. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the

City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by

individual item, group of items, “All or None”, or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Offer to Purchase/Invitation to Bid and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product bid, and capable of producing or providing the items bid, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. PUBLIC RECORDS

Sealed proposals, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the proposals, proposals, or final replies, whichever is earlier.

33. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

34. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

35. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-439(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. RFP OPENING DATE

Proposals are due on or before **1:00PM, Monday, November 13, 2023**.

2. SUBMISSIONS OF PROPOSALS

Electronic format only.

OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided in the attachment sections of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 1:00PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. INQUIRIES/QUESTIONS

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Redevelopment Specialist with a copy to the Purchasing Manager:

TO
Miriam Garcia
Redevelopment Specialist
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
mgarcia@cityoffortpierce.com

COPY
Gelencia Carter, MPA
Purchasing Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
purchasing@cityoffortpierce.com

3.2 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.
Are as follows:

SECTION III

STATEMENT OF WORK

1. OBJECTIVE

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. The City of Fort Pierce and Fort Pierce Redevelopment Agency sell City and FPRA-owned real property declared as surplus. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have declared surplus and now offer for sale the following described real properties (the "Properties") owned by the City of Fort Pierce or Fort Pierce Redevelopment Agency (the "FPRA"):

- **706 N 20th Street**

2. GENERAL PROPERTY CONDITIONS

The subject property is listed as follows:

706 N 20th Street – Parcel ID# 2404-715-0019-000-7

The subject property is located at 706 N 20th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.15 acres or 6,400 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants, and beaches.

The St. Lucie County Property Appraiser property detail for 2404-715-0019-000-7 is included as Exhibit "A".

The property is zoned Single Family Moderate Residential R-3.

3. TERMS AND CONDITIONS

Sale of this property will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and encumbrances.

The sale shall be conditioned upon the offer and submittal requirements. The Proposer will be responsible for all costs to meet code requirements, and other construction costs, if necessary. If the buyer does not commence construction within 18 months of closing, there may be a possibility of reverter. The City, at its sole option, may exercise its reversionary interest in the event the developer does not comply with the deed restrictions.

4. **MANDATORY DEPOSIT**

A security deposit of ten percent (10%) of the purchase price will be due from the highest ranked proposer in the form of a certified or cashier's check, payable to the City of Fort

Pierce. The security deposit must be submitted within 7 calendar days of notification of highest ranked proposer. The deposit must be received prior to the recommendation of award to appropriate governing body. If the deposit is not received, the City at its sole discretion may award to the second highest ranked respondent, cancel, or reissue the solicitation.

The security deposit will be returned if the proposal is not accepted by the governing body within ninety (90) days. Should the proposal be accepted, the deposit will be applied to the purchase cost.

5. PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following three (3) tabs:

TAB 1: PROPOSER SUMMARY

1. Developer – If you are a developer – 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. OR
2. Owner/Occupant – If you are neighboring property owner or future occupant, please provide a letter explaining why you want to purchase the property.
3. Financial Capacity - Proposers proof of financial ability to complete the development project including the construction. 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.

TAB 2: DEVELOPMENT PLAN

1. Preliminary Building Plans- Preliminary building plans including elevations floor plans, facades, and landscaping.
2. Project Timeline- Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.
3. Construction Budget/Cost Estimates - improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.
4. Utilization - Will this be your primary residence? If not, what do you intend to develop the property for?
5. Required Forms
    a. Request for Proposer Acknowledgement Page
    b. Offer to Purchase/Bid Response Form

6. SELECTION PROCESS/EVALUATION CRITERIA

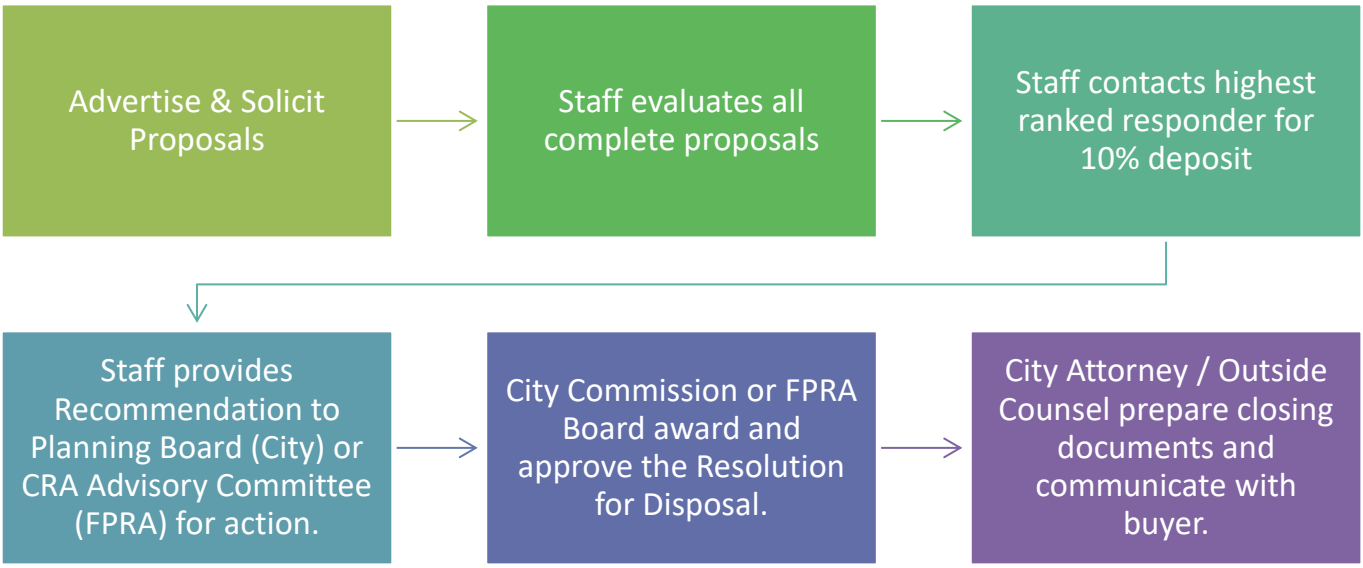
The City of Fort Pierce shall select the best responsive proposer/proposal based upon the evaluation criteria, see below.

Proposals will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the proposal itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

Scoring/Evaluation Criteria For Acceptance of Submittals	**Possible Points**
Development Plan	**MAX 20**
Preliminary building plans including elevations, floor plans, facades, landscaping plan	20
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	**MAX 20**
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	**MAX 10**
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct)	**MAX 15**
Property Utilization - Developed for Residential Use	**MAX 20**
Owner Occupied	20
Develop for Resale	15
Neighboring property owner	10
Develop as Rental Property	5
Narrative/Summary of development	**MAX 15**
Total Project Score	**100**

7. AWARD PROCESS



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
RFP No. 2024-009

I/we propose to purchase property located at: 706 North 20th Street

PROPOSED SUBMITTED BY:

Legal Name (s): _____

Address: _____

Day time Phone Number: _____ Mobile Number: _____

Email: _____

INTENDED USE:
I/we propose to use the property for:

_____

_____

_____

Will this property be your prime residence? _____ Yes _____ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

_____
_____
_____
_____
_____
_____
_____(Attach pages as needed)

Total value of all proposed improvements to the property: $_____

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $_____ 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 in the tabbed format as describe above. Only complete bids will be considered

_____Yes	___No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_____Yes	___No	**Timeline to complete construction project**
_____Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_____Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____

Bidder of Authorized Representative

_____

Typed Name

_____

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?		
Is the proof of Financial Ability/Letter from financial institution included?		
Does the Development Plan included:		
Preliminary building plans included		
Timeline to complete the construction project		
Construction cost estimates included		
Landscaping plans		
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?		
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?		
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

EXHIBIT “A”

Property Information Card

706 N 20th Street
2404-715-0019-000-7



The subject property is located at 706 N 20th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.15 acres or 6,400 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants, and beaches.

PARCEL ID:

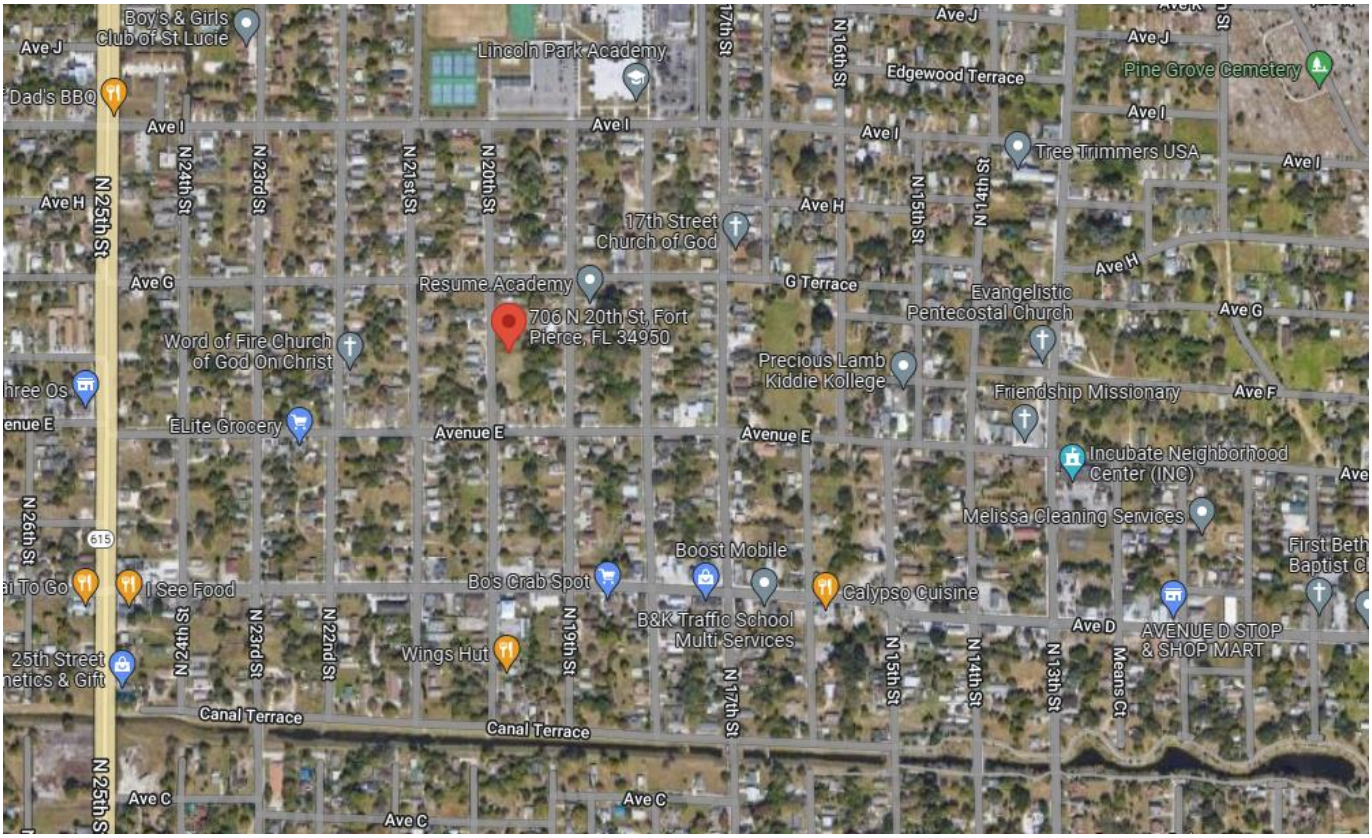
2404-715-0019-000-7

LOT SIZE:

0.15 ac or 6,400 sf

ZONING:

R3 – Single Family Moderate


Boy's & Girls Club of St Lucie
Lincoln Park Academy
Edgewood Terrace
Pine Grove Cemetery
Dad's BBQ
Tree Trimmers USA
17th Street Church of God
Resume Academy
706 N 20th St, Fort Pierce, FL 34950
Evangelistic Pentecostal Church
Word of Fire Church of God On Christ
Precious Lamb Kiddie Kollege
Friendship Missionary
ELite Grocery
Incubate Neighborhood Center (INC)
Melissa Cleaning Services
Boost Mobile
Bo's Crab Spot
Calypso Cuisine
I See Food
B&K Traffic School Multi Services
AVENUE D STOP & SHOP MART
Wings Hut
25th Street
Canal Terrace
Avenue E
G Terrace
Ave D
Means Ct
N 25th St
N 24th St
N 23rd St
N 22nd St
N 21st St
N 20th St
N 19th St
N 17th St
N 16th St
N 15th St
N 14th St
N 13th St
N 26th St
Ave I
Ave H
Ave G
Ave F
Ave C
Ave J


Avenue G
Avenue G
N 20th St
N 21st St
N 19th St
N 18th St
Avenue E

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 706 N. 20TH STREET

RFP NO. 2024-009

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: Roderick J Waller
Manual

Signature: _____
Typed or Printed

Company Name: Sunrise City Concrete Services Inc

Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Date: 11/13/23

/lh

Attachment: **Sample Surplus Property Sale Agreement**

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-009**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 706 N 20th STREET**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **1:00PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: Sunrise City Concrete Services Inc **Mailing Address:** 130 S Indian River Drive Suite 202	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X** Roderick J Waller **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce FL 34950	**Typed or Printed Name:** Roderick Waller
Type of Entity (Select one): **Corporation** ☑ **Partnership** ☐ **Proprietorship** ☐	**Title:** CEO
Incorporated in the State of: Florida **Year:** 2017	**Delivery in** N/A **days, After Receipt Order**
Phone Number: 772-201-2850	**Payment Terms:** N/A
Fax Number: 772-907-0420	**FEIN or SS Number:**
E-Mail Address: rodwaller1@gmail.com	**Local Business:** ☑ **Y** ☐ **N** **MWBE:** ☑ **Y** ☐ **N**
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
RFP No. 2024-009

I/we propose to purchase property located at: 706 North 20th Street

PROPOSED SUBMITTED BY:

Legal Name (s): Sunrise City Concrete Services Inc

Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Day time Phone Number: 772-201-2850 Mobile Number: 772-201-2850

Email: rodwaller1@gmail.com

INTENDED USE:
I/we propose to use the property for:

Build and sell of new single family home

Will this property be your prime residence? _____ Yes ☑ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

Build and sell of new single family home

(Attach pages as needed)

Total value of all proposed improvements to the property: $185,000.00

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $3,000.00 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 in the tabbed format as describe above. Only complete bids will be considered

☑ Yes ___ No **Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.

☑ Yes ___ No **Timeline to complete construction project**

☑ Yes ___ No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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 **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

☑ Yes ___ No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Roderick J Waller

Bidder of Authorized Representative

Roderick Waller

Typed Name

11/13/23

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	☑	
Is the proof of Financial Ability/Letter from financial institution included?	☑	
Does the Development Plan included:		
Preliminary building plans included	☑	
Timeline to complete the construction project	☑	
Construction cost estimates included	☑	
Landscaping plans	☑	
Property development utilization	☑	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	☑	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	☑	
Proposal envelope is marked accordingly	☑	

PLEASE SIGN AND RETURN WITH PROPOSAL: Roderick Walker

130 S. Indian River Dr. #202 Fort Pierce FL 34950
772-201-2850 EMAIL: Rodwaller1@gmail.com

PROPOSAL AS TO THE DISPOSITION OF FPRA SURPLUS PROPERTIES

11/13/2023

100 US HWY 1, 1st Floor

Fort Pierce, FL 34950

RE: **LOCATION: 706 N 20th STREET, FORT PIERCE, FL 34950**

DEVELOPMENT PLAN

Our company has a vision for the referenced property from an infill prospective. We propose, restoring said lot with a Single Family Home comprising of three (3) bedroom and two (2) bath. (See attached: Building Plans including Elevations, Floor Plans, Facades, Landscaping, Sketches of Plans to be developed and the above highlighted detailed description.)

TIMELINE TO COMPLETE THE CONSTRUCTION PROJECT

With our level of planning devoted to this project, we could have this project with the C O being received from the City in no more than 6 to 7 months.

CONSTRUCTION COST ESTIMATES

Kindly Find attached our detailed cost estimate from (us) the Licensed Contractor.

PROOF OF FINANCIAL ABILITY/LETTER FROM FINANCIAL INSTITUTION:

The attached record, will attest to our ability to purchase the lot and perform the above outlined construction.

PROPERTY UTILIZATION DEVELOPED FOR RESIDENTIAL USE.

Our main goal is to develop said property with an Owner Occupancy, through the approach of resale.

NARRATIVE / SUMMARY OF DEVELOPMENT

We view this project for development, as an approach to assist the City of Fort Pierce with ensuring its vital tax base is restored for future grow, in meeting the needs of its residents. The project reflects are approach for the area/address as noted, to further define a need in strengthening the neighborhood through the presence of family and unification.

We have seen what a project such as the one we are proposing can do for a neighborhood, we ask that you kindly reflect on the Zora Neal Hurston development we did off 29th street in Fort Pierce. This project comprised of a total of twenty (20) such homes. In addition, we just completed another home identical to one are proposing, at 710 22nd ST, Fort Fierce.

We believe in our client's satisfaction, combined with the City's vision for the various neighborhoods. We believe that the two vision combined, will help the city meet the need for affordable housing, in addition to strengthening the City's Tax base and beyond.

Respectfully submitted with thanks and anticipation,

Rodnick J Walker Date 11/13/23

Sunrise City CHDO, Inc.

Management.

Charter Mortgage L.L.C.

15155 NW 7th Avenue Suite 102 • Miami, FL. 33169 or don@CharterML.com

www.CharterML.com

201 E. Abram St. Arlington, TX. 76010

Cell Phone (786) 379-0868 • Fax (888) 388-2194

NMLS ID 1414207

Friday, November 10th, 2023

To Whom it may concern,

We are pleased to inform you that Sunrise City Concrete Services is pre-approved for the purchase price of up to $600,000.00 that they requested for the acquisition and development of Single family homes in the City of Fort Pierce FL.

We have verified assets, cash reserves, personal and business credit, and income. This pre-approval is based on verified information provided.

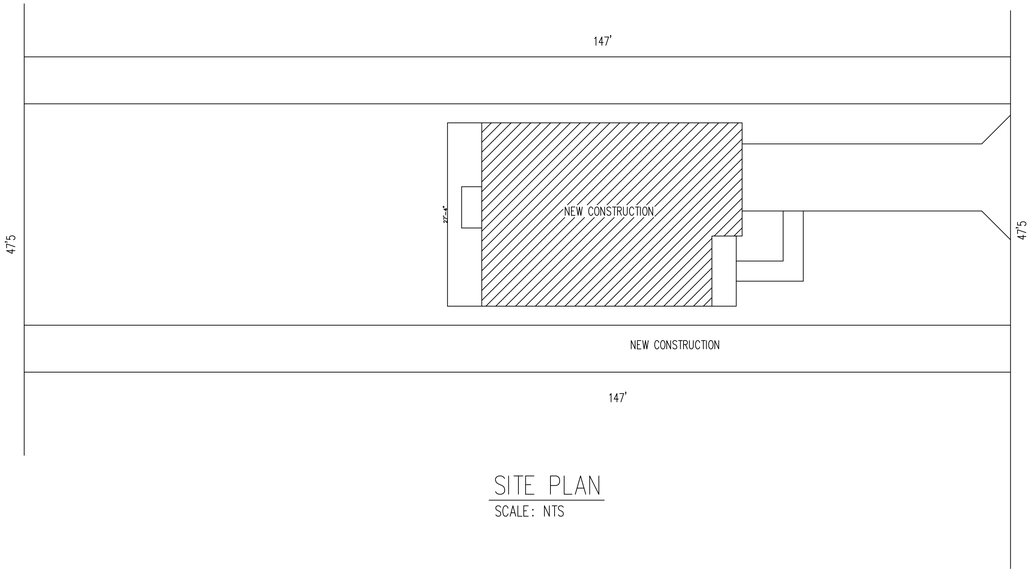
If you have any questions regarding this loan pre-approval, please feel free to contact me at any time.

Thank you,

Don

Donald D. Forrester
President
NMLS ID# 842745

***Buyer's **credit, assets, and income has been examined within the past 14 days** ***



SITE PLAN

SCALE: NTS



FRONT ELEVATION

SCALE: NTS

SITE AND SOIL PREPARATION STATEMENT

1. STRIPPING OF SITE:

ALL VEGETATION TOP SOILS, MARL, TREE STUMPS, ROOTS, ORGANIC ZONES, ASPHALT PAVEMENT (WITH LIMERICK BASE COURSE), AND OTHER DELETERIOUS MATERIALS MUST BE STRIPPED TO WHATEVER DEPTH IS NECESSARY, AND REMOVED FROM THE SITE. STRIPPING OF THE SITE WILL BE REQUIRED TO A DEPTH FOR COMPLETE REMOVAL OF ALL UNACCEPTABLE MATERIAL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. CONTACT SOIL ENGINEER FOR INSPECTION AND FINAL APPROVAL BEFORE CONTINUING.

2. COMPACTION AFTER STRIPPING:

THE COMPLETE COMPACTION PROCESS MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. THIS COMPACTION IS TO BE TESTED WITH 8 FEET STANDARD PENETRATION TEST BORINGS. FREQUENCY OF TESTS TO BE AT EVERY 1500 SQ. FT. THE UPPER 12" MUST BE TESTED FOR 95% OF THE MODIFIED PROCTOR (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING WITH THE COMPACTION. GENERAL CONTRACTORS TO EXERCISE CAUTION DURING COMPACTION OPERATIONS TO AVOID DAMAGE TO ANY NEARBY EXISTING STRUCTURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES.

3. STRUCTURAL FILLING AND BACKFILLING:

MADE IN LIFTS NOT EXCEEDING 12" IN DEPTH. COMPACTION WITH A VIBRATORY ROLLER TO ATTAIN 95 % COMPACTION OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). MUST BE COMPLETED UNIFORMLY. STRUCTURAL FILL TO CONSIST OF NON-ORGANIC, NON-PLASTIC, CLEAN, COARSE-GRAINED SAND/ROCK MATERIAL (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING. SAMPLES ARE TO BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK. NO PARTICLE SIZE GREATER THAT THREE INCHES AND LESS THAN 10 % PASSING THROUGH THE #200 SIEVE. THE COMPACTION OF EACH LIFT MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

4. FOUNDATION BEARING SURFACE PREPARATION:

THE UPPER 12" OF BEARING SOIL IN THE FOOTING EXCAVATION BOTTOM SURFACES (AFTER EXCAVATING FOR FOUNDATIONS) MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK. AFTER APPROVAL ALL THE BEARING SURFACES MUST BE COMPACTED TO DENSITIES EQUIVALENT TO 98 % OF THE MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). SOILS WHICH ARE NOT APPROVED MUST BE REMOVED OR REPLACED, OR LOWERED TO A SATISFACTORY BEARING ELEVATION, OR FURTHER COMPACTED AS DETERMINED AND INSTRUCTED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. THE COMPACTION OF THESE AREAS MUST ALSO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

5. TESTING:

TESTING OF COMPACTED EXISTING SOIL, OR OF STRUCTURAL BACKFILL TO MEET OR EXCEED 95 % OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). FREQUENCY OF TESTS: ONE EACH 1500 SQ. FT. (OR A MINIMUM OF 3 IN ANY ONE BUILDING OR BUILDING ADDITION) AND AT EACH LIFT OF EXISTING OR BACKFILL, ONE OF EACH SPREAD FOOTING, AND ONE EACH 100 LIN. FT. OF CONTINUOUS FOOTINGS. GENERAL CONTRACTOR TO SUBMIT TESTING PLAN FOR APPROVAL BY ARCHITECT, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.

SLAB ON FILL

1. FILL AND BACKFILL TO BE COMPACTED TO 95 % OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINE BY THE STANDARD PROCTER TEST.

2. COMPACTION LAYERS NOT TO EXCEED 8 INCHES, SLABS ON FILL TO BE PLACED ON A CHECKEREBOARD PATERN WITH CASTING LIMITED TO 600 SQUARE FEET OR 25 FEET IN ANY DIRECTIONARD PATTERN.

3. PROVIDE 6-MILL VAPOR BARRIER (VISQUEEN) BELOW ALL INTERRIOR SLABS ON FILL. SOIL MUST BE TREATED FOR TERMITE. TO BE PERFORMED BY APPROVED TERMITE SPECIALIST

SHEET INDEX

#	SHEET DESCRIPTION
A1	COVER SHEET
A2	FLOOR PLAN AND DETAIL
A3	ELEVATION
A4	FOUNDATION
A5	MECHANICAL PLAN & DETAILS
A6	PLUMBING PLAN
A7	ELECTRICAL PLAN & DETAILS
A8	FRAMING
A9	DETAILS SHEET
A10	

ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH.PLUMB.ENERGY.ACCESSIBILTY.LIFE SAFETY .FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED.2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

THE BISMARCK SPEC HOME
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FORT PIERCE, FL 34950

SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
DRAFTING AND CONSTRUCTION
LIC. # CG - C1515114
(772) 201-2850

CONSULTING ENGINEERS
WAYNE GANDY, P.E.
PE 33142
DESIGNWEST ASSOCIATE

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DATE: 01/27/2019	DRAWN BY F.R
SCALE AS SHOWN	CHK BY WG
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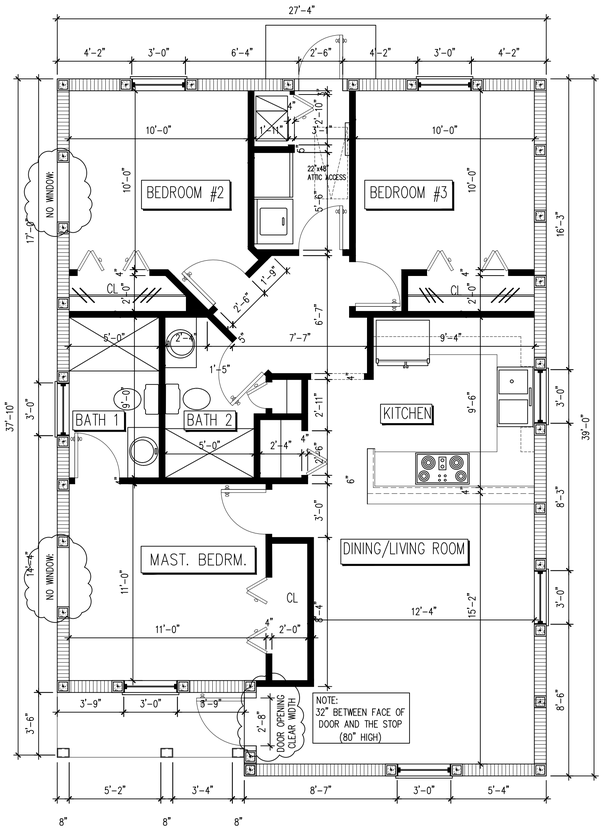


FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA BREAKDOWN	
LIVING AREA =	1,016 SQ. FT.
TOTAL	1,016 SQ. FT.
ENTRY AREA =	37 SQ. FT.
TOTAL AREA =	1,053 SQ. FT.

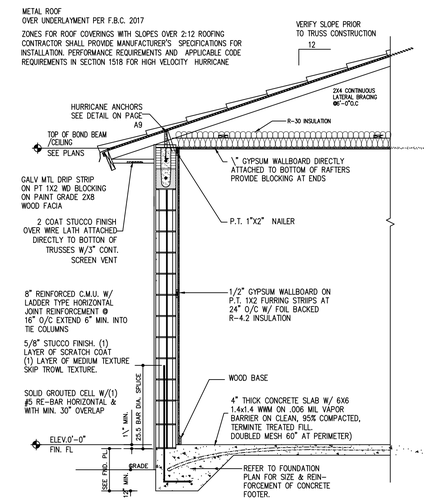
VENTILATION OF ATTIC SPACE PER 2017 FBC 2326.3.2	
RATIO OF NET FREE VENTILATION TO CEILING = 1/150	
ATTIC SPACE TO BE VENTILATED	1,050 SQ. FT.
NET AREA OF SCREEN VENTILATION REQUIRED 1,050 S.F. = 7.0 SQ. FT. 150	
SIZE AND SPACING OF SCREEN VENTS	7"x22" (1.06 S.F.) @ 8'-0" O.C.
MIN. NUMBER OF REQUIRED SCREEN VENTS	7.0 / 1.06 = 6 SCREEN VENTS
LINEAR FT OF EAVE (SOFFIT) AVAILABLE	132'-0" Ln. Ft.
NUMBER OF SCREEN VENTS PROVIDED	132' / 8' = 16 SCREEN VENTS
SEE "TYP. WALL SECTION" ON SAME SHT. FOR SREEN VENT LOCATION	

GENERAL NOTES:

1. ALL OPENINGS SHALL BE PROTECTED WITH APPROVED HURRICANE SHUTTERS. WITH THE EXCEPTION OF THE ENTRY DOOR AND THE GARAGE DOORS WHICH SHALL BE DESIGNED TO WITHSTAND HURRICANE IMPACT LOAD (APPLICABLE ONLY IF IMPACT GLASS IS NOT BEING USED)
2. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING
3. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE #2 YELLOW PINE, OR S.P.F.
4. WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS.- SEE SPECIFICATON REGARDING MEAN OF EGRESS BELOW.
5. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" X 2" WOOD FRAMING.
16. PROVIDE OUTLET AND SWITCHED LIGHT AT ALL ATTIC ACCESS
7. ALL INTERIOR DOOR SHALL BE HOLLOW CORE
8. ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING.
9. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
10. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
11. ALL LINEN CLOSET SHALL HAVE 5 SHELVES
12. ALL INTERIOR NON BEARING WALL SHALL BE METAL STUDS WITH GAGE & INSTALLATION PROCEDURE AS SPECIFIED BY MANUFACTURER
13. EXTERIOR SOFFITS & CLG. SHALL BE CLAD WITH STUCCO OVER EXP. METAL LATH APPLIED PER FBC 2001 CHAPTER 25, SECTION 2508.
14. GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER'S LITERATURE

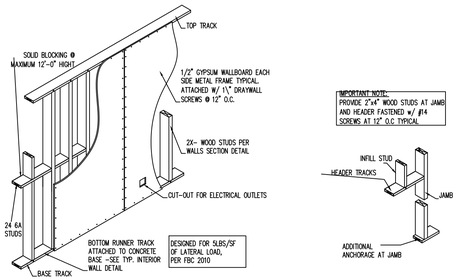
SPECIFICATIONS REGARDING MEANS OF EGRESS

THE MODE OF OPERATION OF EGRESS WINDOWS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, 5.7 SQ. FT. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.



WALL SECTION

SCALE: NTS



PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

PRODUCT	NOA FL. PRODUCT	MANUFACTURER:	MODEL	ATTACHMENT METHOD:	BUILDING DESIGN PRESSURES PFS	PRODUCT DESIGN PRESSURES PFS
ROOFING	FL FL2346-R7	UNION CORRUGATING	-	INSTALLED PER MANIFACTURES SPECS.	N/A	N/A
SWING DOOR	FL 22513	MASONITE	GLAZED SWING DOOR	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 14" O.C.	+50.0 -50.0 PSF	+1 -67 PSF
WINDOWS	FL14911.5	ANDERSON	SERIES 7800 SH FLANGE/FIN FRAME IMPACT LOW-E	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACED MAX 13 3/4" O.C. FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 9 1/4" O.C. FRAME SILL - NONE	N/A	+60 -60 PSF
SOFFIT	STUCCO		VENTED DECORATICE CIMENTATIOUS FINISH	VAPOR BARRIER .... W/FELT BACKED HIGH RIB LATHE ATTACHED W/ 1 1/2" GALV. ROOF NAILS AT 4" O.C. ON HIGH RIB W/ STUCCO	N/A	N/A
GARAGE DOOR	-	-	-			

NOTE: ALL WINDOW & DOOR BUCKS: CAULKED & SEALED.
ALL WINDOW & DOOR TO FOLLOW MANUFACTURES SPECIFICATIONS AS WELL AS THOSE LISTED

I HAVE REVIEWED THE ABOVE COMPONENTS AND CLADDING, AND I HAVE APPROVED THEIR USE IN THE STRUCTURE TO TO PROVIDE ADEQUATE RESISTANCE TO THE WIND LOAD AND FORCES SPECIFIED BY THE CURRENT CODE PROVISIONS. AS SIGNED BELOW.

ENGINEERING NOTES ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECHANICAL LIVE LOADS ACCESSIBILITY TO LIFE SAFETY PER FBC 2014
CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
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A-2
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REVISED 12/21/2020

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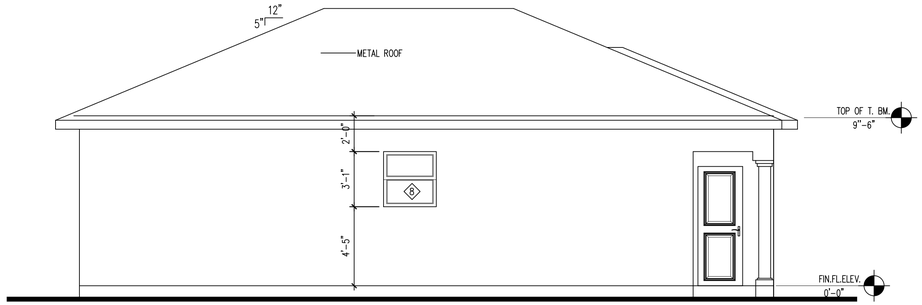
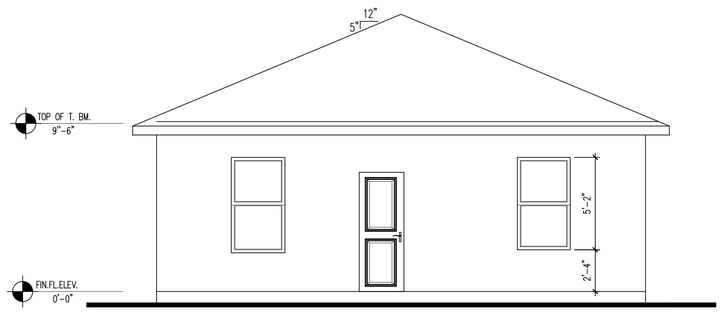
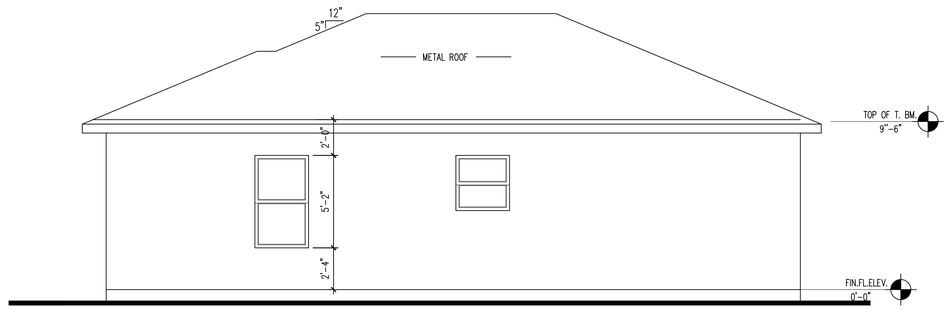
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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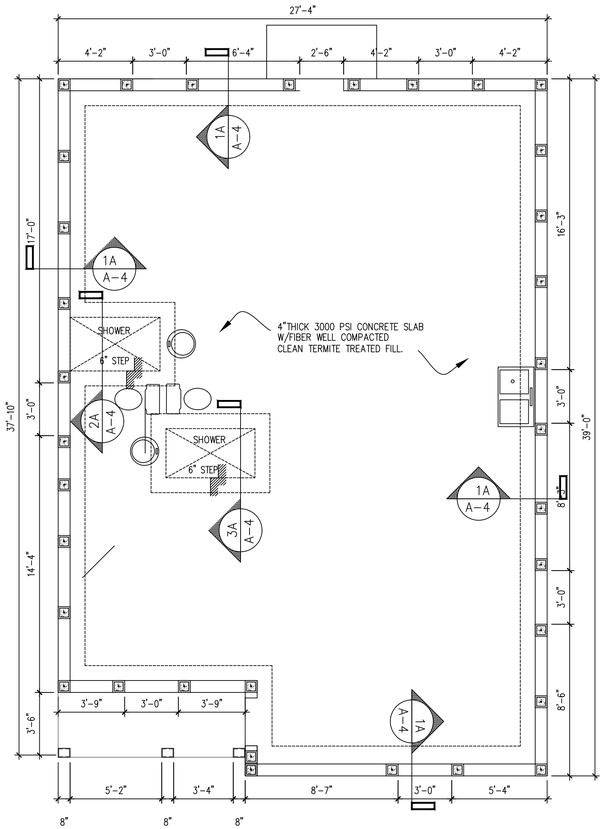
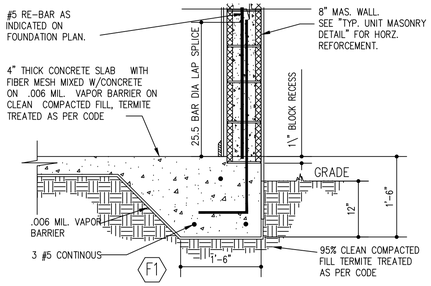
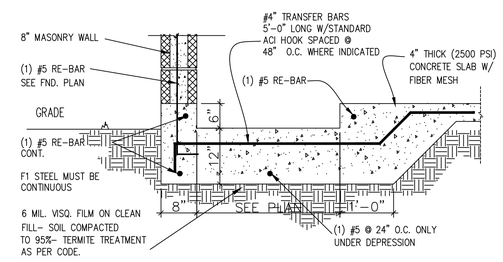


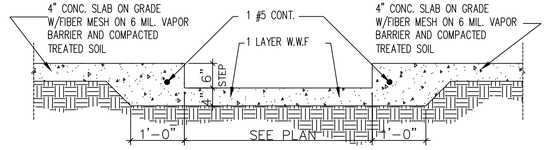
A4 FOUNDATION PLAN
SCALE : 1/4



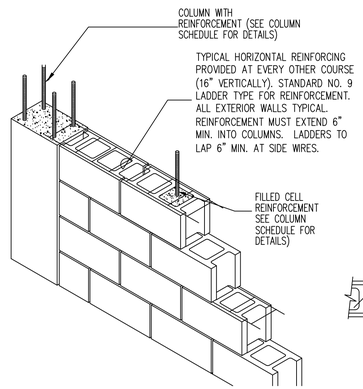
1 A4 SECTION 1/A4 – PERIMETER FOOTING
SCALE: 3/4" = 1'-0" TYPICAL AT ALL PERIMETER WALL (U.O.N.)

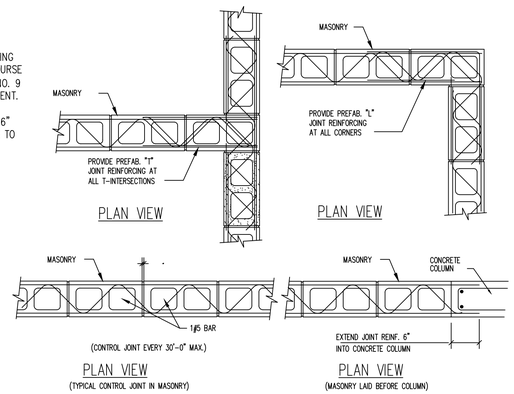


2 A4 SECTION 4/A4 – SLAB DEPRESSION AT SHOWER(S)



3 A4 SECTION 3/A4 – SLAB DEPRESSION AT SHOWER
SCALE: 3/4" = 1'-0"





COLUMN SCHEDULE

	TYPE	SIZE WIDTH	SIZE DEPTH	REINFORCING VERTICAL	REINFORCING HORIZONTAL	REMARKS
	C1	8"	8"	1 # 5	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM. MAX C.C. SPACING OF 48" (U.O.N.)
	C2	8"	16"	2 # 7	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C3	16"	16"	4 # 5	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C4	8"	12"	2 # 6	NONE	"O" BLOCK. REINF. LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C5			2 # 5	NONE	T994 RINKER BLOCK (45° ANGLE) w/ 2–#5 VERT.
	C6	T.S. 3\"x3\"x¼" COLUMN				CONC. FILLED STEEL COLUMN
	C7	16" DIA. ROUND COLUMN BLK.		4 # 5	#3 @ 12" O.C	RINKER BLK. (ROUND) 16" DIAM.

PROVIDE 8 X 8 FILL CELLS W/#5 @ MAX. 5'-0" O.C.

FOOTING SCHEDULE

	TYPE	SIZE LENGTH	SIZE DEPTH	REINFORCING LENGTHWISE NO.	REINFORCING LENGTHWISE SIZE	REINFORCING LENGTHWISE LENGTH	REINFORCING LENGTHWISE SPACE	TRANSVERSE BAR NO.	TRANSVERSE BAR SIZE	TRANSVERSE BAR LENGTH	TRANSVERSE BAR SPACE	TRANSFER BAR NO.	TRANSFER BAR SIZE	TRANSFER BAR LENGTH	TRANSFER BAR SPACE	REMARKS
	F1	18"	CONT.	3	#5	(1) CONT. ON TOP (2) CONT. ON BOT		1	#4		#48"	1	#4	60"	48"	MONOLITHIC
	TE	8"	CONT.	1	#5	CONT. ON BOT.										THICK EDGE
	TE	12"	CONT.	1	#5	CONT. ON BOT.										THICK EDGE
	F2	24"	24"	3	#5	EA. WAY										FND. PAD
	F3	36"	36"	4	#5	EA. WAY										FND. PAD
	F4	42"	42"	5	#5	EA. WAY										FND. PAD
	F5	36"	6'-8"	4	#5	LONG WAY			#5		96" O.C SHORT WAY					FND. PAD

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REVISIONS	DRAWN BY	CHK BY
	F.R	WG

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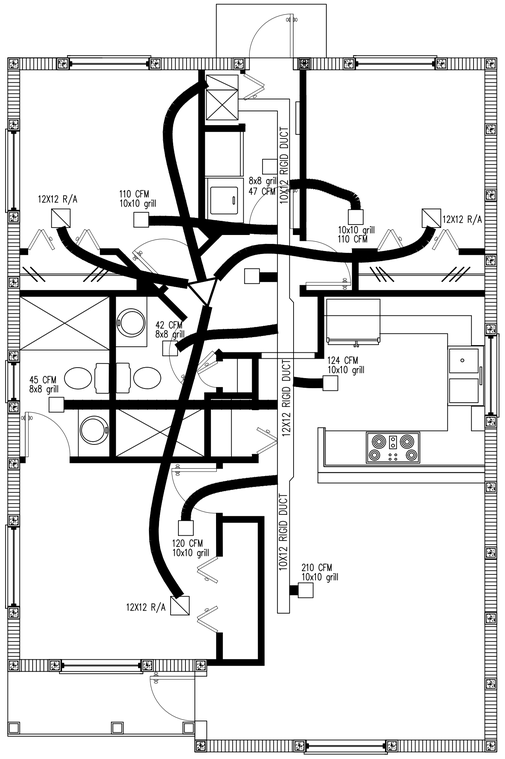


A/C PLAN
SCALE: 1/4" = 1'-0"

AIR CONDITIONING SPECIFICATION

GENERAL

* DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE DRAWINGS FOR THE EXTACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC.
* THESE DRAWINGS DO NOT SHOW EVERY MINOR DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE, ACCEPTABLE WORKING INSTALLATION.
* ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUB-CONTRACT.
* CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
* ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
*ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
* ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES, AND ORDINANCES.
* ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
* THE MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE. EQUIPMENT SHALL BE U.L. APPROVED.
* ARCHITECURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.

INSTALLATION

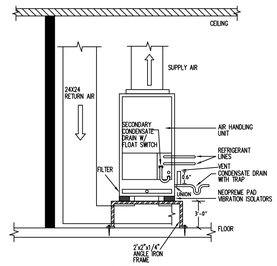
* THE MECHANICAL CONTRACTOR SHALL PROVIDE HVAC EQUIPMENT AS SCHEDULED WITH THE CAPACITIES SHOWN ON THE PLAN.
*SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
* THE MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS, RELAYS, CONTACTORS, SMOKE DUCT DETECTORS, ETC.
* THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES AND INSTALL ALL CONTROL WIRING.
* A/C UNIT SUPPLY AND RETURN AIR DUCTS SHALL BE R-6 JOHNS MANVILLE MAT-FACED MICRO-AIRE FIBERGLASS DUCT BOARD, TYPE 800 (UL APPROVED) , INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
* ALL DUCTWORK SHALL CONFORM TO S.M.A.C.N.A. STANDARDS. ALL DUCTWORK SIZES ARE NET INSIDE DIMENSIONS.
* ALL A/C SUPPLY DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES.
* BRANCH TAKEOFFS MUST BE PROVIDED WITH APPROVED, ADJUSTABLE, ACCESSIBLE AIR SPLITTER DAMPERS.
* ROUND DUCT ELBOWS SHALL HAVE AN INSIDE RADIUS NOT LESS THAN 1.5 TIMES THE WIDTH OF THE DUCT.
* CLAMP FLEXIBLE DUCTS TO COLLARS. MAXIMUM LENGTH SHALL BE 10 FEET.
* ALL EXHAUST AND OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL.
* ANY DUCTWORK ABOVE THE ROOF TO BE SHEET METAL, WEATHERPROOFED AND PAINTED. INSULATION TO BE 2" THICK, RIGID ON INTERIOR AND INSTALLED IN AN APPROVED MANNER.
* INSTALL SMOKE DUCT DETECTORS IN THE SUPPLY DUCT OF ALL A/C UNITS EXCEEDING 1999 CFM (INTERLOCK WITH ON/OFF CONTROLS OF AIR HANDLER.
* AIR DISTRIBUTION ACCESSORIES SHALL BE PER SCHEDULE ON PLANS. REFRIGERANT PIPING TO BE TYPE "K" COPPER WITH SOLDER FITTINGS. INSULATE ALL REFRIGERANT SUCTION LINES WITHIN BUILDING SPACES WITH ½" ARMAFLEX OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
* CONNECT CONDENSATE DRAIN PIPING FROM UNIT THROUGH A TRAP TO CONDENSATE DRAIN PLUMBING CONTRACTOR MAY INSTALL DRAIN WITHIN 6 FEET OF UNIT IF CONTRACTED TO DO SO.
* SET AIR CONDITIONING HANDLER AND CONDENSATE UNITS ON APPROVED BASES WITH VIBRATION ISOLATORS.
* ALL OUTDOOR AIR INTAKES SHALL BE SCREENED WITH A CORROSION-RESISTANT MATERIAL NOT LARGER THAN ½" MESH.
* MOUNT THERMOSTATS 5'-6" ABOVE FLOOR, UNLESS NOTED OTHERWISE.
* THERMOSTATS FOR A/C UNIT SHALL BE HEAT/OFF/COOL AND FAN/AUTO/ON SWITCHED AND SHALL BE APPROVED BY EQUIPMENT MANUFACTURER.
* FURNISH AND INSTALL ALL TEMPERATURE CONTROLS UNDER THIS CONTRACT, INCLUDING HUMIDITY CONTROLS WHEN APPLICABLE.
* FIRE DAMPERS SHALL BE INSTALLED IN ALL DUCTS PENETRATING FIRE RATED ROOFS AND CEILINGS AND WHERE REQUIRED BY CODES. PROVIDE ACCESS DOORS AT EACH FIRE DAMPER LOCATION.

WARRANTIES

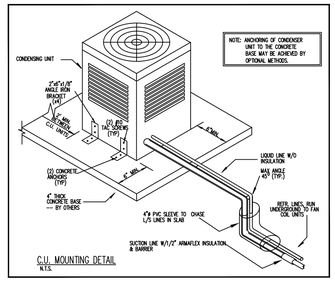
* CORRESTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
* CONTRACTOR SHALL ADJUST, TEST AND BALANCE ALL SYSTEMS. BALANCED AIR FLOWS WITHIN 10 PERCENT OF THE DESIGN VALUES. SUBMIT COPY OF WORKSHEET TO ENGINEER/ARCHITECT.

NOTES TO A/C CONTRACTOR:

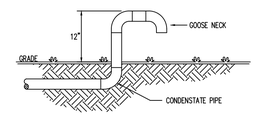
x DIGITAL, PROGRAMMABLE T-STATS TO BE INSTALLED FOR EACH AIR HANDLER UNIT.
x C.U.'S AREA TO BE LOCATED ON 4" THICK PADS ABOVE THE AREA FLOOD PLANE (FMC 301.14). CONTRACTOR SHALL VERIFY REQUIRED ELEVATIONS WITH CITY OFFICIALS.
x ALL AHU'S AREA TO HAVE ACCULIARY DRAIN PANS WITH A MINIMUM DEPTH OF 1-1/2", AND CONSTRUCTED OF A CORROSION RESISTANT MATERIAL APPROVED BY THE ENGINEER. A WATER LEVEL DETECTOR OR FLOAT SWITCH DEVICES SHALL BE LOCATED IN AUX. DRAIN PAN AND USED TO CONTROL OVERFLOW BY AUTOMATIC SHUTDOWN OF THE UNIT.
x ALL AHU'S SHALL HAVE A MINIMUM OF 4" CLEAR SPACE AROUND EACH UNIT.
x ALL R/A GRILLES TO BE LOCATED A MINIMUM OF 3'-0" FROM SMOKE DETECTORS.
x ALL AHU'S LOCATED IN ATTIC SPACE SHALL BE PROVIDED ACCESS WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW THE REMOVAL OF THE AHU WITHIN 5'-0" OF THE UNIT (FMC 306.3).
x EXHAUST DUCTS SHALL BE A MIN. OF 4"ø AND 26 GAGE SHEET METAL PIPE.
x DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR SURFACE AND MUST NOT EXCEED THE MAXIMUM ALLOWABLE LENGTH PER CODE.
x TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.



AIR HANDLING UNIT DETAIL
N.T.S.



C.U. MOUNTING DETAIL
N.T.S.



CONDENSATE DISCHARGE DETAIL
N.T.S.

SCOPE OF WORK

INSTALL COMPLETE NEW AIR CONDITIONING UNITS
INSTALL NEW AIR DUCTS
INSTALL NEW RETURNS
PROVIDE NEW CONC. PAD FOR EXTERIOR UNIT

SEE ATTACHED ENERGY AND HEAT LOAD CALCS.

VENTILATION PER F.B.C. 403.3

VENTILATION PER TABLE 403.3
OCCUPANCY: RESIDENCE
OF PEOPLE: 10
CFM/PERSON: 15

O/A REQUIRED: 10 x 15 = 150 CFM

AIR CONDITIONING LEGEND

▽	SUPPLY LINE MIXING BOX SEE PLAN ON THIS SHT. FOR NECK SIZE, LOCATION AND AIR FLOW	SUPLIED BY G.C.
▨	CEILING RETURN AIR GRILL SEE PLAN ON THIS SHT FOR NECK SIZE AND LOCATION	SUPLIED BY G.C.
⊠	CEILING DIFUSER AT DRYWALL CLG. SEE PLAN ON THIS SHT FOR NECK SIZE AND LOCATION	SUPLIED BY G.C.
☢	EXHAUST FAN	SUPLIED BY G.C.
▬	INSULATED FRESH AIR SUPLY DUCT SEE PLAN FOR SIZE.	SUPLIED BY G.C.

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ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH.PLUMB.ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED 2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

THE BISMARCK SPEC HOME
710 N 22ND STREET
PORT ST LUCIE , FL 34950

CONSULTING ENGINEERS
WAYNE GANDY, P.E.
PE 33143
DESIGNWEST ASSOCIATE

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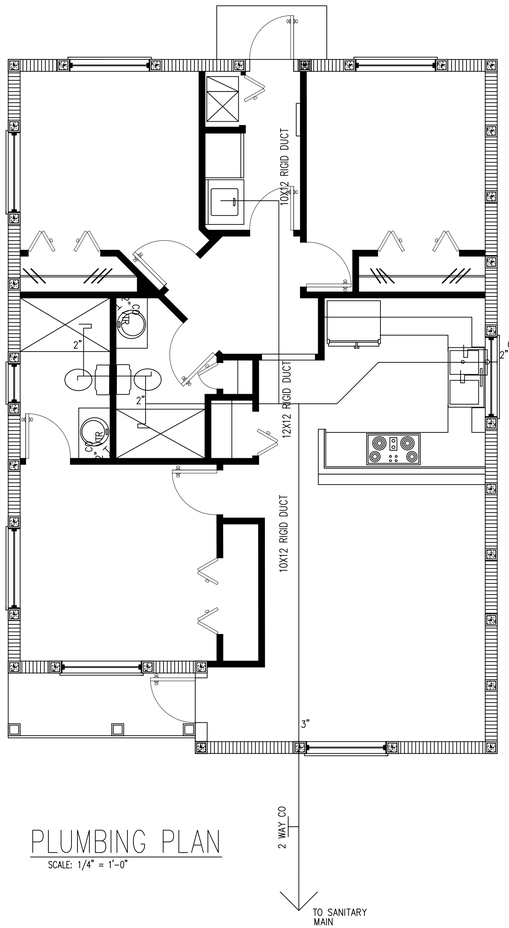
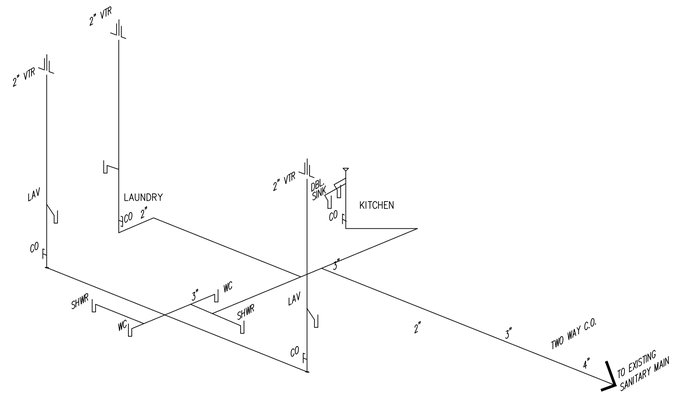


PLUMBING PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES – PLUMBING

1. CONTROL VALVES REQUIRED AT TUBS AND SHOWERS
2. PLUMBING CONTRACTOR SHALL SUBMIT "AS BUILT" RISER DIAGRAM TO THE BUILDING DEPARTMENT. AS REQUIRED
3. ALL CLEANOUTS SHALL BE INSTALLED AS PER CODE.
4. ANTI-SCALD VALVE REQUIRED AT SHOWERS. (120 DEGREE MAX.)

FIXTURE COUNT

FIXTURE	NO.
W.C	3
BIDET	0
LAV.	4
WASH MACH.	1
L.T.	0
KIT. SK.	2
VEGGIE SK.	0
SHOWER	1
TUB	3
TOTAL	14

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED 2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

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SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
BRATINK AND CONSTRUCTION
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BUILDER: SUNRISE CITY C.H.D.O. INC.	DATE: 01/27/2019	SCALE AS SHOWN	CHK BY WG
SUBDIVISION:			DRAWN BY F.R

REVISIONS:

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OF_SHEETS

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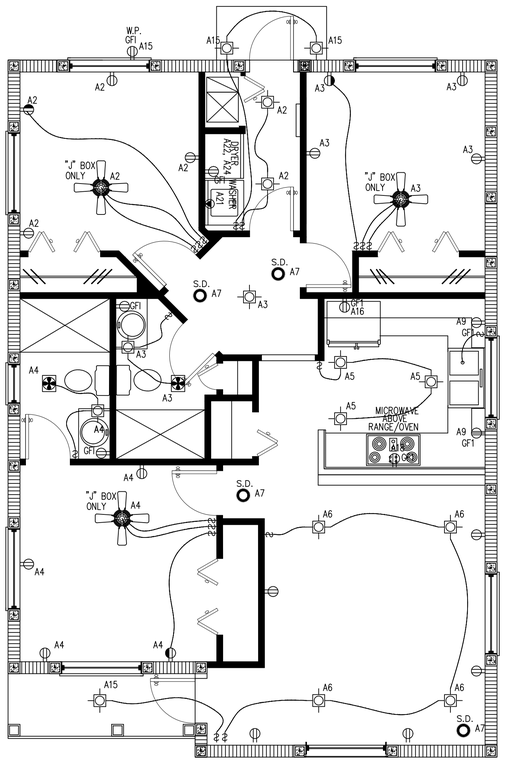


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

TYPE: :SQUARE D OR APPROVED EQUAL
SERVICE 200 AMPS
VOLTAGE : 240 /120V – 3 WIRE (SINGLE PHASE)
MOUNTING: :FLUSH

PANEL SCHEDULE "A"

MAIN BUS. 200 AMPS
NEUTRAL
MAINS LUGS ONLY
LOCATION SHOWN

BRKS	PO-LE	TOTAL V.A.	CON-DUIT	WIRE		CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TOTAL V.A.	PO-LE	BRKS
15	1	3,371		#14	GEN. LIGHT & RECEPT.	1	2	GEN. LIGHT & RECEPT	#14		3,371	1	15
						3	4						
						5	6						
					KITCHEN LIGHT. & SMOKE DET.	7	8						
20	1	1,500		#12	BATH GFI	9	10	GEN. LT. GAR. & EXTERIOR GFI					
					SPARE	11	12	SPARE					
					SPARE	13	14	SPARE					
20	1	1,200		#12	EXT LIGHT & GFI	15	16	KITCHEN SMALL APPL. GFI	#12		1,500	1	20
20	1	1,200		#12	MICROWAVE	17	18	KITCHEN SMALL APPL. GFI					
20	1	1,200		#12	REFRIGERATOR	19	20	DINING RM. SMALL APPL.					
20	1	1,500		#12	WASHER	21	22	DRYER	#10		5,000	2	30
20	1	1,200		#12	DISPOSAL	23	24						
50	2	8,000		#8	RANGE	25	26	DISHWASHER	#12		1,200	1	20
						27	28	A/C #1*	#10		5,000	2	30
30	2	4,500		#10	WATER HEATER	29	30						
						31	32	A/C #2*	#10		5,000	2	30
45	2	7,500 *		#8	AHU #1	33	34						
						35	36						
45	2	7,500 *		#8	AHU #2	37	38						
						39	40						
					SPACE	41	42						
		22,118									9,537		

CONNECTED LOAD LESS A/C= 31,655 WATTS

* = NON-CONCURENT LOAD

FIRST 10000 WATTS @ 100%=	10000	WATTS
REMAINDER @ 40%=	8,662.0	WATTS
TOTAL DEMAND LESS AC	18,862.0	WATTS
GREATER OF AHU @65% OR A/C @ 100 % =	15,000	WATTS
	33,862.0	WATTS
TOTAL DEMAND LOAD =	33,862.0	WATTS /240V=141.09 AMPS ⇨ 200 AMPS

FEEDER: 3 #2/0 THHN & 1# 6 C.U. BOND IN 2" PVC COND.

FED FROM: SERVICE

GENERAL LIGHTING CALCULATION

GENERAL LIGHTING TOTAL LOAD SHALL INCLUDE:

1 – THE TOTAL A/C SQUARE FOOTAGE MULTIPLY BY 3 VOLT/AMP.

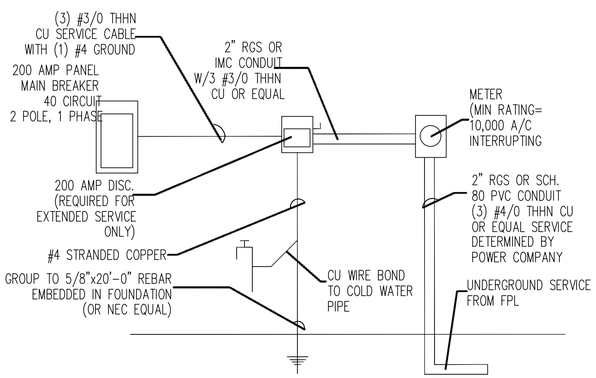
2 – MOTOR OPERATED APPLIANCE, SUCH AS PADDLE FAN AS PER N.E.C. 210-11, AND 220-3

GENERAL LIGHTING LOAD CALCULATION

TOTAL A/C AREA * 3	1,013 *3	= 3,039 WATTS
FAN LOAD * QUANTITY	200 * 3	= 600 WATTS
TOTAL GN.LT. LOAD		= 3,639 WATTS

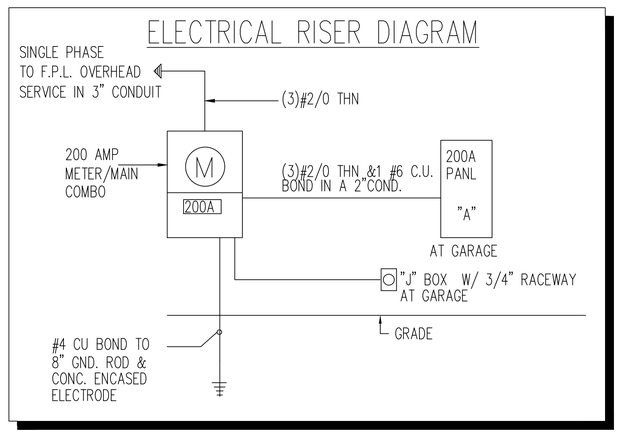
ELECTRICAL LEGEND

- DUPLEX RECEPTACLE OUTLET
- CEILING LIGHT FIXTURE
- RECESS LIGHT (HI-HAT)
- CEILING EXHAUST FAN W/LIGHT
- $ SINGLE POLE SWITCH
- GFI GFI DUPLEX RECEPTACLE OUTLET
- SPLIT-WIRED DUPLEX RECEPTACLE OUTLET
- CEILING FAN (J BOX ONLY)



UNDERGROUND ELECTRICAL RISER
120/240 V, 1 PHASE, 3 WIRE SERVICE NOT TO SCALE

ELECTRICAL RISER DIAGRAM



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MECH-PLUMB-ENERGY-ACCESSIBILITY-LIFE SAFETY-FIRE CODE AND NEC 2014
CONSTRUCTION FOR MWFRS-COMPONENTS AND CLADDING-RISK CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

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SUBDIVISION:	SCALE: AS SHOWN	CHK BY: WG	

SHEET NO
A-7
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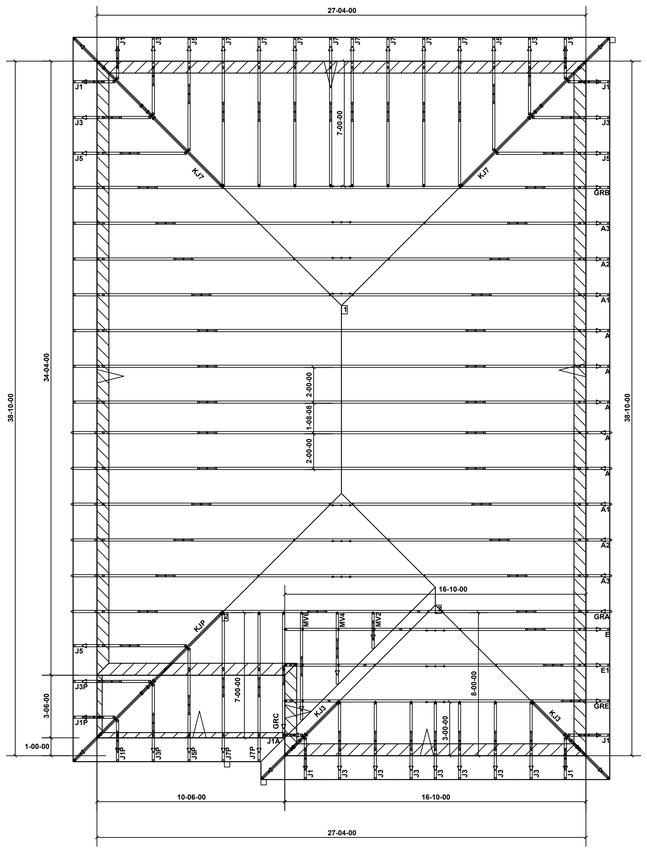
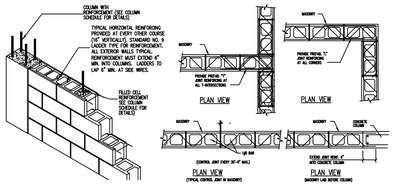
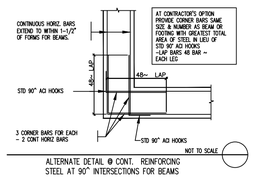
WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER

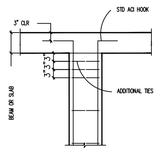
Hatch Legend
BRG WALL @ 9'- 6"



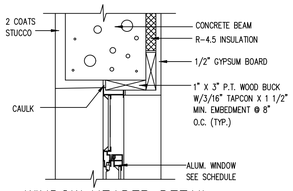




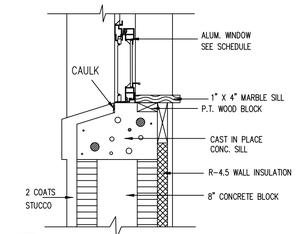
ALTERNATE DETAIL @ CONT. REINFORCING STEEL AT 90° INTERSECTIONS FOR BEAMS



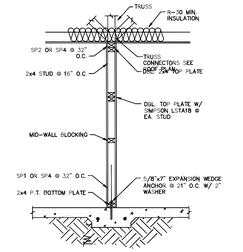
3 / A-9 TYPICAL COLUMN DETAIL @ BEAM OR SLAB
NOT TO SCALE



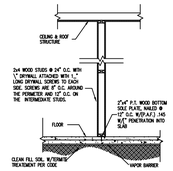
WINDOW HEADER DETAIL
N.T.S.



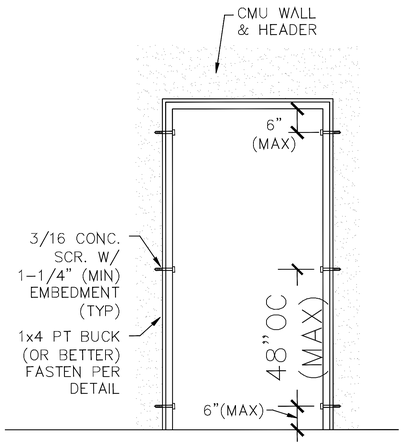
2 / A-9 WINDOW SILL DETAIL
N.T.S.



1 / A-9 TYPICAL EXT/INT KNEE WALL DETAIL
SCALE : 3/4"=1'-0" (FRAME EXTERIOR WALL SIMILAR - USE J-BOLTS)

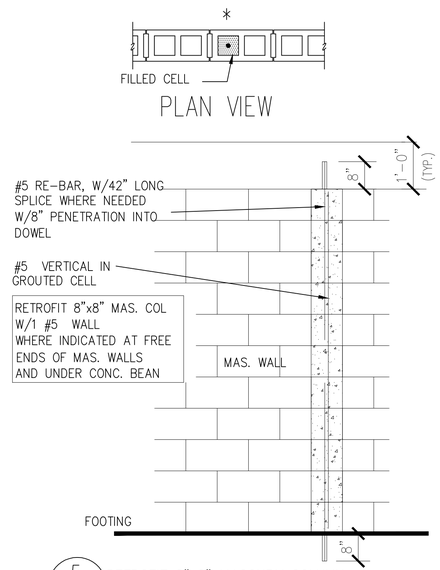


TYP. INTERIOR NON-BRG WALL DETAIL
SCALE: NTS

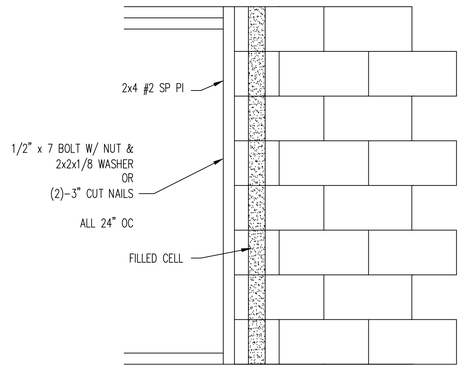


FASTENING FOR DOORS UP TO 3080

4 / A-9 DOOR FASTING DETAIL CONCRETE BLOCK WAL L
SCALE: NOT TO SCALE



5 / A-9 RETROFIT 8"x8" MASONRY COLUMN
N.T.S.



6 / A-9 FRAME WALL TO BLOCK WALL CONNECTION
SCALE : NONE

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

DESIGN WEST ASSOCIATES, INC.

THE BISMARCK SPEC HOME
710 N 22ND STREET
FORT PIERCE, FL 34950

SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
DRAFTING AND CONSTRUCTION
LIC. # CG - C1515114
(772) 201-2850

SUNRISE CUSTOM HOMES

CONSULTING ENGINEERS
WAYNE G. GANDY, P.E.
FL. LIC. 33134
DESIGNWEST ASSOCIATE

Designwest hereby reserves its copyright and other property rights in these plans. These plans and drawings are not to be written. Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings. These plans and specifications are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any parties without first obtaining written permission and consent.must be notified of any variation from the dimensions and conditions shown by these drawings. the designer, "not" are they to be assigned to any parties without first obtaining written permission and consent.must be notified of any variation from the dimensions and conditions shown by these drawings.

DESIGNWEST ASSOCIATES INC.
Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER: SUNRISE CITY C.H.D.O. INC.	DATE: 01/27/2019	DRAWN BY F.R	REVISIONS:
SUBDIVISION:	SCALE AS SHOWN	CHK BY WG	

SHEET NO
A-9
OF_SHEETS

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sunrise City Construction Inc.
130 S Indian River Drive Suite 202
Fort Pierce Florida 34950

Phone: 772-201-2850
Fax: 772-907-0420

New Construction Estimate

Owner: N/A

Lot 706 N 20th Street Fort Pierce **Block** **Subdivision**

Builder: Sunrise City Conctruction **Phone 772-201-2850**

Items	Price	Subcontractor/Supplier
Temp Toilets	$1,254.00	Sunrise City Construction Inc.
Clearing Site / Fill	$4,000.00	Sunrise City Construction Inc.
Concrete Labor	$10,410.00	Sunrise City Construction Inc.
Footer	$5,100.00	Sunrise City Construction Inc.
Masonry	$11,750.00	Sunrise City Construction Inc.
Masonry Labor	$5,600.00	Sunrise City Construction Inc.
Plumbing	$8,600.00	Cavalier Plumbing
Trusses	$15,600.00	Sunrise City Construction Inc.
Framing Lumber	$6,200.00	Sunrise City Construction Inc.
Framing Labor	$5,000.00	Sunrise City Construction Inc.
Roofing Labor-Materials	$10,456.00	Sunrise City CHDO Inc.
Electrical & Fixtures	$7,850.00	Revolution Electric
Insulation	$2,000.00	Sunrise City Construction Inc.
Flooring - Tile/Carpet/Sills	$7,900.00	Sunrise City Construction Inc.
Windows and Sliding Glass door	$9,700.00	Sunrise City Construction Inc.
Stucco/Stone/Brick	$5,200.00	Sunrise City Construction Inc.
Air Conditioning/Heating	$6,000.00	Zero Degrees Heating and Cooling
Drywall/Plaster	$7,450.00	Sunrise City Construction Inc.
Trim Lumber and Doors	$6,600.00	Sunrise City Construction Inc.
Trim Labor	$1,500.00	Sunrise City Construction Inc.
Kitchen Cabinets and BathroomVanities	$8,700.00	Sunrise City Construction Inc.
Mirrors & Medicine Cabinet	$1,300.00	Sunrise City Construction Inc.
Shower and Tub Enc.	$3,900.00	Sunrise City Construction Inc.
Appliances	$5,200.00	Sunrise City Construction Inc.
Painting-Interior	$5,300.00	Sunrise City Construction Inc.
Painting-Exterior	$6,700.00	Sunrise City Construction Inc.
Hardware	$650.00	Sunrise City Construction Inc.
Gutters	$1,580.00	Sunrise City Construction Inc.
Driveway / Sidewalk	$7,100.00	Sunrise City Construction Inc.
Dumpster	$2,700.00	Sunrise City Construction Inc.
Final Clean Up	$400.00	Sunrise City Construction Inc.
Landscaping and Sod	$3,300.00	Sunrise City Construction Inc.
Grand Total	**$185,000.00**	

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	RFP No: 2024-009
Mandatory Site-Visit: N/A	RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 706 N 20th STREET
Mandatory Site-Visit Location: N/A	Proposal/Bid Opening Location: Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time 1:00PM, MONDAY, NOVEMBER 13, 2023	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.
Proposer Name: Progression Properties LLC Mailing Address: 2415 Lake Ibis Lane SW	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* x _____ Authorized Signature (Manual)
City, State, Zip Code: Vero Beach, FL 32962	Typed or Printed Name: Pamela C Wright
Type of Entity (Select one): Corporation ✓ Partnership _____ Proprietorship _____	Title: Managing Partner
Incorporated in the State of: November Year: 2016	Delivery in _____ days, After Receipt Order
Phone Number: 407-257-1678	Payment Terms:
Fax Number: 772-257-6908	FEIN or SS Number: 81-4752136
E-Mail Address: progressionpropertiesllc@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
RFP No. 2024-009

I/we propose to purchase property located at: 706 North 20th Street

PROPOSED SUBMITTED BY:

Legal Name (s): Progression Properties LLC

Address: 2415 Lake Ibis Lane SW Vero Beach FL 32962

Day time Phone Number: 407-257-1678 Mobile Number: 407-257-1678

Email: ProgressionProperties LLC @ gmail.com

INTENDED USE:

I/we propose to use the property for:

Single-Family residence new constrnctin

Will this property be your prime residence? _____ Yes ___✓___ No

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

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

New Construction of sngle-family residence. See details in cover letter

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 165,000

PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: $ 8,200- 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 in the tabbed format as describe above. Only complete bids will be considered

✓ Yes	___ No	**Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.
✓ Yes	___ No	**Timeline to complete construction project**
✓ Yes	___ No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
✓ Yes	___ No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Bidder of Authorized Representative

Pamela C. Wright

Typed Name

11/12/2023

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Does the Development Plan included:		
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization	✓	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	✓	
Proposal envelope is marked accordingly	N/A	

PLEASE SIGN AND RETURN WITH PROPOSAL: [signature]

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 706 N. 20TH STREET

RFP NO. 2024-009

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: P C Wright
Manual

Signature: Pamela C Wright
Typed or Printed

Company Name: Progression Properties LLC

Address: 2415 Lake Ibis Lane SW
Vero Beach FL 32962

Date: 11/12/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

Progression Properties, LLC

Progressive Real Estate Development Co.

2415 Lake Ibis Lane sw, Vero Beach, FL 32962

Phone: 407-257-1678; Fax: 772-257-6908

Email: progressionpropertiesllc@gmail.com

www.progressionproperties.net

11/12/2023

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, Florida 34950

Dear Selection Committee,

I am pleased to present this proposal for the purchase of the property located at 706 N. 20th Street, Parcel Identification 2408-715-0019-000-7 Fort Pierce, Florida. I am very familiar with the location of this property and the intimately knowledgeable of the City's proposed revitalization plans for the Lincoln Park community. I believe the proposed development plans presented in this offer for purchase further the mission of the City's revitalization vision for Lincoln Park and addresses the need of the community for affordable housing.

I am a veteran, woman owned minority business since 2016. I am uniquely in tune with the cultural and heritage of Lincoln Park and view the development and workable housing infill through the lens of the community. The current entry-level housing market is in need of single-family homes that will complement the existing infrastructure, in line with future growth and development for the surrounding area while increasing property values.

The current trend in building materials and supplies has increased on average some 60% since the onset of the pandemic. The increase in prices are a direct result of the pandemic and the trend in higher costs for materials has remained steady over the past 24 months. This trend has created a financial bubble for builders, contractors, suppliers and transport companies and the cost of business is passed on to the end consumer. It is predicted, that by the end of the year, supply will catch up with the market and costs will decrease to pricing that will make building less expensive. This will be timely for our project as permits will be obtained and land clearing will take place.

Our team is excited about the opportunity to build single-family residential homes for working families to make memories and support the local economy at the same time.

I look forward to presenting our vision to your committee.

Sincerely,

Pamela E. Carithers
Managing Partner

Intended Use of Property

The intended use of the subject property is to construct a single-family 3-bedroom 2-bath one-car garage with two parking spaces. The proposed construction will be consistent with the existing single-family residential building codes. Our goal is to provide access to entry-level homes that are workable and affordable to the community while maintaining the historical integrity of the area. This intended use of the property will improve the availability of affordable housing and home ownership. The intended use will create equity in the neighborhood and support various uses associated with the neighboring redevelopment plan of the City of Fort Pierce.

Minority Participation and Outreach Plan

Progression Properties LLC is a Veteran, Woman Owned, African American Minority Business Enterprise located in Vero Beach, Florida. Our policy is to make a concerted effort to contract with minority and women owned businesses in Fort Pierce and St. Lucie County. The local projects have been contracted with the same General Contractor, which is a minority; the Electrical, Plumbing, A/C subcontractors are all minorities; and the crews consists of members of the minority group. This team is the same team that moves from one house to the next for all local projects. This model ensures a consistent, professional work product and contributes to the local economy. Our outreach program is to continue to contract with minority vendors in the Fort Pierce and St. Lucie County area in every phase of the project. This approach bridges the generational investment in the local workforce and levels the playing field in the contracts awarded to minority/women owned business enterprises (M/WBE).

Proposed Commitment Date

The proposed commencing date is within six months after the sale of the property to develop a full set of plans and apply for permits. Upon approval of permits, we will break ground and commence to land clearing and building the single-family home. Anticipated project completion 18-24 months.

Value of Improvements:

Total cost of construction is $153,600.00. ***See attached as attachment A.***
This figure is on contractor grade material, supplies, and estimated labor at a rate of $125.00 per square foot for a 1200 square foot single family home. Landscape improvements will be living trees, and shrubs planted for enhancing the aesthetic value of the property.

Proof of Financial Ability

Bader's Financial Center, 359 Lanternback Island Drive, Satellite Beach, FL has provided a proof of funds by an approval letter. ***See attached as attachment B.***

Summary of Experience:

Developer/Investor

Progression Properties LLC, is a real estate investment firm specializing in the acquisition of properties both residential and commercial at a discount since 2016. Pamela Carithers, managing partner, holds an MBA in Marketing and a B.S. in Computer Information Systems. She has more than 25 years of corporate; architectural, engineering and construction; nonprofit and real estate investing experience.

Progression Properties portfolio of properties includes four renovated properties sold to the open market, two properties in the middle of renovations; and two new construction builds breaking ground. Of the remaining properties, one is a multi-family triplex and the other is a single-family residence. Progression Properties has redeveloped four properties in Fort Pierce, one multi-family and three single family residences. The property in Boynton Beach will also be sold upon completion of renovations.

Contractor

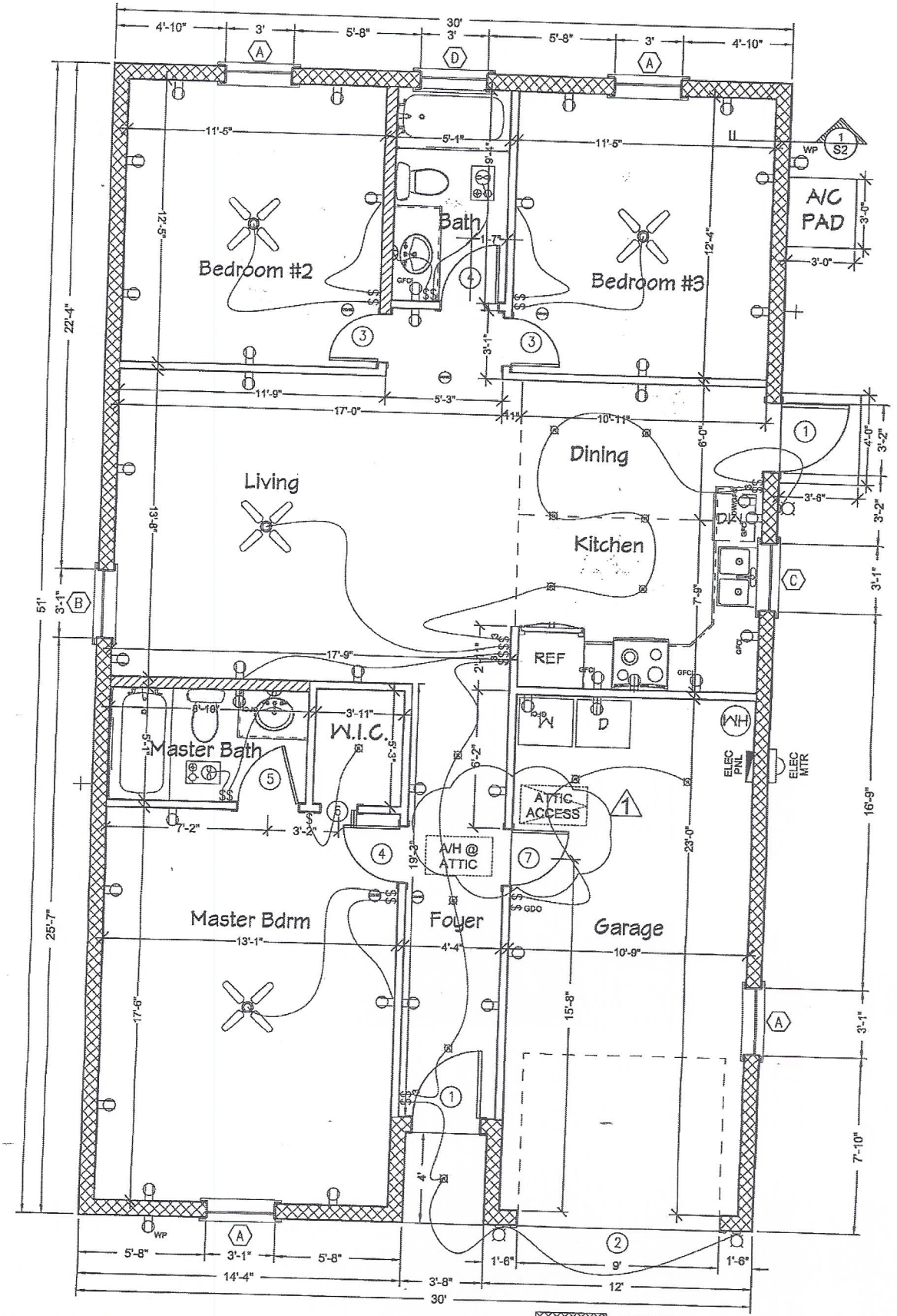
Andros Construction and Andros Roofing, is a general contractor and roofing contractor with more than 18 years of experience in the construction. Andros Construction specializes in commercial and residential roofing and foundations. The company started in 2000. And while they perform all types of building structural projects, they specialize in both roofing and foundations, projects requiring all phases of low-slope roofing, architectural sheet metal, and specialized steep slope applications. They offer help, education and advise to their customers when their customers are making decisions about material and specification choices.

They have 18 years of experience in the roofing industry and 20 years of experience in foundation work. They have a team of hard-working professionals who bring skill and "attention to detail," to every project. In 2018, they opened up our larger office on Frist Blvd in Fort Pierce to meet the rising demand for qualified roofers in this area. There sales have increased each year in business, and have completed projects of all sizes.

Andros construction has established a reputation as one of St. Lucie County's leading roofing contractors. We strive to consistently, deliver high-end results at an affordable price. Our customers trust us to protect their families and investments with quality craftsmanship, and courteous, reliable service. A copy of the license and liability insurance is included as ***Attachment C.***

ATTACHMENTS

ATTACHMENT A
VALUE OF IMPROVEMENTS/COSTS



FLOOR PLAN

SCALE: 1/4" = 1'-0"

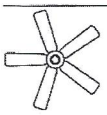
EXTERIOR 8" CMU WALLS

INTERIOR 6" FRAME WALLS

INTERIOR 4" FRAME WALLS

NOTE: AIR HANDLER MUST HAVE A SECONDARY DRAIN PAN WITH AN AUTOMATIC SHUTOFF FOR OVERFLOW.

ELECTRICAL LEGEND



CEILING FAN
W/ LIGHT FIXTURE

CEILING MOUNTED
RECESSED LIGHT

WALL MOUNTED SCONCE

CEILING MOUNTED
EXHAUST FAN/LIGHT COMBO

LIGHT SWITCH

3-WAY LIGHT SWITCH

GDO
GARAGE DOOR OPENER SWITCH

ELEC PNL
ELECTRICAL PANEL

ELECTRICAL METER

HOSE BIB

WIRE INDICATION

110 V. RECEPTACLE

SWITCHED RECEPTACLE

GFI
GROUND FAULT
INTERRUPTER RECEPTACLE

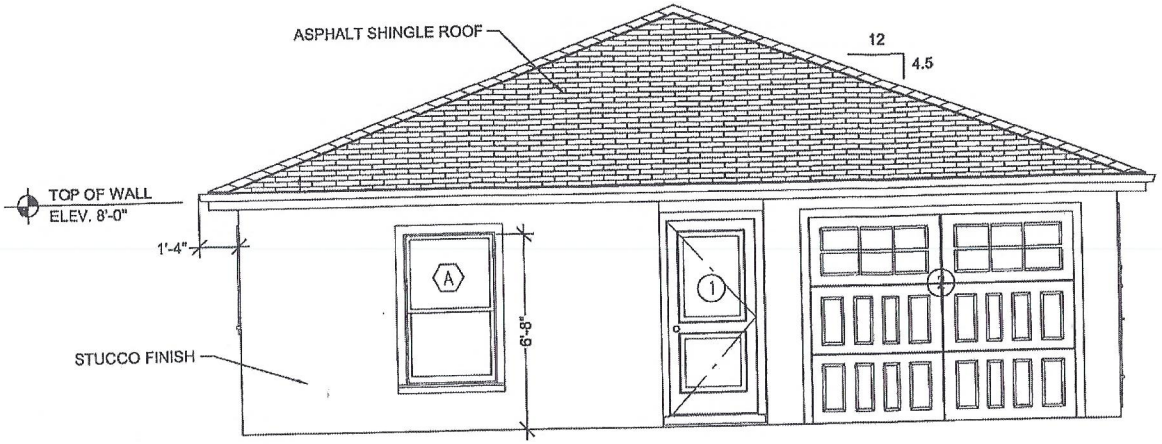
WP
WEATHER PROOF/GFI
RECEPTACLE

COMBO CARBON MONOXIDE
/SMOKE DETECTOR

1.5 IN MIN SIZE CONDUIT
2/0 CU UNDERGROUND CONDUCTOR
4 CU NEUTRAL (MIN)

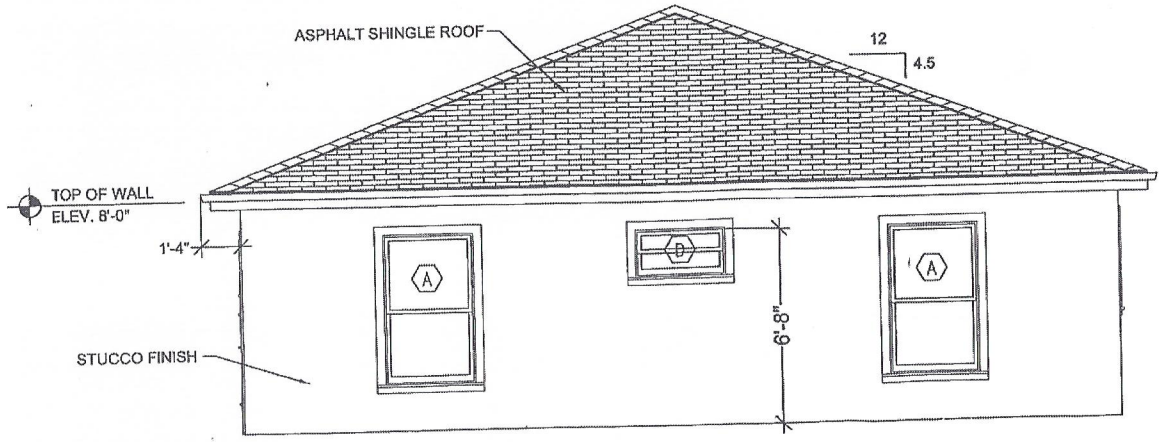
GROUNDING ELECTRODE SHALL COMPLY W/ NEC 250-66.12
CONDUCTOR TO BE #4 COPPEI
5/8" X 10' CU. CLAD GROUND RO
GROUND TO WATER PIPE & BUILDING STE

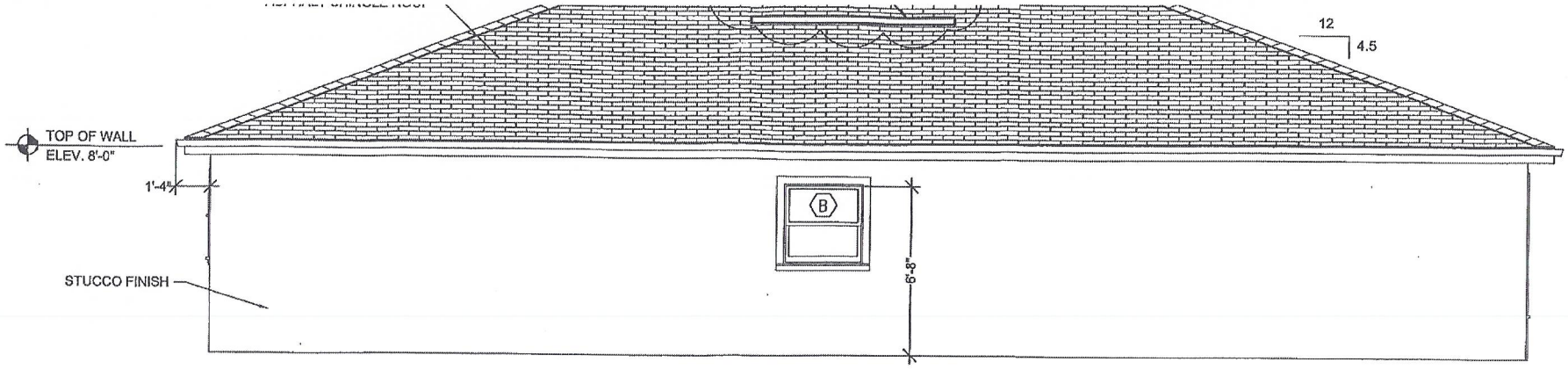
E



FRONT ELEVATION

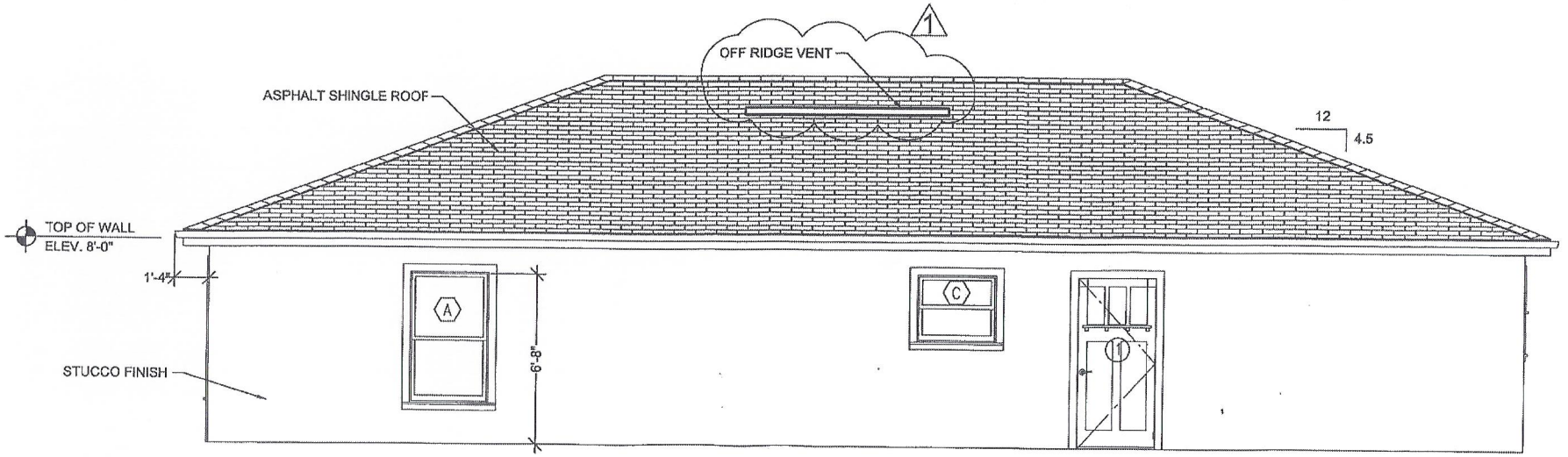
SCALE: 1/4" = 1'-0"





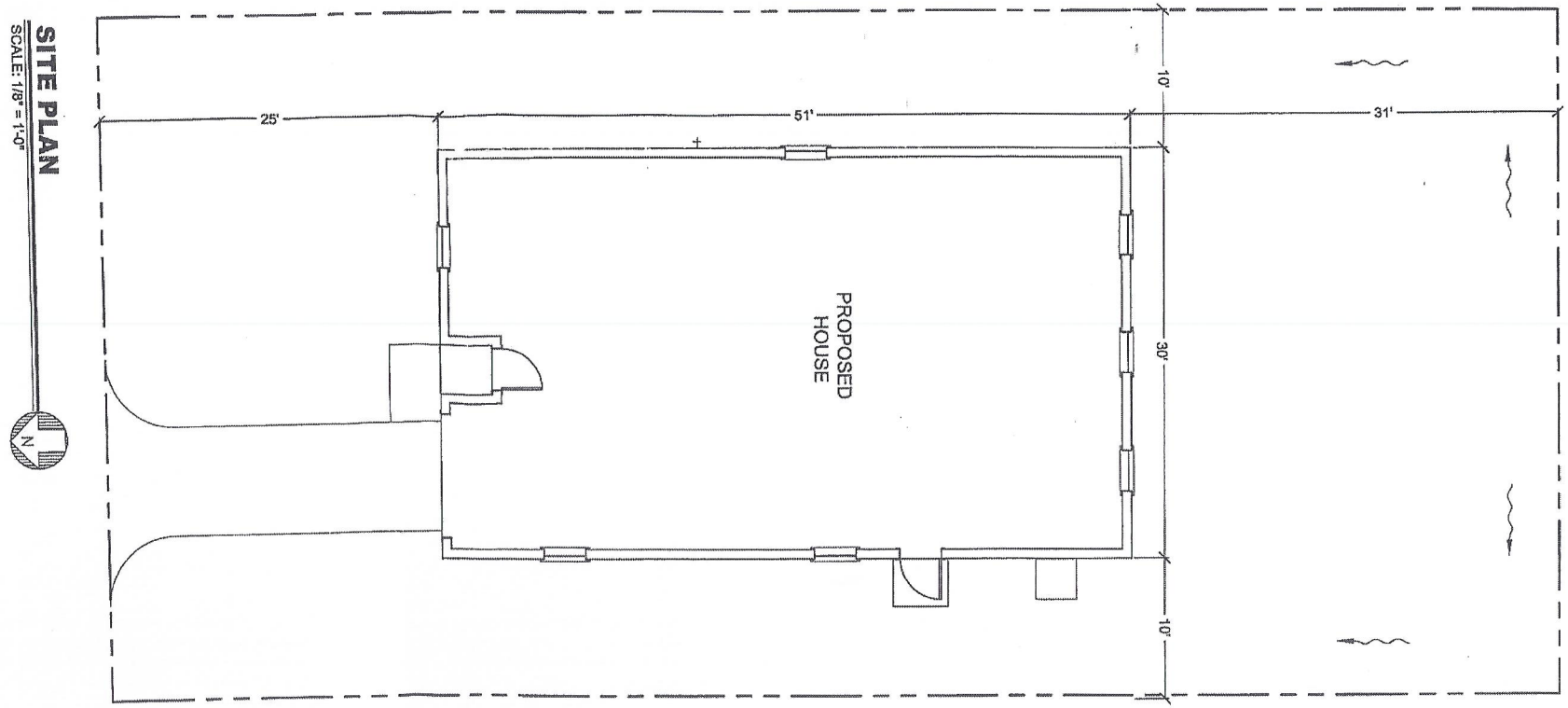
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATIONS

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

JOB NO.	19-0007
DESIGNED	CJW
DRAWN	AER
DATE	DEC 2018
CHECKED	RV
DATE ISSUED	12-20-2018
SCALE	AS NOTED

△	REVISIONS	DATE
1	PER BLDG DEPT.	09-17-18
2		
3		
4		
5		
6		
7		

ATTACHMENT B
PROOF OF FINANCIAL ABILITY

BADER'S FINANCIAL CENTER INC.

359 Lanternback Island Drive, Satellite Beach, Fl. 32937
305-310-1018 baderfinancial@gmail.com

November 10, 2023

Buyer: N. 20th Street Land Trust, Common Wealth Trust Services, LLC, Andrea Hosch, Esq. as Trustee and Progression Properties, Beneficiary
(Andrea Hosch, Esq. (407) 755-1010, 122 E. Lake Avenue, Longwood FL 32750)

Subject: $ 8,200.00 and The Purchase of:

Property: 706 N. 20th Street, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2404-715-0019-000-7 Legal Description: AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17

Seller: Fort Pierce Redevelopment Agency 100 N. US Highway 1, Ft. Pierce, Fl. 34950

To Whom It May Concern: (City of Fort Pierce – 100 N. US Hwy 1, Ft. Pierce, Fl.31950,

This is to confirm the above borrower has been pre-qualified and approved by our Private Lending Company for a First Mortgage in an amount sufficient to purchase the above mentioned property.

This letter is issued on their behalf after thorough analyses of their credit, income, savings and the required cash to close.

We have also received all documents as requested and in a timely manner.

Please feel free to call me if you have any questions whatsoever.

Yours truly,

Omer S. Bader *(Signature on file as of 11/10/2023)*

President NMLS 393590

Bader's Financial Center Inc.

ATTACHMENT C
PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)

1908 Avenue G, Fort Pierce

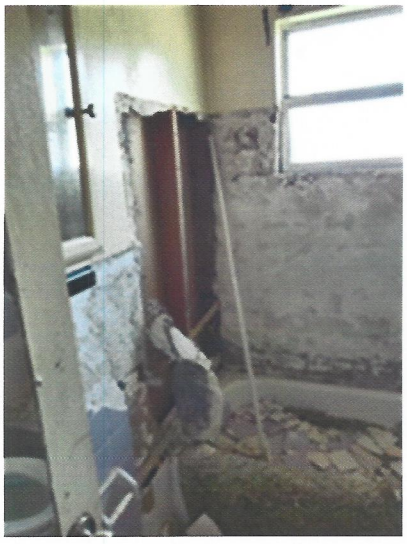
Before and After Pics

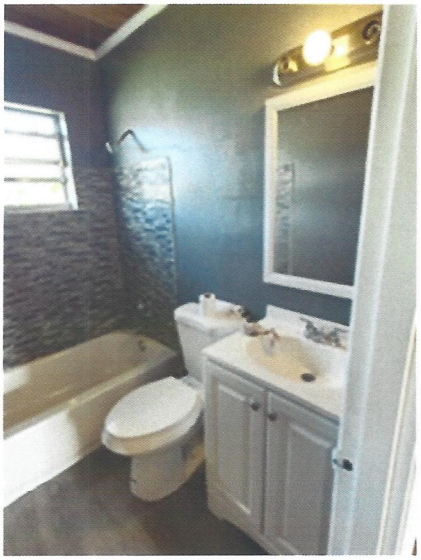












1902 N. 16th Street, Fort Pierce

Before and After











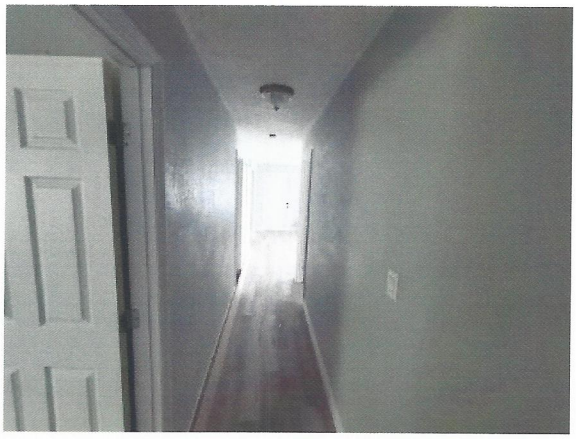


2903 Avenue R, Fort Pierce













ATTACHMENT D
CONTRACTORS LICENSE & INSURANCE

2:30:44 PM 1/12/2021

Licensee Details

Licensee Information

Name:	CONSTANT, LLOYD MITCHELL (Primary Name) ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)
Main Address:	2706 ATLANTIC AVE FORT PIERCE Florida 34947
County:	ST. LUCIE
License Mailing:	2706 ATLANTIC AV FORT PIERCE FL 34947
County:	ST. LUCIE
LicenseLocation:	

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1516095
Status:	Current,Active
Licensure Date:	09/08/2008
Expires:	08/31/2022

Special Qualifications	**Qualification Effective**
Construction Business	09/08/2008

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

Licensee Details

Licensee Information

Name:	**CONSTANT, LLOYD MITCHELL (Primary Name)** **ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Certified Roofing Contractor**
Rank:	**Cert Roofing**
License Number:	**CCC1327225**
Status:	**Current,Active**
Licensure Date:	**03/28/2006**
Expires:	**08/31/2022**

Special Qualifications	**Qualification Effective**
Construction Business	**03/28/2006**

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

2:31:43 PM 1/12/2021

Licensee Details

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	**ANDROS ROOFING*CONSTRUCTION LLC (Primary Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Construction Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**03/28/2006**
Expires:	

Special Qualifications **Qualification Effective**

Alternate Names

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

IMPACT INSURANCE SERVICES LLC
18064 SW 33 Court
Miramar, FL 33029

CONTACT NAME: PAULETTE BROWN
PHONE (A/C, No, Ext): (954)885-3884 FAX (A/C, No): (954)885-3885
E-MAIL ADDRESS: impactserv@msn.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : NAUTILUS INSURANCE COMPANY	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

ANDROS ROOFING CONSTRUCTION LLC
2706 ATLANTIC AVENUE
FORT PIERCE, FL 34947

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NN1181292	10/10/2020	10/10/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL CONTRACTOR - ROOFING CONSTRUCTION

CERTIFICATE HOLDER

CITY OF PORT ST LUCIE
BUILDING DEPT
121 SW PORT ST LUCIE BLVD.
BUILDING B
PORT ST LUCIE, FL 34984

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette Brown

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ATTACHMENT E
PROJECT SCHEDULE/TIMELINE

Project Timeline
Progression Properties LLC

Start Week	1-Jul-24

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Starting	1-Jul	24-Jul	10-Sep	5-Nov	12-Nov	12-Jan	15-Jan		6-Feb	24-Feb	15-Mar	25-Mar	30-Mar	1-Apr	20-Apr	1-May	15-May	28-May	Jun	July	
Phase	Meeting with Contractor Team																				
One		Meet with Design Team																			
			Develop New Contruction Drawings																		
				Submit Permit for Clearing Land																	
					Submit Permit Application																
Phase						Sign Subcontractor Agreements															
Two							Plans Review w/Planning & Building Dept														
							Present Plans to CRA Advisory Board														
									Present Design Plans to City Commission												
										Clearing land and grounds for site											
										Lay Foundation											
										Complete Rough Framing											
										Complete Rough Plumbing, Electrical, HVAC											
Phase											Install Insulation										
Three												Complete Drywall and Interior Fixtures									
													Start Exterior Finishes								
													Finish Interior Trim, Install Exterior Walkway								
														Install Hard Surface Flooring, Countertops							
														Complete Exteropr Grading							
														Finish Mechanical Trims, Install Bathroom Fixtures							
Phase																Install Mirrors, Shower Doors, Finish Flooring					
Four																	Exterior Landscaping				
																	Final Walk-Through				
																		Prsentation To City			

EVALUATION MATRIX
DISPOSITION OF CITY SURPLUS PROPERTY - 706 N. 20TH STREET
RFP NO. 2024-009

CRITERIA		RESPONDENTS	
		Sunrise City Concrete Svc., Inc. Ft. Pierce, FL	**Progression Properties, LLC.** Vero Beach, FL
DEVELOPMENT PLAN - MAX 20			
Preliminary bulding plans including elevations, floor plans, facades landscaping plan	20		
Sketches of plans to be developed	15		
Detailed description with no drawings	5		
TIMELINE TO COMPLETE CONSTRUCTION - MAX 20			
Within one year	20		
Between 1 to 2 years	15		
More than 2 years but less than 3 years	5		
PROOF OF FINANCIAL ABILITY - MAX 15			
Letter from Financial institution, proof of financial ability to purchase lot & construct			
CONSTRUCTION COST ESTIMATES - MAX 10			
Detailed cost estimate from licensed contractor	10		
Proposer estimated cost with no 3rd party backup	5		
PROPERTY UTILIZATION - RESIDENTIAL USE - MAX 20			
Owner Occupied	20		
Develop for Resale	15		
Neighboring property owner	10		
Develop as Rental Property	5		
NARRATIVE/SUMARY OF DEVELOPMENT - MAX 15			
TOTAL		0	0

Planning Board **6. b.**

Meeting Date: 01/08/2024

Re: 604 S. 6th Street

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT:

RFP 2024-010 - Disposal of Surplus Property - 604 S. 6th Street

SUMMARY:

The City of Fort Pierce is the owner of real property located at 604 S 6th St, identified by Parcel ID: 2410-715-0010-000-3, with a legal description of: WOODBINE S/D LOT 10 (MAP 24/10F) (OR 3675-2391). The property was declared surplus by the Fort Pierce City Commission on January 19, 2021, via Resolution 21-R10. Request for Proposal (RFP) number 2024-010 was issued on October 27, 2023. The invitation was sent to 455 vendors. Six (6) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Journey Equity Partners LLC	85	84	65	77	311
Joe John Mcvey	80	82	82.5	85	**329.5**

RECOMMENDATION:

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 604 S. 6th Street., identified by Parcel ID: 2410-715-0010-000-3, with a legal description of: WOODBINE S/D LOT 10 (MAP 24/10F) (OR 3675-2391) to JoeJohn McVey.

ALTERNATIVES:

Do not recommend award.

RESPONSIBLE STAFF:

Miriam Garcia, Redevelopment Specialist

COORDINATED WITH:

Economic Development Manager
Purchasing Division

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2024
Account: N/A
Amount: 15,000
OTHER INFORMATION:
Purchase price $15,000

Attachments

RFP No 2024-010 Proposal Doc
Evaluation Matrix
Submittal - JoeJohn McVey
Submittal - Journey Group

Form Review

Form Started By: Miriam Garcia
Started On: 12/21/2023 01:40 PM
Final Approval Date: 01/03/2024

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-010**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 604 SOUTH 6th STREET**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **1:30PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: _____ **Mailing Address:** _____ _____	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X_____ _____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number:	**Payment Terms:**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

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SECTION I

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE BID SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO RESPONSE

If not submitting a bid, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine the lateness of any proposal. It is the

Proposer's sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.cityoffortpierce.com and Demandstar https://www.demandstar.com .

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail, and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail, and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document. The invoice shall contain the Bidder's

Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 8. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a

subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, “All or None”, or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Offer to Purchase/Invitation to Bid and the monies which may become due hereunder are not assignable except with the

prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product bid, and capable of producing or providing the items bid, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. PUBLIC RECORDS

Sealed proposals, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the proposals, proposals, or final replies, whichever is earlier.

33. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

34. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

35. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-439(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

1. RFP OPENING DATE

Proposals are due on or before **1:30PM, Monday, November 13, 2023**.

2. SUBMISSIONS OF PROPOSALS INSTRUCTIONS TO PROPOSERS

Electronic format only.

OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided in the attachment sections of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 1:30PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. INQUIRIES/QUESTIONS

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Redevelopment Specialist with a copy to the Purchasing Manager:

TO
Miriam Garcia
Redevelopment Specialist
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
mgarcia@cityoffortpierce.com

COPY
Gelencia Carter, MPA
Purchasing Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
purchasing@cityoffortpierce.com

3.2 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.
Are as follows:

SECTION III

1. OBJECTIVE

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. The City of Fort Pierce and Fort Pierce Redevelopment Agency sell City and FPRA-owned real property declared as surplus. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have declared surplus and now offer for sale the following described real properties (the "Properties") owned by the City of Fort Pierce or Fort Pierce Redevelopment Agency (the "FPRA"):

- **604 S. 6th Street**

2. GENERAL PROPERTY CONDITIONS

The subject property is listed as follows:

604 S 6th Street – Parcel ID# 2410-715-0010-000-3

The subject property is located at 604 S. 6th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.11 acres or 4,900 square feet. This property is located within walking distance to Downtown and is close to shopping, restaurants, and beaches.

The St. Lucie County Property Appraiser property detail for 2410-715-0010-000-3 is included as Exhibit "A".

The property is zoned Medium Density Residential R-3.

3. TERMS AND CONDITIONS

Sale of this property will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and encumbrances.

The sale shall be conditioned upon the offer and submittal requirements. The Proposer will be responsible for all costs to meet code requirements, and other construction costs, if necessary. If the buyer does not commence construction within 18 months of closing, there may be a possibility of reverter. The City, at its sole option, may exercise its reversionary interest in the event the developer does not comply with the deed restrictions.

4. MANDATORY DEPOSIT

A security deposit of ten percent (10%) of the purchase price will be due from the highest ranked proposer in the form of a certified or cashier's check, payable to the City of Fort

Pierce. The security deposit must be submitted within 7 calendar days of notification of highest ranked proposer. The deposit must be received prior to the recommendation of award to appropriate governing body. If the deposit is not received, the City at its sole discretion may award to the second highest ranked respondent, cancel, or reissue the solicitation.

The security deposit will be returned if the proposal is not accepted by the governing body within ninety (90) days. Should the proposal be accepted, the deposit will be applied to the purchase cost.

5. PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following three (3) tabs:

TAB 1: PROPOSER SUMMARY

1. Developer – If you are a developer – 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. OR
2. Owner/Occupant – If you are neighboring property owner or future occupant, please provide a letter explaining why you want to purchase the property.
3. Financial Capacity - Proposers proof of financial ability to complete the development project including the construction. 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.

TAB 2: DEVELOPMENT PLAN

1. Preliminary Building Plans- Preliminary building plans including elevations floor plans, facades, and landscaping.
2. Project Timeline- Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.
3. Construction Budget/Cost Estimates - improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.
4. Utilization - Will this be your primary residence? If not, what do you intend to develop the property for?
5. Required Forms
    a. Request for Proposer Acknowledgement Page
    b. Offer to Purchase/Bid Response Form

6. SELECTION PROCESS/EVALUATION CRITERIA

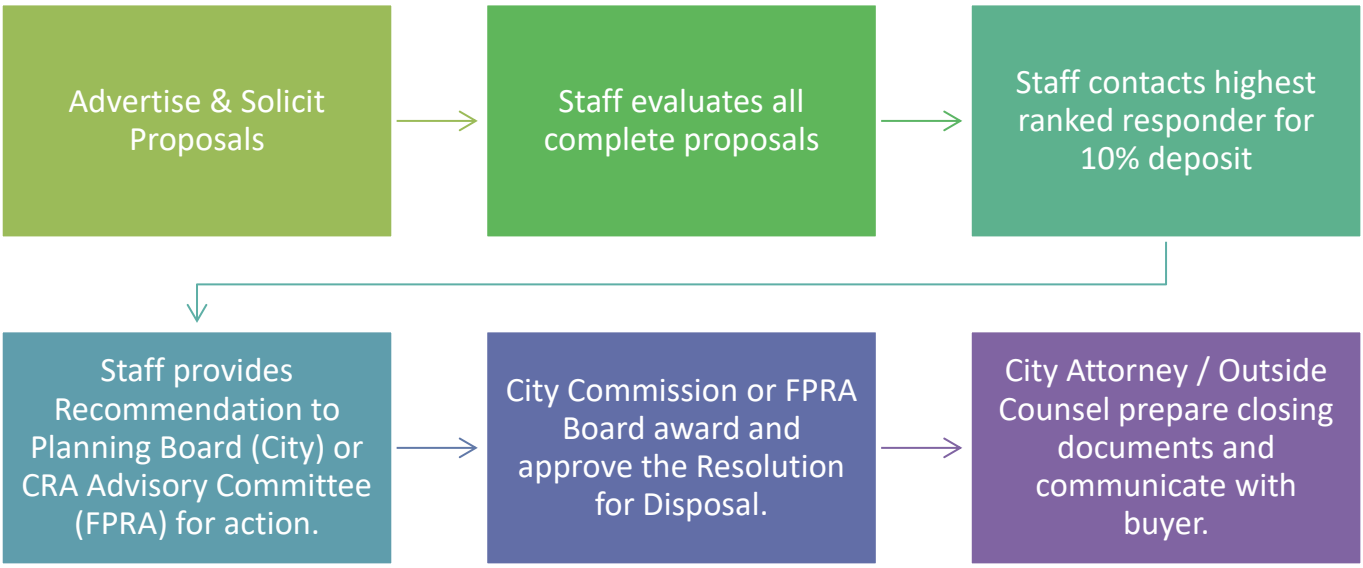
The City of Fort Pierce shall select the best responsive proposer/proposal based upon the evaluation criteria, see below.

Proposals will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the proposal itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

Scoring/Evaluation Criteria For Acceptance of Submittals	**Possible Points**
Development Plan	**MAX 20**
Preliminary building plans including elevations, floor plans, facades, landscaping plan	20
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	**MAX 20**
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	**MAX 10**
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct)	**MAX 15**
Property Utilization - Developed for Residential Use	**MAX 20**
Owner Occupied	20
Develop for Resale	15
Neighboring property owner	10
Develop as Rental Property	5
Narrative/Summary of development	**MAX 15**
Total Project Score	**100**

7. AWARD PROCESS



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-010

I/we propose to purchase property located at: 604 S. 6th Street

PROPOSED SUBMITTED BY:

Legal Name (s): _____

Address: _____

Day time Phone Number: _____ Mobile Number: _____

Email: _____

INTENDED USE:
I/we propose to use the property for:

_____

_____

_____

Will this property be your prime residence? _____ Yes _____ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

_____
_____
_____
_____
_____
_____
_____(Attach pages as needed)

Total value of all proposed improvements to the property: $_____

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $_____ 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 in the tabbed format as describe above. Only complete bids will be considered

_____Yes	___No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_____Yes	___No	**Timeline to complete construction project**
_____Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_____Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____

Bidder of Authorized Representative

_____

Typed Name

_____

Date

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?		
Is the proof of Financial Ability/Letter from financial institution included?		
Does the Development Plan included:		
Preliminary building plans included		
Timeline to complete the construction project		
Construction cost estimates included		
Landscaping plans		
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?		
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?		
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

EXHIBIT “A”

Property Information Card

604 S 6th Street
2410-715-0010-000-3



The subject property is located at 604 S. 6th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.11 acres or 4,900 square feet. This property is located in within walking distance to Downtown and close to shopping, restaurants, and beaches.

PARCEL ID:

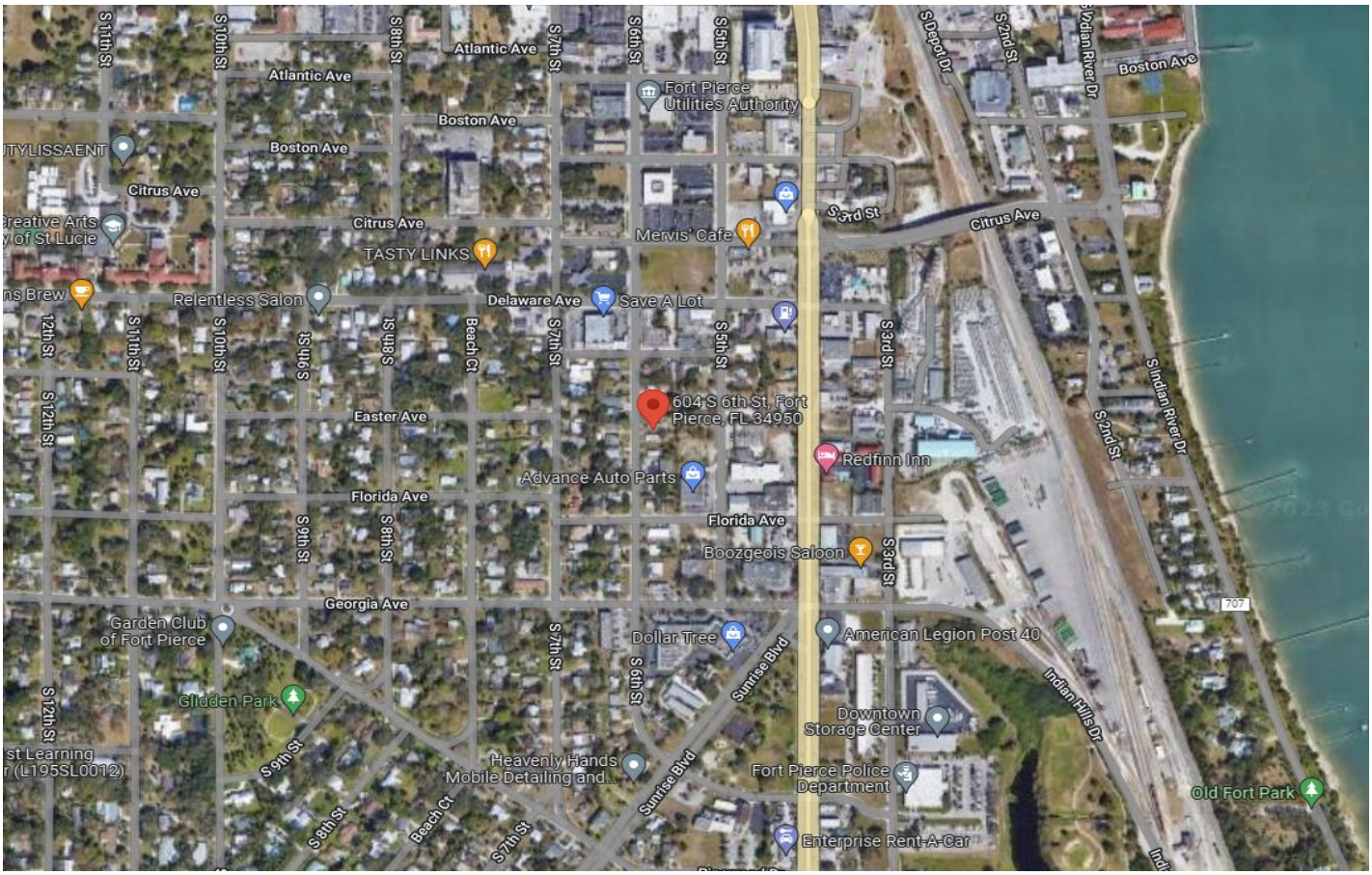
2404-715-0010-000-3

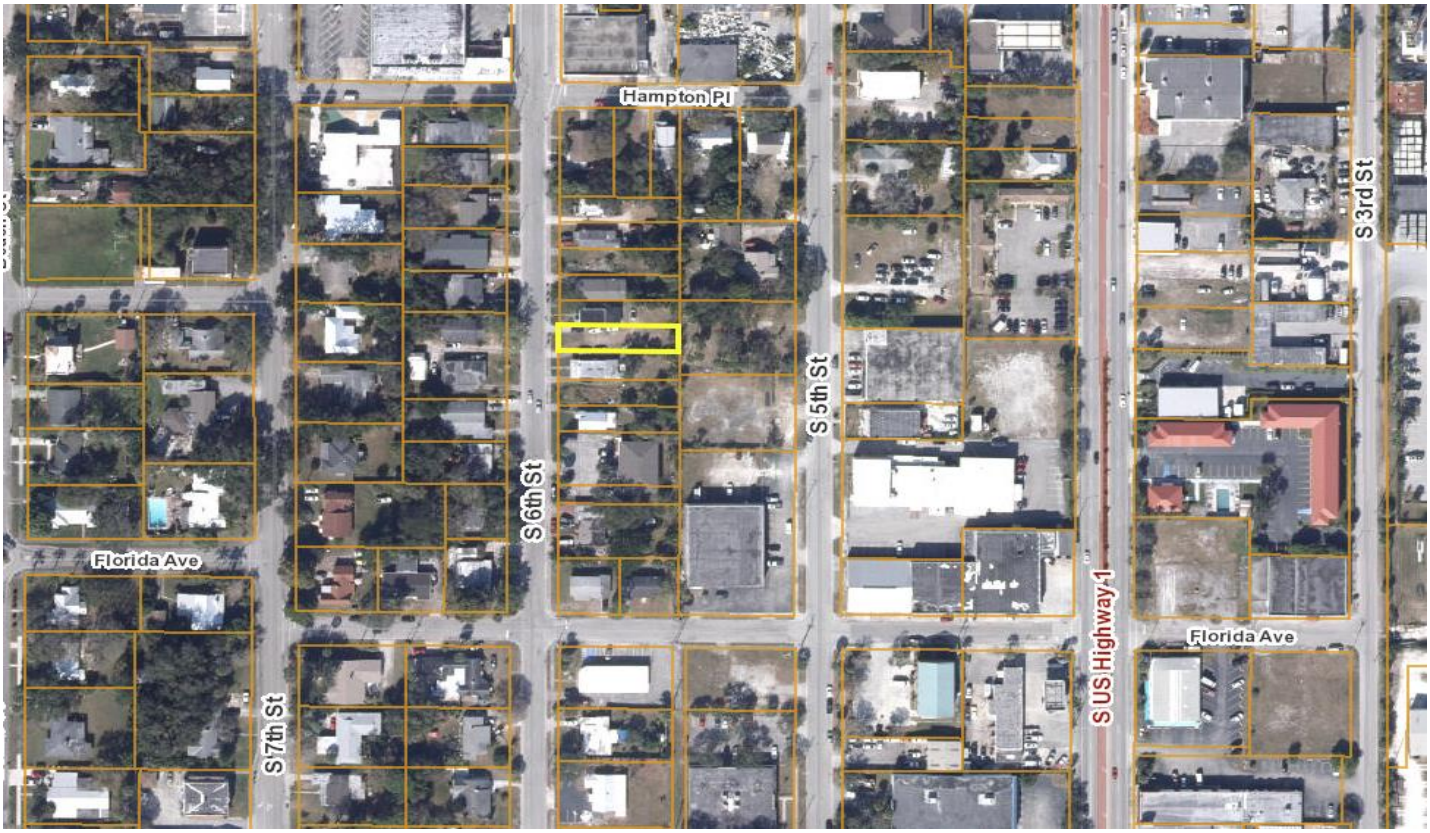
LOT SIZE:

0.11 ac or 4,900 sf

ZONING:

R3 – Medium Density Residential


Atlantic Ave
Boston Ave
Citrus Ave
Delaware Ave
Easter Ave
Florida Ave
Georgia Ave
Fort Pierce Utilities Authority
Mervis' Cafe
TASTY LINKS
Relentless Salon
Save A Lot
604 S 6th St, Fort Pierce, FL 34950
Redfinn Inn
Advance Auto Parts
Boozgeois Saloon
Garden Club of Fort Pierce
Dollar Tree
American Legion Post 40
Glidden Park
Downtown Storage Center
Heavenly Hands Mobile Detailing and...
Fort Pierce Police Department
Enterprise Rent-A-Car
Old Fort Park
S 3rd St
S 2nd St
S Indian River Dr
Sunrise Blvd
Indian Hills Dr
Beach Ct


Hampton Pl
Florida Ave
S 6th St
S 5th St
S 7th St
S 3rd St
S US Highway 1

EVALAUTION MATRIX
DISPOSITION OF CITY SURPLUS PROPERTY - 604 SOUTH 6TH STREET
RFP NO. 2024-010

CRITERIA		RESPONDENTS	
		Journey Equity Parnters LLC Ft. Lauderdale, FL	**JoeJohn Mcvey** Los Angeles, CA
DEVELOPMENT PLAN - MAX 20			
Preliminary bulding plans including elevations, floor plans, facades landscaping plan	20		
Sketches of plans to be developed	15		
Detailed description with no drawings	5		
TIMELINE TO COMPLETE CONSTRUCTION - MAX 20			
Within one year	20		
Between 1 to 2 years	15		
More than 2 years but less than 3 years	5		
PROOF OF FINANCIAL ABILITY - MAX 15			
Letter from Financial institution, proof of financial ability to purchase lot & construct			
CONSTRUCTION COST ESTIMATES - MAX 10			
Detailed cost estimate from licensed contractor	10		
Proposer estimated cost with no 3rd party backup	5		
PROPERTY UTILIZATION - RESIDENTIAL USE - MAX 20			
Owner Occupied	20		
Develop for Resale	15		
Neighboring property owner	10		
Develop as Rental Property	5		
NARRATIVE/SUMARY OF DEVELOPMENT - MAX 15			
TOTAL		0	0

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO: 2024-010

604 S 6TH STREET

BID PACKAGE - DEVELOPMENT PROPOSAL

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VISION STATEMENT

DEVELOPMENT NARRATIVE

DEVELOPMENT CONCEPT

CONCEPT RENDERINGS

PLANS, ELEVATIONS

SCHEDULE | TIMELINE

CONSTRUCTION BUDGET / COST ESTIMATE

SECTION 3 - BID FORMS

INVITATION TO BID

OFFER TO PURCHASE

BIDDER CHECKLIST

SECTION 1 BIDDER INFORMATION

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BIDDER INFORMATION

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SUMMARY

PERSONAL STATEMENT

AS PROPOSED DEVELOPER -

My interest and long term goals have drawn me to look back at my hometown with a renewed since of enthusiasm and optimism. I am interested in bringing a fresh eye to a place that I have a very personal relationship with. In doing so I hope to use my ideas and many years of experience to be a transformative force for future development.

AS OWNER / OCCUPANT -

Currently I own the property at 608 S. 6th Street (2 lots south of 604 S. 6th Street), which I purchased in April of 2022; with the same intentions as 604. My intentions, if I am fortunate enough to purchase 604, would be to develop both lots with similar ideas in mind. The first development would be 604 S. 6th Street based on the City's desire to develop the property in a given timeline. This would serve as a means to evaluate the project from a community perspective as well as to test the market as a whole. If successful, I would follow with the development of the 608 property. With the synergy of two new developments on the same street there is a better chance of promoting further development interest and spurring real change to take place.

BIO

Joejohn McVey
Principal - mcveystudio design, llc.

Joejohn McVey is a Los Angeles based designer, originally from Fort Pierce, Florida. He is trained as an Architect with a extensive understanding of the design, construction, and development process. He holds a Bachelor of Arts in Design from the University of Florida (BA 1996) and a Master of Architecture from Southern Institute of Architecture "SCI-Arc" (MA 1999). Joejohn's professional career spans over two decades, working with some of the most prominent Architects and Designers of our time. His experience includes a vast body of work on award-winning projects ranging from residential, retail, commercial, hospitality, entertainment, and large-scale mixed-use developments, both nationally as well as internationally.

Currently Joejohn is employed by Cain International as a Senior Director of Design where he supports the Cain Development team on the firm's "One Beverly Hills" project, a 17.5 acre development in the heart of Beverly Hills, where his primary focus is on managing the design and delivery of the project.

Prior to joining Cain Development, Joejohn worked for Unibail-Rodamco-Westfield as a Senior Design Director, where he was responsible for the design, coordination, and delivery of a number of flagship properties, most notably Westfield Century City, a 1.3 million sq.ft. flagship redevelopment and expansion of an existing outdoor mall in the heart of Los Angeles. Prior to URW, Joejohn worked for the Jerde Partnership as an Associate Vice-President and Senior Project Designer where he oversaw the technical design and development of several large-scale, mixed-use projects from concept through construction. Working in past firms with the likes of Gehry Partners (formerly Frank Gehry and Associates), The Jerde Partnership, Unibail-Rodamco-Westfield, as well as his own office, mcveystudio design, llc., his skills and dedication to the profession have made him a sought after commodity among his peers.

Key Experience
- 25 years of experience in architectural design and development of large scale, mixed-use projects, both nationally and internationally
- Extensive experience focused on high-end residential, retail, hospitality, and entertainment projects.
- Major projects include:
  - "One Beverly Hills" Beverly Hills, CA
  - Westfield Century City, Los Angeles, CA
  - Wynn Encore, Las Vegas, NV
  - Baha Mar, Nassau Bahamas
  - Several Custom Residential Homes

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FINANCIAL ABILITY

The financing of the project will be covered in two parts:

- ***Cash*** *- which will cover the purchase of the property, A&E fees, up-front development cost, and construction loan closing cost.*
  (see attached personal bank statements)
- ***Construction loan*** *- which will cover the "hard construction cost.*
  (See attached bank pre-qualification letter)

October 31, 2023

WELLS FARGO

Wells Fargo Prime Checking

Questions? Please contact us:

Available 24 hours a day, 7 days a week
We accept all relay calls, including 711
Phone: **1-800-TO-WELLS** (1-800-869-3557)
En español: 1-877-727-2932

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A.
P.O. Box 6995
Portland, OR 97228-6995

JOEJOHN M MCVEY
12425 1/2 SHORT AVE
LOS ANGELES CA 90066-6440

Accounts linked to your Wells Fargo Prime Checking account:

Bank Deposit Account(s)

Account (Account Number)	*$ Balance*
Wells Fargo Prime Checking ([redacted]7761)	33.77
Wells Fargo® Essential Checking [redacted]3345)	16,823.42
Wells Fargo® High Yield Savings ([redacted]2733)	23,056.64
Wells Fargo Money Market Savings℠ ([redacted]7881)	302.03
Wells Fargo Money Market Savings℠ ([redacted]5205)	25,016.80
Your Qualification Balance this month:	$65,232.66

Accounts linked in Summary will be provided a separate statement.

314131

Page 1 of 6

Wells Fargo Combined Statement of Accounts

October 31, 2023 ■ Page 1 of 6

WELLS FARGO

JOEJOHN M MCVEY
DBA MCVEYSTUDIO DESIGN
12425 1/2 SHORT AVE
LOS ANGELES CA 90066-6440

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:
We accept all relay calls, including 711
1-800-CALL-WELLS (1-800-225-5935)
En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

October 31, 2023 ■ Page 2 of 6

WELLS FARGO

Summary of accounts

Checking and Savings

Account	*Page*	*Account number*	*Ending balance last statement*	*Ending balance this statement*
Initiate Business Checking ℠	2	[redacted]8801	24,583.85	24,383.85
Business Market Rate Savings	4	[redacted]6380	24,556.25	24,759.40
Total deposit accounts			**$49,140.10**	**$49,143.25**

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Schwab One® Account of

JOEJOHN MICHAEL MCVEY

Account Number [redacted]9164

Statement Period
October 1-31, 2023

Account Summary

Ending Account Value
as of 10/31
$79,416.87



	This Statement
Beginning Value	**$79,387.57**
Deposits	**0.00**
Withdrawals	**0.00**
Dividends and Interest	**29.30**
Transfer of Securities(In/Out)	**0.00**
Market Value Change	**0.00**
Fees	**0.00**
Ending Value	**$79,416.87**

Manage Your Account

Customer Service and Trading:
Call your Schwab Representative
1-800-435-4000
24/7 Customer Service

For the most current records on your account visit schwab.com/login. Statements are archived up to 10 years online.

Commitment to Transparency

Client Relationship Summaries and Best Interest disclosures are found at schwab.com/transparency

Online Assistance

Visit us online at schwab.com

Visit schwab.com/stmt to explore the features and benefits of this statement.

JOEJOHN MICHAEL MCVEY
12425.5 Short Ave
LOS ANGELES CA 90066

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CASEY FUNDING, LLC
A Solid Foundation for Your Lending Needs

November 3, 2023

Joejohn McVey
12425 ½ Short Ave
Los Angeles, CA 90066

Regarding: 604 So 6th Street, Fort Pierce, FL 34950

Dear Mr. McVey:

Casey Funding, LLC (the "Broker") has secured a lender interested in the potential purchase and construction financing your property listed above. Based on our preliminary discussion, below you will find the terms and conditions that would likely be applicable to the transaction. This proposal is to be considered a pre-underwritten "pre-approval/pre-qualification" letter for discussion purposes only and should not be construed as a formal commitment to lend by the Lender.

Borrower:	Entity to be named
Guarantor(s):	Joejohn McVey
Amount:	$168,000
Purpose:	Purchase of Vacant Land and Construction of a Single-Family Residence
Loan Term:	The subject loan shall be for a maximum term of 10 months then balloon maturity or extension.
Repayment:	The loan shall be repaid at closing or via monthly payments of interest-only.
Costs:	The Borrower shall be responsible for all closing costs incurred with the closing, including but not limited to, any and all loan fees, appraisal, environmental study, survey, title insurance, state stamp and intangible taxes, legal fees, broker fees and all recording fees that may be applicable or required by lender.
Collateral:	Lender shall have a first mortgage against subject real estate located at 604 So 6th Street, Fort Pierce, FL 34950
Insurance:	Borrower to carry adequate and appropriate builder's risk insurance from an acceptable carrier, to the satisfaction of the Lender, listing the Lender as loss payee/mortgagee, prior to final closing

The information in this pre-approval/pre-qualification letter presented herein represents the majority, but not all, of the terms and conditions that would likely be applicable to a loan of this nature. Any commitment to lend by the Lender would be conveyed by way of a separate, formal commitment letter outlining all of the terms and conditions of the proposed loan transaction. The final commitment letter from Lender will be subsequent to a completion of all underwriting requirements of lender. This letter constitutes an expression of interest only and is based on information you have submitted to the Broker. Rates, terms, and conditions are all subject to change until loan closing.

This letter may expire if it is not accepted by the Borrower and returned to the Broker by December 3, 2023. In addition, if the loan is not closed by December 31, 2023, this letter and all terms and conditions are subject to revision. Thank you for allowing us to assist with your financial needs. We look forward to continuing a mutually beneficial and long-term relationship.

Sincerely,

William Casey Date 11/3/2023

William J. (Bill) Casey
Owner/President
Casey Funding, LLC
8495 So US Hwy 1
Port St. Lucie, FL 34952
bill@caseyfunding.com
772-201-3473

Acceptance:

_____ Date _____

Joejohn McVey

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SECTION 2 DEVELOPMENT PLAN

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Catalyst for change -

Ft. Pierce has an image problem. This problem can not be solved by “development” in words alone. It takes a re-imaging of the whole, as well as some specific interventions to generate movement. 604 S 6th Street is in a unique area to provide the potential for such movement. It is this aspect that we take interest in developing the property as a catalyst for change.

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DEVELOPMENT NARRATIVE / UTILIZATION

DEVELOPMENT NARRATIVE

The vision for this property is to develop a single-family residence that embraces all of the challenges inherent to the property and surrounding context. By doing so we hope to address the bigger issues that surrounds the site as a whole as well as create an inspiring example for future development.

To achieve the vision, we must deal with the many challenges that loom over this area, such as:

- *Perception (image)*
- *Blight*
- *Absentee ownership*
- *Lack of pride*
- *Income disparity*
- *No vision, no change*
- *Fear of change*
- *Risk*
- *Security*

Through thoughtful planning and smart design, we aim to focus on three main strategies for a successful project:

1. ARCHITECTURAL DESIGN
   - *Clean, simple, and contextual architectural typology*
   - *Emphasis on inside and outside spaces*
   - *Open, flexible plan*

2. FUNCTIONAL AND EMOTIONAL WELL BEING
   - *Abundance of natural light*
   - *Distinction of public versus private space*
   - *Unique identity*
   - *Security*

3. RESPONSIBLE AND SUSTAINABLE CONSTRUCTION
   - *Use of low-maintenance materials*
   - *Modular / offsite construction methods*
   - *Low-water landscaping and rainwater capture*
   - *Hurricane responsive elements*
   - *Electric vehicle charging infrastructure*

By perusing these strategies and focusing on clear design objectives we hope to develop not only a new building model, but a new way of thinking which elevates the standard of living and can be the catalyst for change.

PROPERTY UTILIZATION

The property will be developed as a single-family residence with the intention to sell the unit at completion of construction. There is an alternative option for keeping the unit as owner occupied; however, there is no intention for use as a rental property.

As part of the overall vision, it is important to consider who and how the property will be used in the future. A “lead by example” mentality is the approach we are taking when it comes to this project. Although there is no way to ultimately control perspective owners and their habits, we can set an example through he influence of the built environment and structures in which they inhabit.

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DEVELOPMENT CONCEPT

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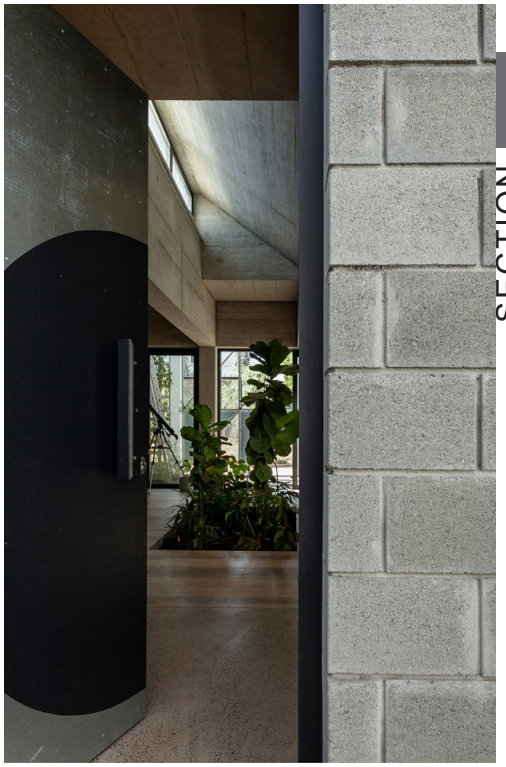





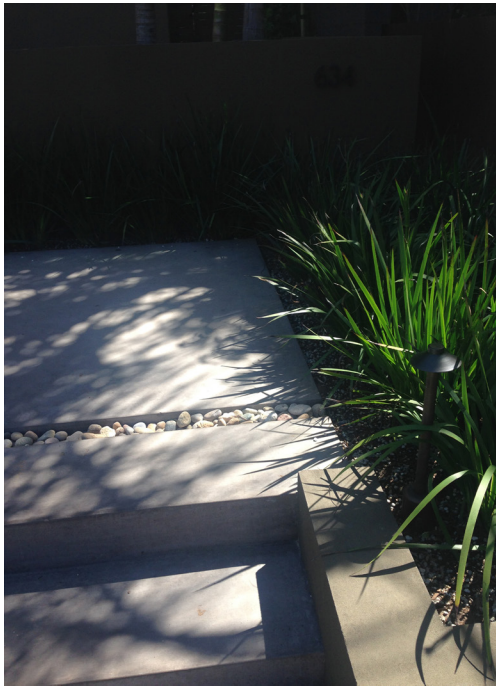

MOOD / INSPIRATION

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CONCEPT RENDERING

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CONCEPT RENDERING

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CONCEPT RENDERING

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CONCEPT RENDERING

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PLANS, ELEVATIONS

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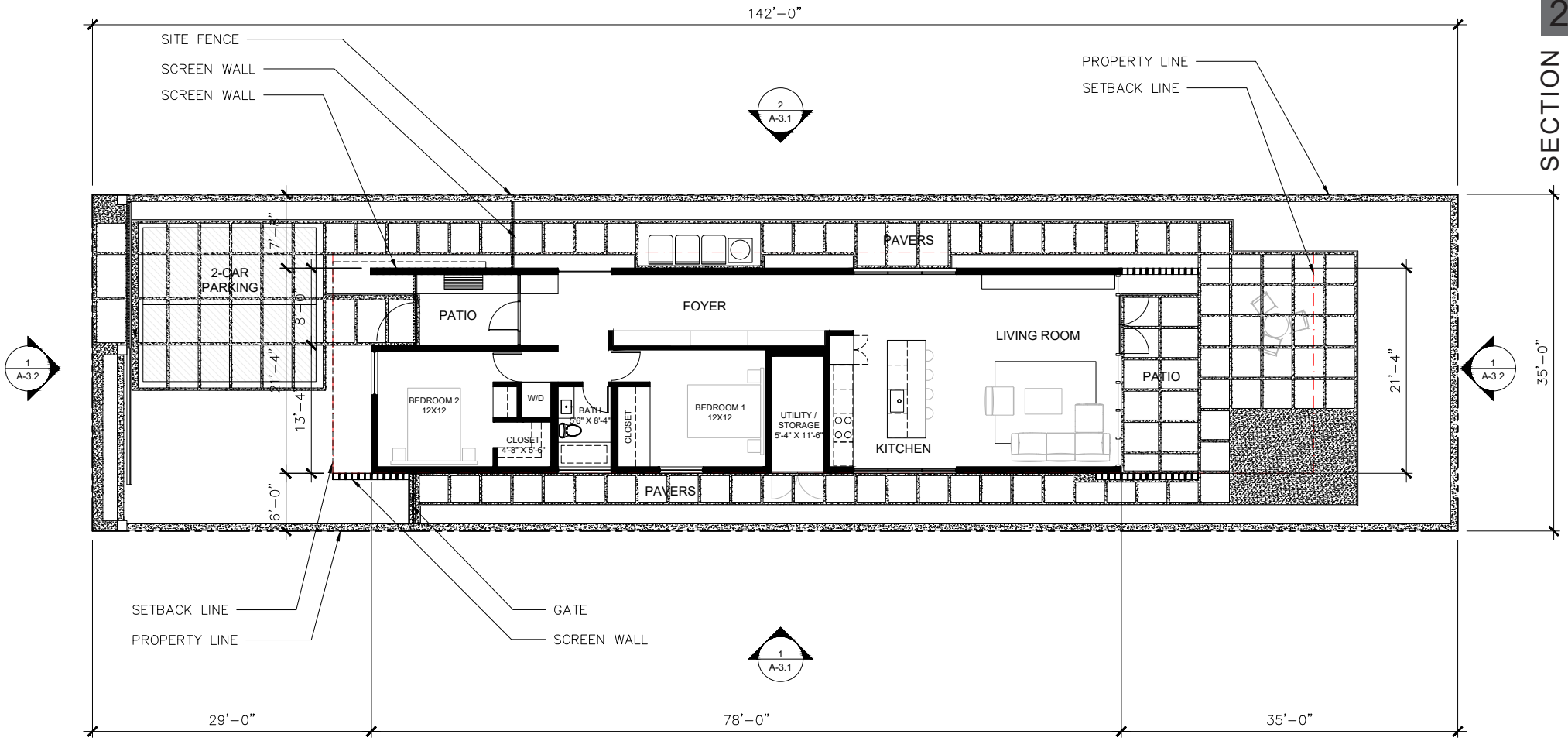

1 | GROUND LEVEL PLAN - (1,542 SF)

N

0 10' 20'

FLOOR PLAN

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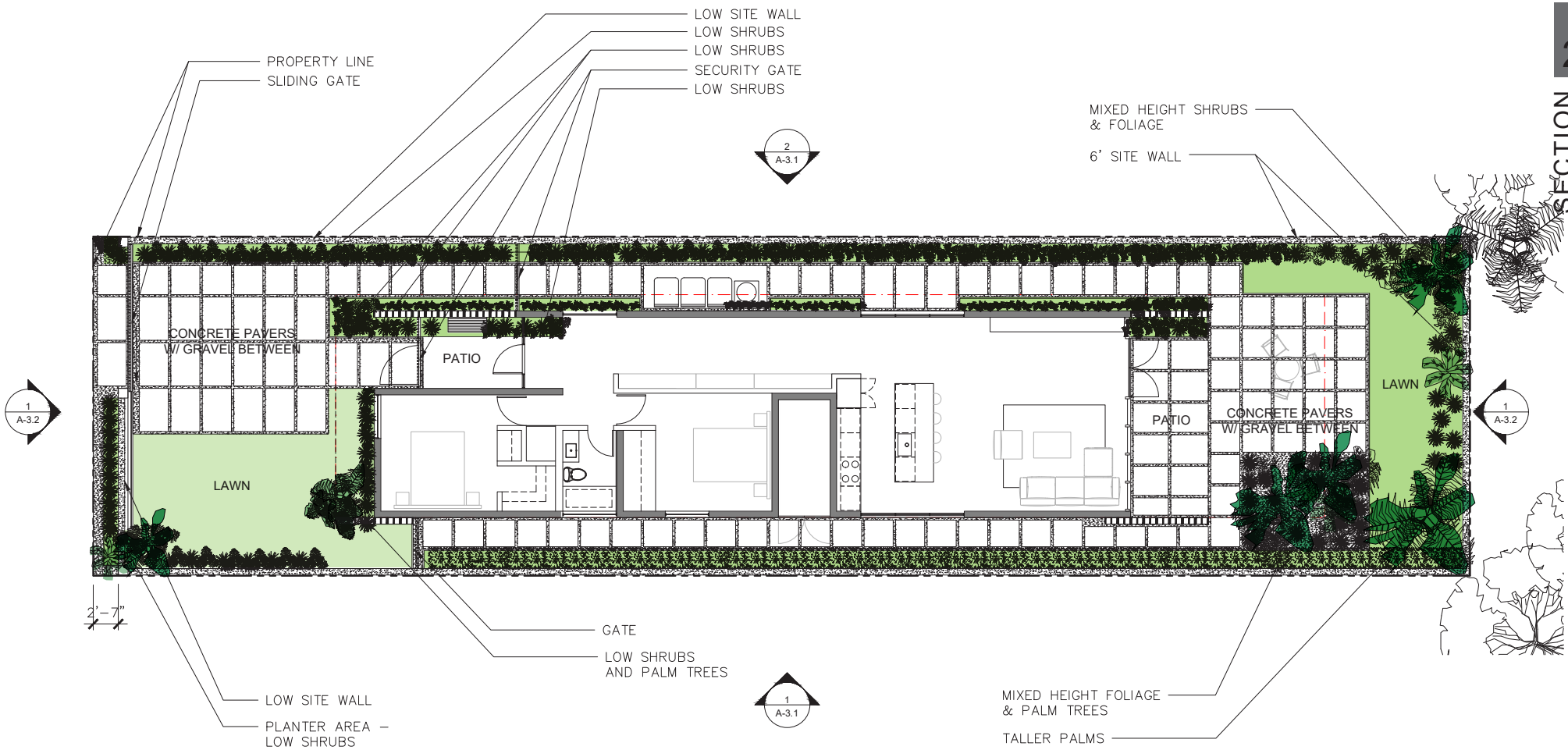
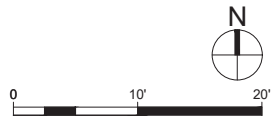


1 | LANDSCAPE PLAN



LANDSCAPE PLAN

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2 | NORTH ELEVATION



1 | SOUTH ELEVATION

ELEVATIONS

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2 | FRONT ELEVATION



1 | RER ELEVATION

0 10' 20'

ELEVATIONS

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SCHEDULE | TIMELINE

DESIGN AND CONSTRUCTION TIMELINE

The development schedule is based on some preliminary assumptions starting first with the actual approval of the proposed bid offer and closing of City documentation; Second City timeline for permit approval process.

Based on Commission approval we can begin the design and documentation phase to thoroughly develop the design of the project. We anticipate this will take approximately 6-8 months to fully vett the site and do proper due diligence. Once this phase is complete we will solicit contractor bid proposals and reconcile any cost issues to maximize cost efficiencies. After this phase we will finalize the construction documents and submit to City for permit process. Once permits are obtained and contractor is selected we will begin construction, starting with necessary sitework and following with the rest of the building and landscaping. We are being conservative in our timeline to account for the uniqueness and custom nature of the design as this is not a typical build for the area.The following timeline and schedule is a conservative estimate and contingent upon city approvals .

TASK ID	ACTIVITY	DURATION (DAYS)	START	END
1	BID SUBMITTAL DEADLINE	0	11/13/2023	11/13/2023
2	*CITY COMMISSION / FPRA AWARD	60	11/14/2023	1/13/2024
3	DESIGN PHSAE	180	1/13/2024	7/11/2024
4	DESIGN DEVELOPMENT	0	7/11/2024	7/11/2024
5	PROJECT PRICING	0	7/11/2024	7/11/2024
6	VE / DESIGN RECONCILLIATION	0	7/11/2024	7/11/2024
7	FINAL DESIGN DOCUMENTS	0	7/11/2024	7/11/2024
8	**PERMITS / CONTRACTOR SELECTION	60	7/11/2024	9/9/2024
9	CONSTRUCTION PHASE	300	9/9/2024	7/6/2025
10	SITE WORK	0	9/9/2024	9/9/2024
11	BUILDING CONSTRUCTION	0	9/9/2024	9/9/2024
12	LANDSCAPING	0	7/6/2025	7/6/2025
13	PROJECT COMPLETION	0	1/13/2024	7/6/2025

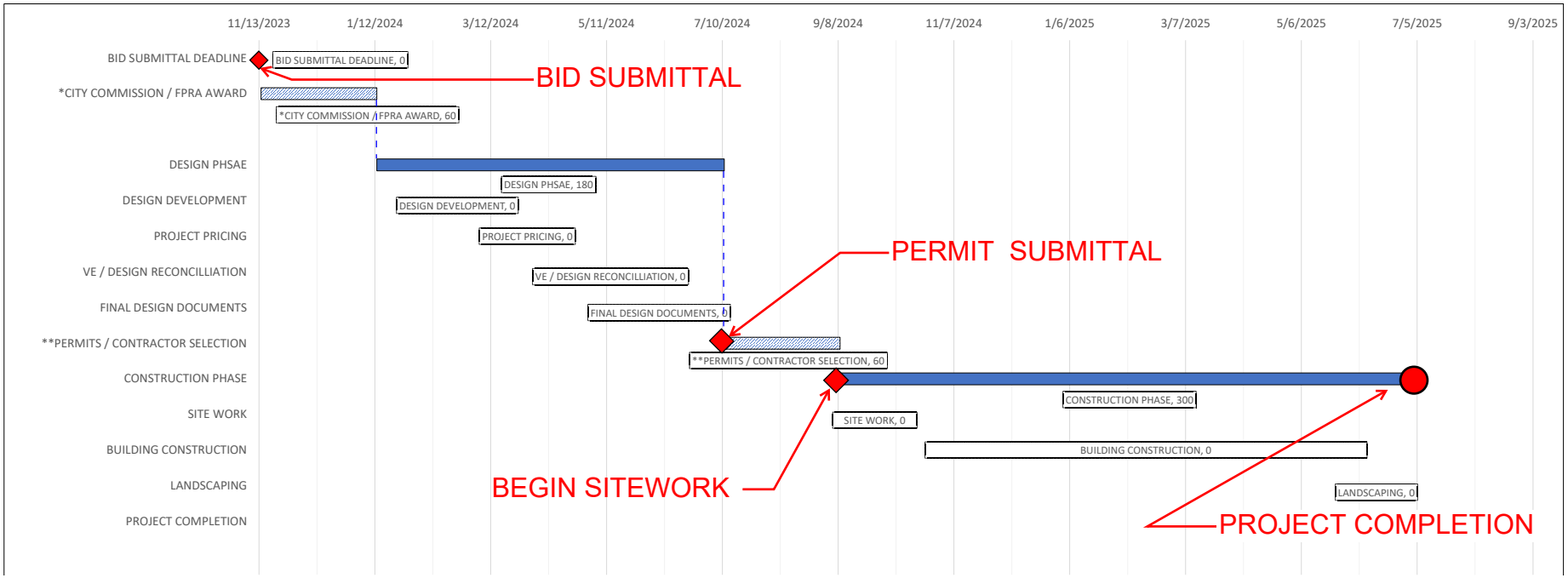
DATE	MILESTONE
11/13/2023	BID SUBMITTAL DEADLINE
T.B.D.	*CITY COMMISSION / FPRA AWARD
T.B.D	***PERMITS
9/9/2024	***START SITEWORK
7/6/2025	***PROJECT COMPLETION

COMMENTS

* ASSUMES A 60 DAY APPROVAL PROCESS - FINAL NUMBER OF DAYS T.B.D. BY CITY

** ASSUMES A 60 DAY APPROVAL PROCESS - FINAL DURATION T.B.D BY CITY

*** FINAL DATES CONTINGENT ON CITY APPROVAL PROCESS



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CONSTRUCTION ESTIMATE BUDGET

$225,000 ($150/sf @ 1,500sf = $225,000)

A detailed cost estimate has not been prepared for the project at this time. A construction budget baseline for this project has been established at $150 per sq.ft. For planning purposes. This number is based on market research of comparable projects in the area, discussions with local contractors, and personal professional experience. The construction loan pre-qualification figure is based on this number of $150/sf @ 1,500sf of building area totaling $225,000.

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SECTION 3 BID FORMS

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BIDDER CHECKLIST

REQUIRED INFORMATION
To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered

X Yes ___No **Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.

X Yes ___No **Timeline to complete construction project**

X Yes ___No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed contractor.

X 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.

X Yes ___No **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

X Yes ___No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT
The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____
Bidder or Authorized Representative

JOEJOHN MCVEY
_____
Typed Name

11/13/2023
_____
Date

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	X	
Is the proof of Financial Ability/Letter from financial institution included?	X	
Does the Development Plan included:		
Preliminary building plans included	X	
Timeline to complete the construction project	X	
Construction cost estimates included	X	
Landscaping plans	X	
Property development utilization	X	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	X	
Proposal envelope is marked accordingly	X	

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

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CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-010

I/we propose to purchase property located at: 604 S. 6th Street

PROPOSED SUBMITTED BY:

Legal Name (s): JOEJOHN MCVEY

Address: 12425 1/2 SHORT AVE, LOS ANGELES, CA 90066

Day time Phone Number: 310-895-5590 Mobile Number: 310-895-5590

Email: JMCVEY@MCVEYSTUDIO.COM

INTENDED USE:
I/we propose to use the property for:

I INTEND TO DEVELOP THE PROPERTY FOR RE-SALE WITH THE POTENTIAL TO USE AS A PRIMARY RESIDENCE. IT IS NOT INTENDED TO BE A RENTAL.

Will this property be your prime residence? _____ Yes ___X___ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

I AM PROPOSING TO DEVELOP A NEW SINGLE-FAMILY RESIDENCE TO INCLUDE SITE LANDSCAPING AND ADDED FEATURES INCLUDING WATER CAPTURE AND ELECTRIC VEHICLE CHARGING.

REFER TO DEVELOPMENT BID PACKAGE

(Attach pages as needed)

Total value of all proposed improvements to the property: $ $225,000 - $250,000

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $ $15,000 for the property.

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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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-010**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 604 SOUTH 6th STREET**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time **1:30PM, MONDAY, NOVEMBER 13, 2023**	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.
Proposer Name: JOEJOHN MCVEY **Mailing Address:** 12425.5 SHORT AVE	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* X _____ **Authorized Signature (Manual)**
City, State, Zip Code: LOS ANGELES, CA 90066	**Typed or Printed Name:** JOEJOHN MCVEY
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship ___X___	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number: 310-895-55909	**Payment Terms:**
Fax Number:	**FEIN or SS Number:** XXX-XX-8035
E-Mail Address:JMCVEY@MCVEYSTUDIO.COM	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

JOURNEY

EQUITY PARTNERS, LLC.

RFP No. 2024-010

DISPOSITION OF CITY SURPLUS PROPERTIES

604 SOUTH 6TH STREET

DUE NOVEMBER 13, 2023 2:30 PM

FORT PIERCE, FL · THE SUNRISE CITY ·

FPRA FORT PIERCE REDEVELOPMENT AGENCY

JOURNEY
EQUITY PARTNERS, LLC.

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Detailed Cost Estimate from our internal estimating division
Estimated Total Cost
Landscaping Plans
Proof of Financial Ability/Letter from Financial
Property Development Utilization
Summary/Narrative of Development
Company Profile
(Includes Florida General Contractors License, Resumes, Bond Info, and Further info)



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	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Galencia Carter 772-467-3102	**Bid No: 2024-010**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES – 604 South 6th Street**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **2:30PM, MONDAY, NOVEMBER 13, 2023**	**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: Journey Equity Partners, LLC. **Mailing Address:** 1147 NE 7th Avenue	***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 proposer.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Lauderdale, FL 33304	**Typed or Printed Name:** Jarad Wahl
Type of Entity (Select one): **Corporation** LLC. **Partnership** _____ **Proprietorship** _____	**Title:** Principal
Incorporated in the State of: Florida **Year:** 2020	**Delivery in _____days, After Receipt Order**
Phone Number: (954) 368-7700	**Payment Terms:**
Fax Number: n/a	**FEIN or SS Number:** 82-2027969
E-Mail Address: jwahl@journeycdg.com	**Local Business:** ___Y ✓N **MWBE:** ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ **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 CITY SURPLUS PROPERTIES
Bid No. 2023-027

Date: November 7, 2023

I/we propose to purchase property located at: 604 S. 6th Street

PROPOSED SUBMITTED BY:

Legal Name (s): Journey Equity Partners LLC.

Address: 1147 NE 7th Avenue Fort Lauderdale, FL 33304

Day-time Phone Number: (954) 368-7700 Mobile Number: _____

Email: jwahl@journeycdg.com, cmoore@journeycdg.com

INTENDED USE

I/we propose to use the property for:

Development of (1) energy efficient single family featuring a modern design with the intention of renting he property and participating in the affordable rental program with the City for those in need of housing.

Will this property be your primary residence? _____ Yes ✓ No

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

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 of modern designed single family residence, concrete block construction and built to Miami-Dade Storm Code. Property will feature new landscaping, updated plumbing/irrigation, exterior lighting, and hardscapes. Duplexes will be rented out to families on the City of Fort Pierce's Affordable housing program's list.

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $328,493.55

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce **$6,600.01** for the property.

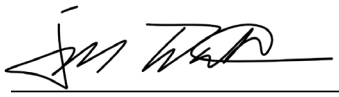
REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

✓ Yes	___No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
✓ Yes	___No	**Timeline to complete construction project**
✓ Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
✓ Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

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 Bidder, 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 bid is not met according to an agreed upon timeline.



Bidder of Authorized Representative

Jarad Wahl

Typed Name

November 7, 2023

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 the Bidder's Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Is the Development Plan included:	✓	
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	✓	
Bid envelope is marked accordingly.	n/a	

PLEASE SIGN AND RETURN WITH BID: _____

November 9, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY - 604 SOUTH 6TH STREET
RFP NO. 2024-010

ADDENDUM NO. 2

The purpose of this addendum is to modify the bid name listed on Demandstar as Disposition of City Surplus Property – 706 N. 20th Street. Should read as follows:

Disposition of City Surplus Property – 604 South 6th Street

All other conditions of this bid remain the same.

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

Signature: _____
Manual

Signature: JARAD WAHL
Typed or Printed

Company Name: JOURNEY EQUITY PARTNERS LLC.

Address: 1147 NE 7TH AVENUE FORT LAUDERDALE, FL 33304

Date: NOVEMBER 9, 2023

/lh

JOURNEY

DEVELOPMENT PLAN

Parcel ID: 2410-715-0010-000-3 Site Address: 604 S 6th ST





One-Story Single-Family Residence
3 Bedrooms
2 Full Bathrooms

Preliminary building plans



Renderings of buildings

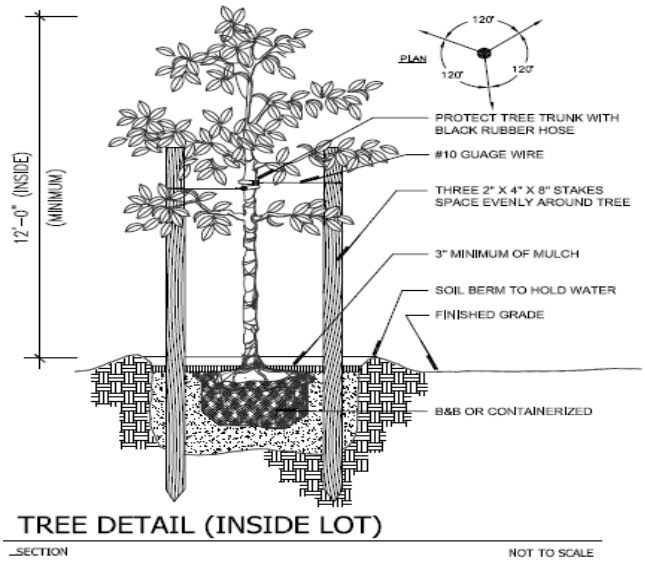


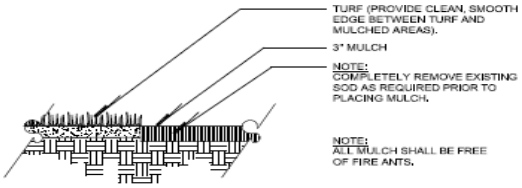


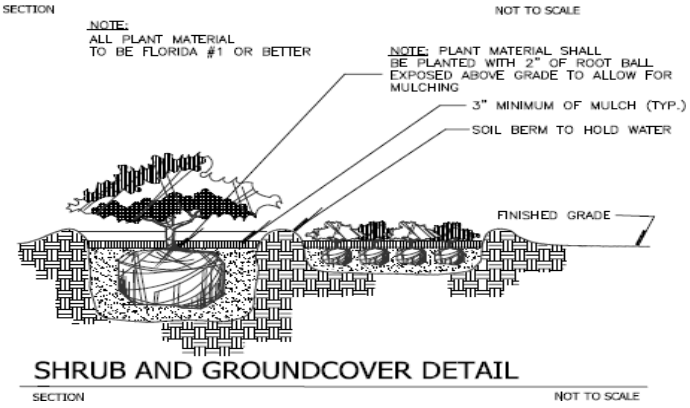


Landscaping Plans

The landscape plans for this project will meet the requirements set forth in SEC 123-36.









Our landscaping deign will feature native plants to the treasure coast region of Florida. We will focus on installing species such as culusia, bromeliads, fountain grasses, and palm trees.







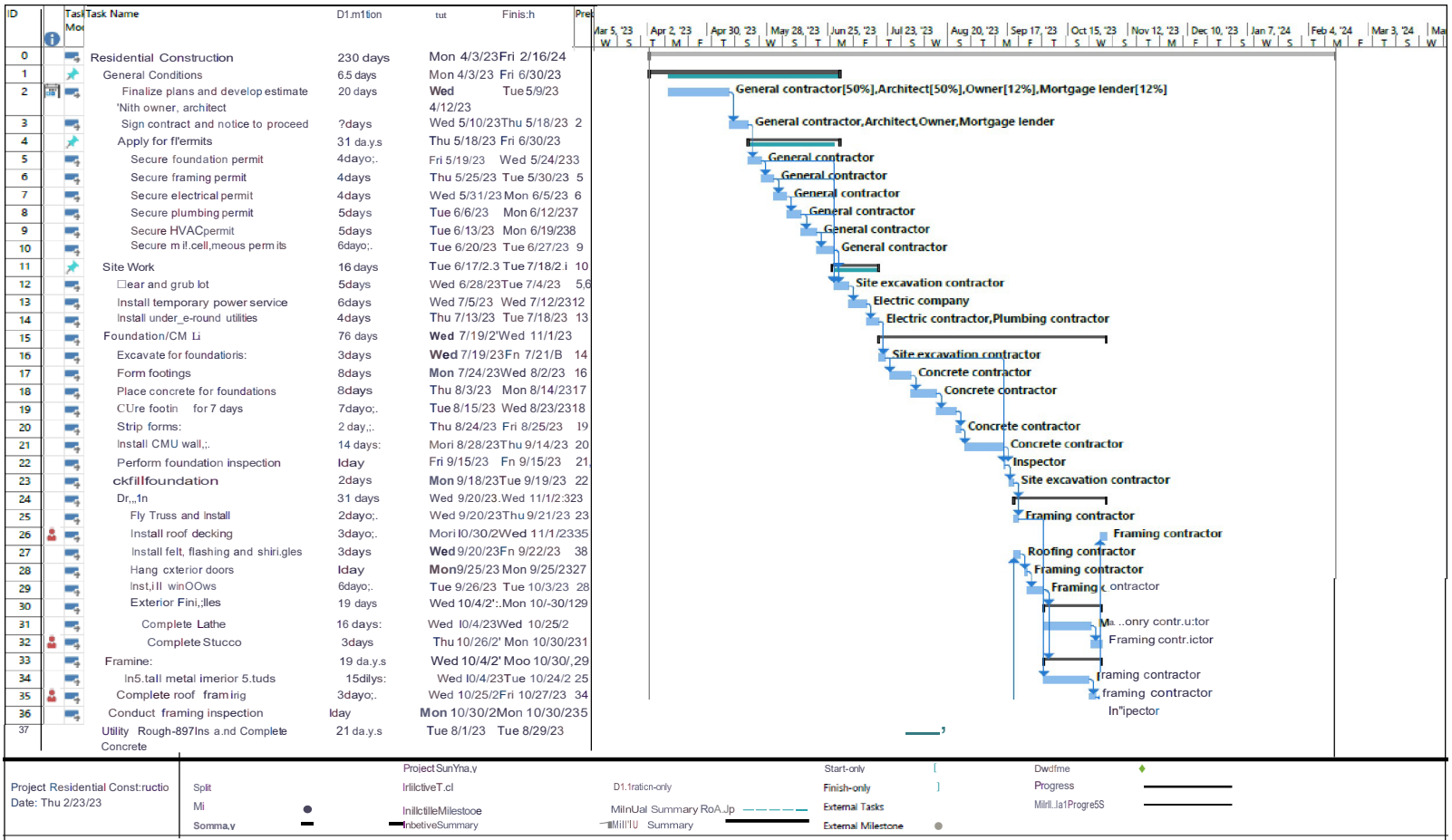


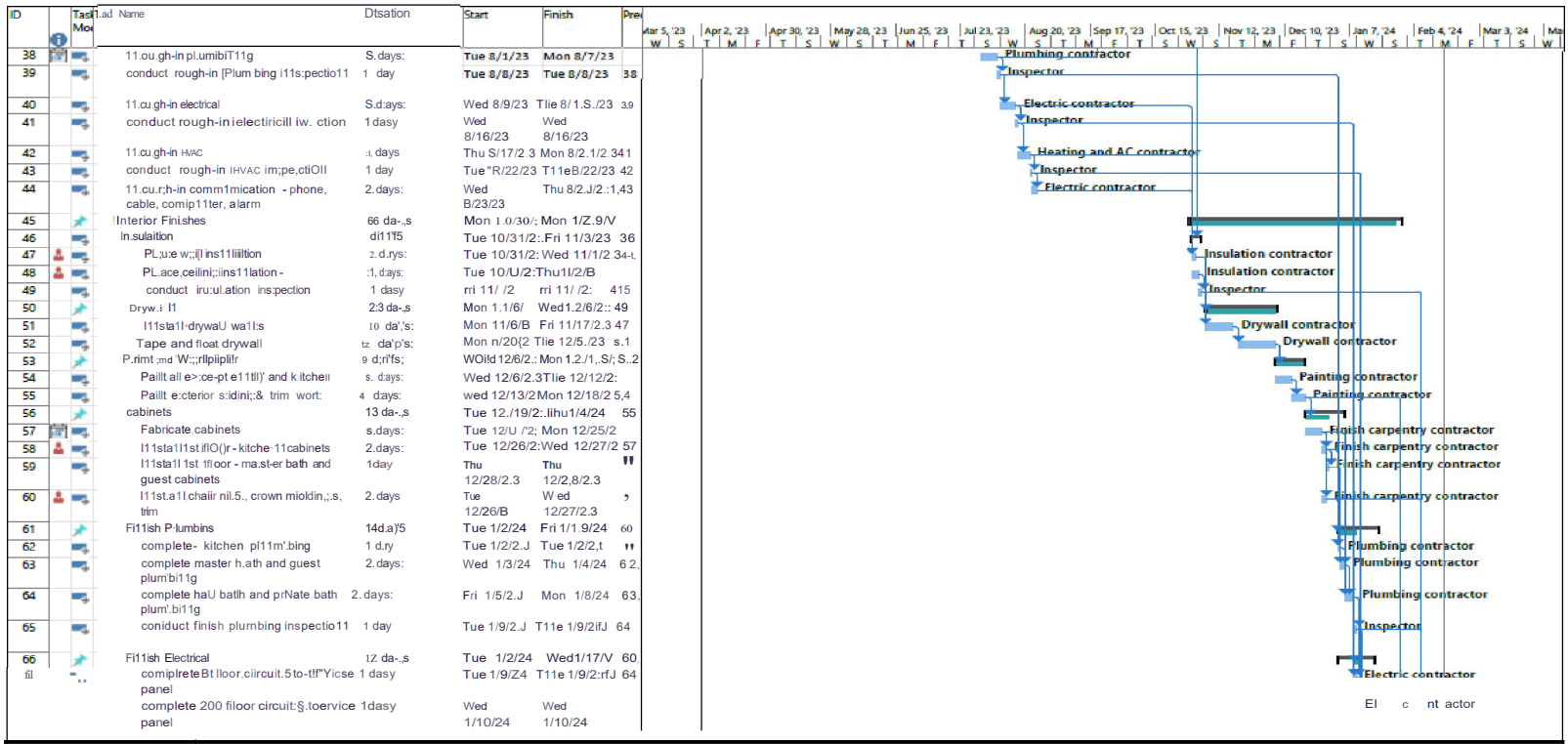
Detailed Description

The duplex model we will build is just at 1,942 square feet and will consist of the following:

- Modern front with large windows
- 3 Bedrooms 2 Full Baths
- Full Kitchen
- Impact Doors and Windows
- Concrete Block structure
- Central A/C Duct system
- Tankless water heater
- Utility Room
- Connection for washer and dryer
- LED Lights
- Hurricane resistant (178 MPH Winds)
- State of Florida Building Council Approved

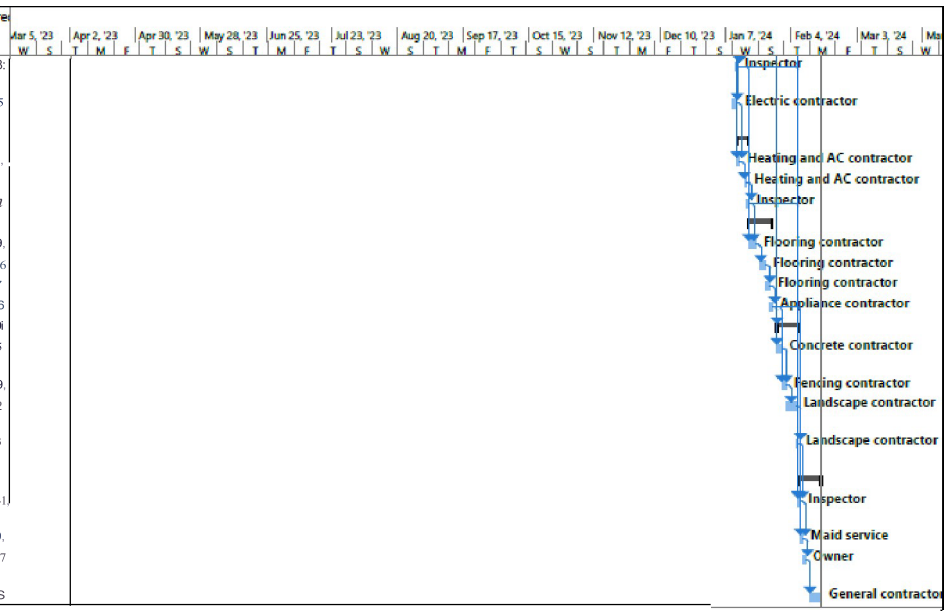
Timeline to complete the construction





JOURNEY

ID	Task Mo	Task Name	Duration	Finish	Pre
69		conduct finish electrical insp,ection	I dily	Tihu 1/11/24 Thu I/11/24	68:
70		complete communicatioru. wiring - phon.e, cable, compl1 ter, .alarm	2 days	Wed 1/10/24 Thu 1/11/24	65
71		Finish ti1VAC	3 da1s	Fri 1/12/ZA Tue 1/16/ZA	
72		complete 1st oor- ron.e- t HV"AC	I day	Fri 1./'12/24 Fri 1/12/24	70,
73		complete 2nd floor - mne 2 ltfVAC	I day	Mon 1/15/24 Mon 1/15/2.::nJ	
74		conduct ti1'1JACi1spection	1 day	Tlue 1{1fJ./2A Tue 1/16/24	n
75		carrpet, Tile :and App'1iances	s daifs	wed 111.1121rri11/2,6/2A!	
76		Tir.ee11try, litch:en and b:aths	3 days	Wed 1/17{24 F"ri 1/1.9/24	69,
77		c-..arpet 1st floor	2 days	Mon 1/2.2/24 Tue 1/23-/24	76
78		carpet 2nd filoor	2 dilys	Wed '1/24/24 Thu 1/25/24	77
79		111sta'll applii111ces	I day	Fri 1./26/24 F"ri 1/26/24	76
80		Landscaping and ·Groumds Work	7 da'j!'S	Mon 1/2.9/2.!Tue 2/6/2.4	79i
81		Pour concrete dri'a'eway and sidew.ilts	2 dilys	Mon 1/29/24 Tue 1./30/24	55
82		Install b.;u:ky.ard ife11ce	2 days	Wed 1/H{24 Thu 2./1/24	79,
83		sod and compl 12te plantings - frowtyard	2 days	Fri 2/2/2.4. Mon 2/5/'24	82
84		sod and complete plantings - b:actyard	1 day	11ue 1.{6/2.t Tue 2./6/2.t	83
85		Fina.I Accept:.ir1ee		wed 2/7'/2A rri12/116/2A!	
86		complete fmal inspectio11for certificate of occupancy	I day	Wed 2/7/24 Wed 2/7/24	841
87		Cleanup ifor ocC1 1p.a r1cy	1 day	Tihu '1.{8/24 Thu 2]8/24	79,
Bli	'"I-	Perform final walk through inspe,ction	I dily	Fri 2./9/24 F"ri 2/9/H	87
89		completJ:! punch list items	5 days	Mon 2/12{24 Fti 1/16/24	8S



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Date: Thu 2/23/23

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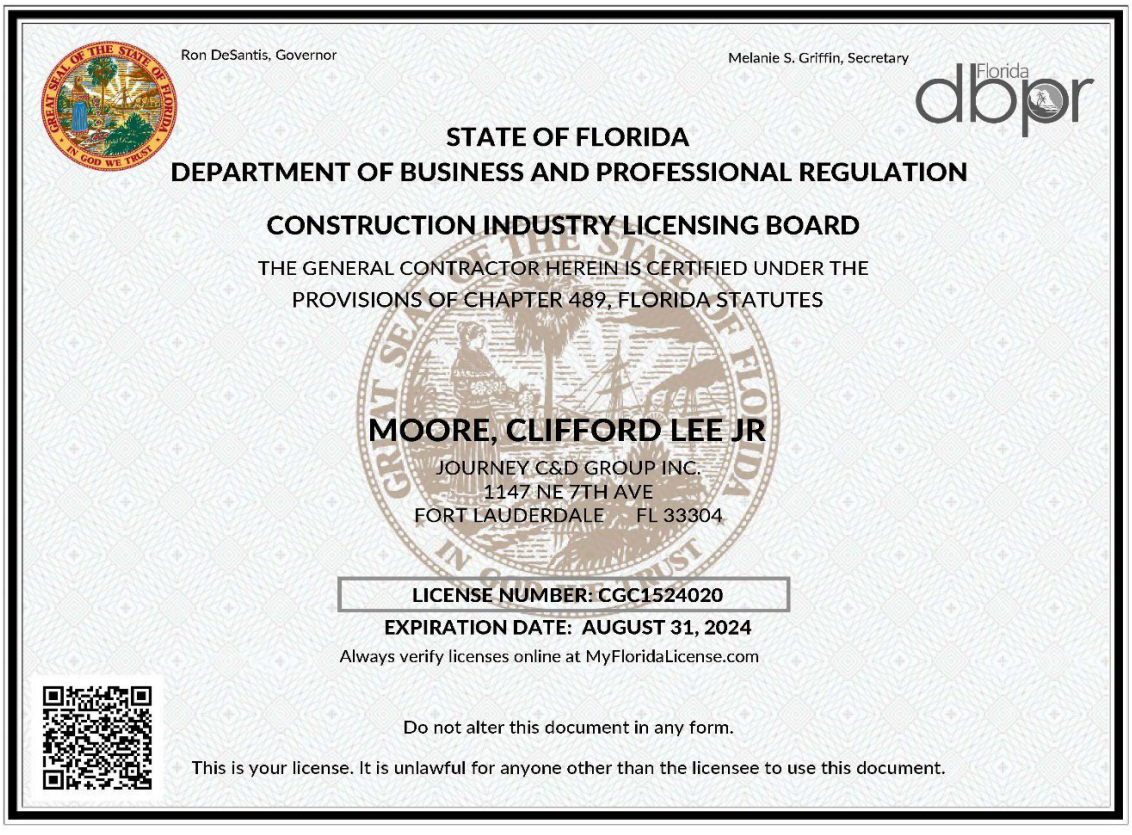
Detailed Cost Estimate by a Licensed General Contractor

As we are also a fully Licensed and State Certified construction firm, we have our own internal estimating division that allows us to be more precise and efficient when cost estimating on all our all projects.

Our internal estimating team has put together a cost estimate to complete construction that we as an organization believe is current to the market trends and not comprising material quality for cost.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MOORE, CLIFFORD LEE JR

JOURNEY C&D GROUP INC.
1147 NE 7TH AVE
FORT LAUDERDALE FL 33304

LICENSE NUMBER: CGC1524020
EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

JOURNEY

Detailed Cost Estimate

Journey C+D Group, Inc

COST ESTIMATE

Powered by RedTeam

2210002 - Fort Pierce Duplex Development

Manager: Oifford Moore

As of 2/23/2023

Original Scope

	Description	Quantity	U/M	Labor(S)	Material ($)	Subcontract ($)	Equipm•mt ($)	Other($)	Total($)
01300	County Impact Fees	1.00	1/s	0.00	0.00	6,500.00	0.00	0.00	6,500.00
	Duplex	1,00	ea	Subcontract	6,500,00				6,500.00
01500	Temporary Fadllti s and C ontrols - Electrical and Plu mbing	1.00	1/S	0.00	0.00	2,000.00	0.00	0.00	2,000.00
	Temporary Facilities and C ontrols	1.00	1/S	Subcontract @	2,000.00				2,000.00
02300	Earthwork	1.00	1/s	0,00	0,00	21,146,00	0.00	0.00	21,146.00
	Earthwork	1.00	lfs	Subcontract	21,146.00				21,146.00
05500	Metal Fabrications	1,00	Vs	0,00	0,00	500,00	0.00	0.00	s00.00
	Metal Fabrications	1,00	1/s	Subcontract @	500,00				s00.00
07400	Roofing Flashing and Sea m	1.00	1/s	0.00	0.00	2,500.00	0.00	0.00	2,500.00
	Roofing Flashing and Sea m	1,00	1/s	Subcontract	2,500,00				2,500.00
09500	Ceilings	1.00	1/S	0.00	0.00	4,000.00	0.00	0.00	4,000.00
	Celllngs - Plaster at Seam	2.00	1/S	Subcontract	2,000.00				4,000.00
09600	Flooring	1.00	1/s	0.00	0.00	12,000.00	0.00	0.00	12,000.00
	Flooring Tile Allowance	2,400.00	sf	Subcontract	2.00				4,800.00
	Floor Setting Materials an d Grout	2,400.00	sf	Subcontract	a.so				1,200.00
	Flooring Labor Installation	2,400,00	sf	Subcontract @	2,50				6,000.00
010000	General Conditions	1.00	1/S	0.00	0.00	400,00	0.00	2,050.00	2,450.00
	Porta Potty	1,00	mths	Subcontract	400,00				400.00
	Office Supplies, Water, Ie e, Small Hand Tools	1.00	1/S	Other	1,500.00				1,500.00
	Office Space/Trailer	1.00	mths	Other@	550.00				550.00
010000	Permitting and Builders Ri s	1.00	1/S	0.00	0.00	9,900.00	0.00	0.00	9,900.00
	Builders Risk	1.00	1/s	Subcontract @	2,100.00				2,100.00
	Permitting	1.00	1/s	Subcontract	7,800.00				7,800.00
013100	Project Management and coor"dlnatton	1.00	1/S	20,500.00	0.00	0.00	0.00	0.00	20,500.00
	Part Time P.-oje ct Manager	2,00	mon	Labor@	5,000.00				10,000.00
	General Sup,erintendent	1.50	mths	Labor@	7,000,00				10,500.00
13120	Concrete Shell, drywall an d f'.oofing	1,00	1/s	0,00	□,DO	150,SBO,OO	0.00	6,000.00	156,580.00
	Duplex (2 Units)	1.00	ea	Subcontract @	147,080.00				147,080.00
	Appliarnces {Stove, Refrig, Microwave, Washer and ID rye:r, and Garbage Di.sposa l. Dishv,.rer.	2.00	ea	Other@	3,000.00				6,000.00
	c.-ane	1.00	ea	Subcontract @	3,500.00				3,500.00
15400	Plumbing Underground Ro ugt, all!d Connection	1.00	1/s	0.00	0.00	6,050.00	0.00	0.00	6,050.00
	Unde.-,ground Rough and C onnection	2.00	1/s	Sub contract @	3,025.00				6,050.00
15700	Hea1tlng, VE;Intilating. and Air Condltlon,lng Equlpme nt & Installation	1.00	1/S	0.00	0.00	10,000.00	0.00	0.00	10,000.00
	t-1eat.lng. V.entllatlng, and Ai.- Conditioning Equipme nt & [nstalllation	2.00	1/S	Sub contract @	5,000.00				10,000.00
16200	Electri:cal Power	1,00	1/s	0,00	0,00	7,000,00	0.00	0.00	7.,,000.00
	Elecb"lical Power	2.00	1/s	Subcontract @	3,500.00				7,000.00
017400	Cleaning and w ste Mana gement	1.00	lfs	0.00	0.00	3,125.00	0.00	0.00	3,125.00
	Dump:st:-er	1.00	1/s	Subcomract @	725.00				725.00
	Flnal Interior Clean	2.00	ea	Subcontract @	1,200.00				2,400.00
022100	Surveys, Elevation Certlfk: ate, Tests	1,00	1/S	,o,oo	0,00	1,900,00	0.00	0.00	1,900.00
	Sur'Veys - EleY',aitlon, 4-Cor ne.-, Setback	1.00	1/S	Sub c-.ontract @	1,200.00				1,200.00
	Soil Test	1,00	ea	Subcontract @	350,00				350.00
	Concrete Test	1.00	ea	Subcontract @	350.00				350.00
024100	L.andscape and Irrigation	1.00	1/S	0.00	0.00	8,700.00	0.00	0.00	8,700.00
	Landscape Per lot	1.00	ea	Subcontract @	5,200.00				5,200.00

Detailed Cost Estimate and Final Cost

	Irrigation	1.00	ea	Subcontract @	3,500.00	=			3,500.00
070000	Stucco - Thermal and Moisture Protection	1.00	l/s	0.00	0.00	15,000.00	0.00	0.00	15,000.00
	Stucco Entire House - Smooth	2.00	l/s	Subcontract @	7,500.00	=			15,000.00
099100	Exterior Painting	1.00	l/s	0.00	0.00	9,500.00	0.00	0.00	9,500.00
	Exterior Painting	2.00	l/s	Subcontract @	4,750.00	=			9,500.00
102800	Shower Glass Door Allowance	1.00	l/s	0.00	0.00	3,000.00	0.00	0.00	3,000.00
	Shower Glass Door Allowance	2.00	l/s	Subcontract @	1,500.00	=			3,000.00

SUBTOTAL DIRECT COSTS	**20,500.00**	**0.00**	**284,301.00**	**0.00**	**8,050.00**	**312,851.00**
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	**20,500.00**	**0.00**	**284,301.00**	**0.00**	**8,050.00**	**312,851.00**
Profit Margin					4.76%	15,642.55

Supplemental Markups:

TOTAL PRICE	**328,493.55**

Proof of Financial Ability

11/08/2023

Re: Approval of Credit

To Whom It May Concern:

Journey C&D Group, Inc. Has been approved for Kiavi Funding Corporation's Bridge Pro Lending program. This program entails a funding commitment of $500,000.00 in aggregate loans outstanding, available for the acquisition and renovation of residential properties. Before approval of each loan, Kiavi will require an acceptable valuation supporting the property value and all conditions to be met.

If you have any questions or would like additional information, please feel free to contact me via the information provided below.

Respectfully,

Lorena Diaz

Regional Director, Strategic Accounts

Lorenaa.diaz@kiavi.com

315 Montgomery St, Floor 15, San Francisco, CA 94104

P: 954-398-4285 | NMLS:1314639 | Company NMLS ID:1125207

Property Development Utilization

Growing up in Fort Pierce makes this project truly hit home (pun intended). We understand the commitment and responsibility to come back and build a development that is a part of a bigger picture revitalizing and transforming Fort Pierce. While reviewing the sites we wanted to ensure that we could maximize its potential and utilization. We believe four modern multifamily units will add to this changing community.

We are committed to hire only subcontractors such as electricians, plumbers, air conditioning, concrete, and roofers for this project that are from the immediate local area of Fort Pierce. By hiring local subcontractors, an immediate economic impact to the area can be made. As a Minority-Owned Business Enterprise, we value seeking and partnering with those other local firms who are also disadvantaged.

While construction of the development is underway, our management team will focus on communicating with the Fort Pierce Affordable Housing program, to get those who are qualified and in need of a quality residence, identified and ready for a move in date. Affordable housing is a national issue in the United States and our commitment is to find opportunities by utilizing our resources to develop sustainable affordable housing. Whether it be a single parent or a family of six, we will provide an affordable solution that is energy efficient and sustainable to the environment.

Once construction is complete, our management team will employ a property management firm local to Fort Pierce to ensure there is immediate service and assistance available to our tenants. Our goal is to have this development built by the community for the community. We strongly believe in supporting the local area businesses and by utilizing their services, we can provide a better overall footprint as a sustainable housing developer.





Development Narrative

Fort Pierce is one of Florida's historic cities poised with opportunity in the eyes of our team.

Our single family residence would bring in a multitude of positive take aways for the city and our end-user Tenants. Those features this development focuses on, are the following:

- One Additional affordable housing alternative units within the immediate area.
- Modern design home with modern luxuries
- Restore the urban landscape and add trees to along the sidewalks.
- Connect local small business and minority/disadvantage business for concentrated economic growth.
- *Assist* in the vision of the city by their enabling private sector development of new residential units to update existing development patterns.

Our plan for 604 South 6th Street is to deliver an atheistically modern single-family home that is for those local families in need of affordable housing while striving to be a contributor to the future of Fort Pierce.

We are committed to ensuring those families that are in need of housing in the City of Fort Pierce can be provided a quality place to live at an affordable cost.

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE) Certificate of Eligibility

JOURNEY C&D GROUP INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26

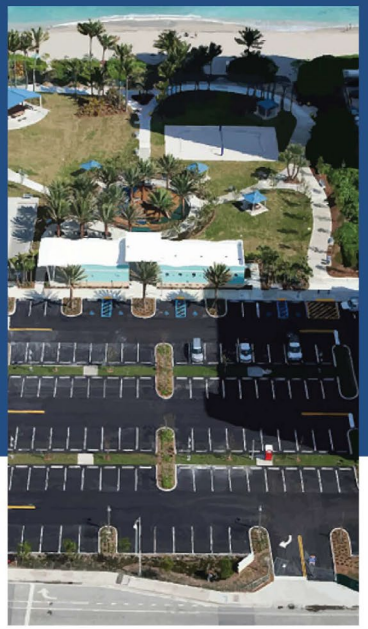
APPROVED NAICS CODES:

236220

Dwayne ***Moore***

DBE & Small Business Development Manager

Florida Department of Transportation



ABOUT US

The life we are blessed with is not so much about the beginning or the end, but more about the **"Journey"** between. In the same way when you are developing or building, you can get any reputable construction management firm to build your project, but the difference maker is the Journey. The **Journey** will dictate the future.

MESSAGES FROM CEO

Dear Valued Member,

Journey C+D Group, Inc. is pleased to present our qualifications. We bring a team of accomplished leaders with a demonstrated record of successfully leading design and construction projects. Our experience gives us the best practices in construction that will strongly benefit your organization in safety, quality, on-time delivery and cost. We pride ourselves on cost effective, on-time and minimally disruptive project delivery-we will partner with you to ensure your operational goals are exceeded.

Journey C+D Group, Inc. emphasizes accountability and transparency in all of our engagements. We will uphold the highest standards of professionalism delivering elite level services, leveraging experience, expertise, and knowledge in a manner that mitigates risk and enhances return. We aim to be your trusted partner, supporting your construction needs in the highest professional manner at all times.

-Clifford L. Moore Jr. / Chief Executive Officer

OUR SERVICES

Founded in 2018, Journey C+D Group, Inc. is a construction management firm based out of South Florida.

From planning, design, and engineering to consulting and construction management, we deliver professional services throughout the project life cycle.

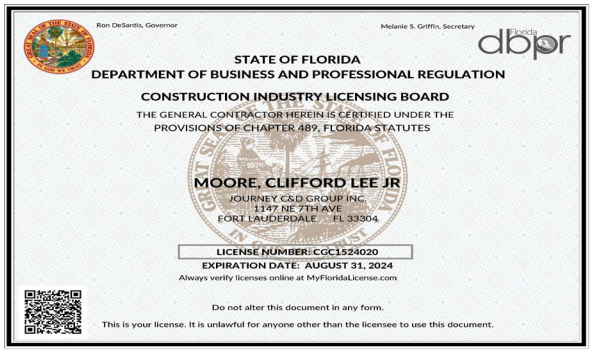


PRE-CONSTRUCTION SERVICES

CONSTRUCTION MANAGEMENT

SITE SAFETY MANAGEMENT

PROFESSIONAL LICENSES AND CERTIFICATIONS


Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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MOORE, CLIFFORD LEE JR

JOURNEY C&D GROUP INC.
1147 NE 7TH AVE
FORT LAUDERDALE FL 33304

LICENSE NUMBER: CGC1524020
EXPIRATION DATE: AUGUST 31, 2024

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State of Florida Certified General Contractor

State of Florida Minority Certified Business

Palm Beach County SMBE
The School Board of Palm Beach SMBE
City of West Palm Beach SMBE
Broward County SMBE
The School Board of Broward County SMBE

Miami Dade County SMBE
The City of Miami SMBE

Florida Department of Transportation
South Florida Water Management District S/MBE
Miami Dade Public Schools MBE & Vendor

OUR COMPANY

Journey C+D Group, Inc. is a fully integrated construction management firm. Our core components are Construction Management/Development and EHS Services,. Our clients trust our team to help deliver their most complex projects, as we understand every assignment presents unique goals and challenges.



"The highest form of recommendation comes when you hire the contractor you want to keep working with and Brooks + Scarpa could think of no one better than Journey C+D Group Inc. when we decided to build our new South Florida studio. They are easy to work with, honest and always available."

Jeff Huber, Principal, Brooks + Scarpa Architects

OUR CORE VALUES

- Commitment
- Loyalty
- Communication
- Trust

OUR SAFETY RECORD

Zero Reported injuries since our inception.







BONDING CAPACITY

NHC NIELSON, WOJTOWICZ, NEU & ASSOCIATES
A NIELSON HOOVER GROUP COMPANY

February 10, 2023

Re: **Journey C&D Group Inc.**

To Whom It May Concern:

This is to advise you that Nielson, Wojtowicz, Neu and Associates provides bid, performance, and payment bonds for **Journey C&D Group Inc.** The name of their surety is **American Contractors Indemnity Company**, which carries an A.M. Best Rating of **A++ XV,** and it is listed in the Department of Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, **American Contractors Indemnity Company** should be in a position to provide **Journey C&D Group Inc.** Performance and Payment Bonds for single projects in the amount of **$3,000,000** and aggregate support in the amount of **$6,000,000**. We reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds.

Journey C&D Group Inc. is an excellent contractor and we hold them in highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Kevin Wojtowicz
Producer

1000 Central Avenue
Suite 200
St. Petersburg, FL 33705
P: 727.209.1803
F: 727.209.1335

SMART. UNCOMPROMISING. TIMELY EFFECTIVE. NIELSON, HOOVER & COMPANY, INC. SURETY SOLUTIONS THAT MAKE A DIFFERENCE

Single Limit $3,000,000
Aggregate $6,000,0000

*Ability for higher bonding capacity based on project specifics/Clients Needs.

OUR PRIORITIES

Journey C+D Group is passionate about giving back to the communities we build in. We constantly look for opportunities to help, uplift, and support organizations that can make a lasting impact.

- Humane Society
- 5000 Role Models of Excellence Project
- St. Jude Children's Hospital – Active Volunteer
- American Red Cross – Community Volunteer



OUR APPROACH

We believe having qualified teams of professionals that lead reputable subcontractors throughout a project life cycle is key. By combining talented teams and state of the art software, we are able to efficiently and successfully build projects.

TECHNOLOGY

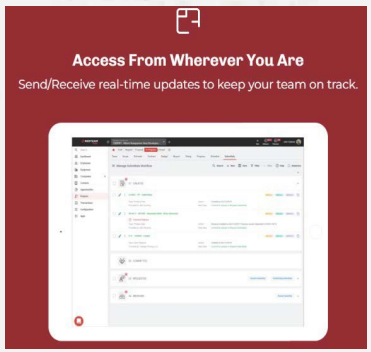
Reduce risk, control cost and increase predictability.

RedTeam is a highly customizable construction management solution trusted by many construction professionals. Designed to help mid to enterprise-level contractors, RedTeam Flex helps you manage your construction projects from start to finish:

- **Maximize communication, performance and productivity in the field**
- **Improve your overall administration, estimating, and bid solicitation**
- **Annotate, publish and share drawing files on web or mobile**
- **Share the project's financial status with clients in an easy, understandable format.**

JOURNEY DISPLAYS THE MOST NEEDED TRAITS IN A CONSTRUCTION COMPANY,WHICH IS HONESTY AND ACCOUNTIBILITY ABOVE ALL.

-CONTIN DESIGN & ARCHITECTURE



OUR LEADERSHIP

Our team is comprised of knowledgeable, professional and honest leadership.



Clifford Moore Jr.

Chief Executive Officer

Clifford L. Moore Jr. is the CEO of Journey C+D Group Inc. headquartered in South Florida. As a general contractor Clifford has been instrumental in building and maintaining the company's growth, and focus on providing professional construction management, quality service and craftsmanship. Clifford understands the importance of establishing partnerships and strategic alliances, also engaging local workforces in a collaborative effort to construct community centers and community projects. Clifford has taken his experiences and real-time education and applied it to every development and project.



Jarad Wahl

Chief Operating Officer

As Journey C+D Group's COO, Jarad is committed to collaborating with clients, employees and the community to promoting a transparent and positive culture that allows us to build with the experience in mind. He developed strategies and cultivated partnerships that have grown the company into multiple domestic markets and various development projects. His focus on corporate culture, building leaders within, and relationships with the community have combined for several successful project experiences for the end users. He is a certified general contractor in the State of Florida.

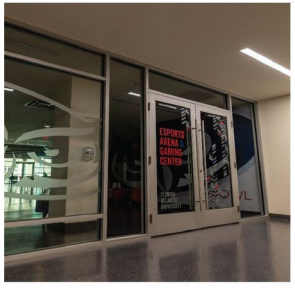
OUR PROJECTS

FLORIDA ATLANTIC UNIVERSITY STUDENT UNION RENOVATIONS

Boca Raton,FL











BROOKS SCARPA ARCHITECTS

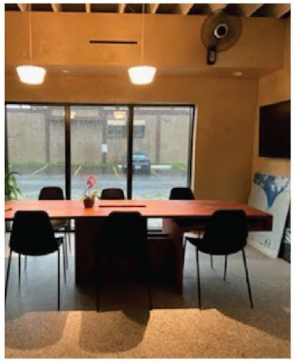
SOUTH FLORIDA STUDIO

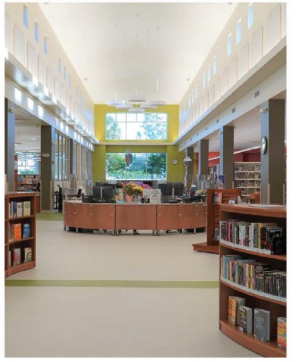
Fort Lauderdale, FL

Brooks + Scarpa is a collective of architects, designers and creative thinkers dedicated to enhancing the human experience. Honored with the Smithsonian Cooper- Hewitt National Design Award, the firm is a multi-disciplinary practice that includes architecture, landscape architecture, planning, environmental design, materials research, graphic, furniture and interior design services that produces innovative, sustainable iconic buildings and urban environments.

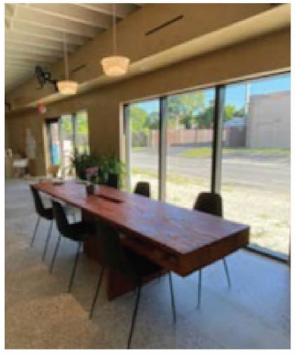
Ranked 2nd Overall top Architecture Firm in the USA by Architect Magazine and 333rd worldwide by Design Intelligence, Brooks + Scarpa is considered one the premier design firms in architecture, having been recognized with some of the most prestigious honors in the profession.

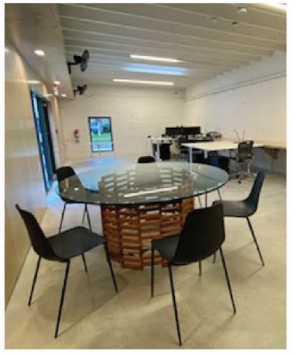
The firm's work has been exhibited worldwide including venues such as The Museum of Contemporary Art Los Angeles, The National Building Museum, Portland Museum of Art, the Kwangju Bienale and has also appeared on The Oprah Winfrey Show.

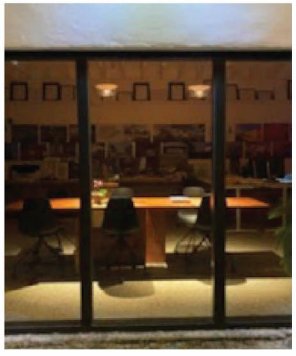








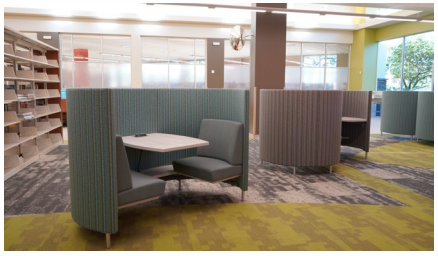




Palm Beach County: Wellington Library

West Palm Beach, FL



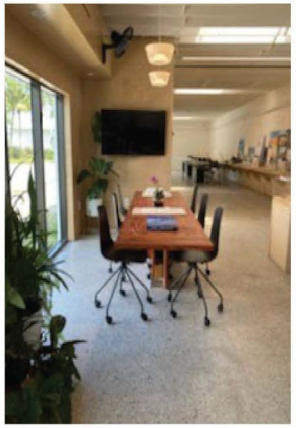






Palm Beach County: Lantana Library

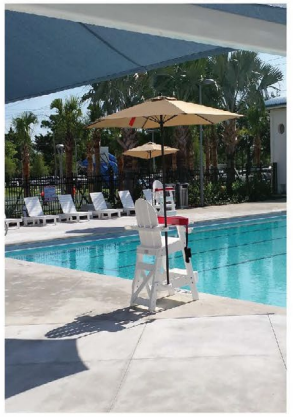
Lake Worth, FL













NOTABLE PARTNERS

BROOKS SCARPA

CONTIN
AACHITECTURE+ DESIGN

Song + Associates, Inc.
Architecture • Planning • Interior Design

Professional Bank

PGAL

1nves1s
investors and experts in
sustainable infrastructure

NOTABLE CLIENTS

THE SCHOOL DISTRICT PALM BEACH COUNTY

PalmBeach
INTERNATIONAL AIRPORT

SEMINOLE TRIBE OF FLORIDA
Tribal Council
IN GOD WE TRUST

PALM BEACH COUNTY FLORIDA

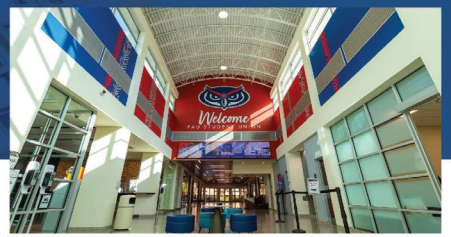
HallandaleBeach

HallandaleBeac

FLORIDA ATLANTIC UNIVERSITY
EST. 1961

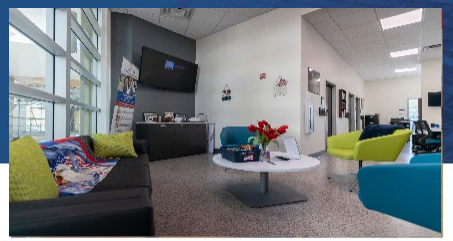
STEELHOMES

OUR PROJECTS



Florida Atlantic University Student Union

Boca Raton, FL



FAU Veterans Affairs Office Renovations

Boca Raton, FL



Brooks + Scarpa South Florida Studio

Fort Lauderdale, FL



Health Trust Workforce Solutions Lobby Renovations

Sunrise, FL,



Wellington Library



Lantana Library



Sugar Sand Park

Boca Raton, FL



Joseph Scavo Park

Hallandale Beach, FL



Prince Field Park

Miami Springs, FL



B.F. James Park

Hallandale Beach, FL



South City Beach Park

Hallandale Beach, FL



West Riviera Beach Elementary School (2024)

Riviera Beach, FL



The Florida Highwayman Museum

Fort Pierce, FL (In-progress)



Wellspring Health Medical Center



Miami Beach Police HQ Renovations



The Historic Barclay Apartments

Miami,Beach, FL (In Progress)



Hallandale Beach Affordable Housing Development

Hallandale Beach, FL (In-Progress)



PBC Water Treatment Plant No. 2 Renovations

Boynton Beach, FL (In-progress)



Ahfachkee Lower School, and Cym

Clewiston, FL



Exotic Optical Eyewear

Fort Lauderdale, FL



PBIA Fire-Rescue Station #81 Renovations

Palm Beach, FL

Planning Board **6. c.**

Meeting Date: 01/08/2024

Re: 1204 Avenue E

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT:

RFP 2024-011 - Disposal of Surplus Property – 1204 Avenue E

SUMMARY:

The City of Fort Pierce is the owner of real property located at 1204 Avenue E, identified by Parcel ID: 2404-823-0007-050-7, with a legal description of: WALLACE`S S/D E 86 FT OF LOT 8-LESS N 150 FT AND LESS S 5 FT- (OR 4080-2366). The property was declared surplus by the Fort Pierce City Commission on January 19, 2021, via Resolution 21-R10. Request for Proposal (RFP) number 2024-011 was issued on October 27, 2023. The invitation was sent to 455 vendors. Ten (10) vendors requested specifications with three (3) responding.

City staff evaluated the responses cumulatively as follows:

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Progression Properties, LLC	70	41	70	65	246
Vincent Marcellino	72	65	82.5	85	304.5
Telco Investments, LLC	87	67	80	85	**319**

RECOMMENDATION:

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 1204 Avenue E, identified by Parcel ID: 2404-823-0007-050-7, with a legal description of: : WALLACE`S S/D E 86 FT OF LOT 8-LESS N 150 FT AND LESS S 5 FT- (OR 4080-2366)) to Telco Invesements, LLC.

ALTERNATIVES:

Do not recommend award.

RESPONSIBLE STAFF:

Miriam Garcia, Redevelopment Specialist

COORDINATED WITH:

Economic Development Manager
Purchasing Division

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2024
Account: N/A
Amount: $25,000
OTHER INFORMATION:
Purchase price $25,000

Attachments

RFP No 2024-011 Proposal Doc
Evaluation Criteria
Submittal Progression Properties, LLC
Submittal Vincent Marcellino
Submittal Telco Investments LLC
Cumulative Evaluation Results

Form Review

Form Started By: Miriam Garcia
Started On: 12/21/2023 02:10 PM
Final Approval Date: 01/03/2024

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-011**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1204 AVENUE E**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **2:00PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: _____ **Mailing Address:** _____ _____	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X_____ _____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number:	**Payment Terms:**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

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SECTION I

GENERAL CONDITIONS, INSTRUCITONS, AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE BID SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO RESPONSE

If not submitting a bid, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine the lateness of any proposal. It is the Proposer's sole responsibility to assure that his/her proposal is complete and delivered at

the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.cityoffortpierce.com and Demandstar https://www.demandstar.com .

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail, and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail, and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document. The invoice shall contain the Bidder's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 8. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the

City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by

individual item, group of items, “All or None”, or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Offer to Purchase/Invitation to Bid and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product bid, and capable of producing or providing the items bid, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. PUBLIC RECORDS

Sealed proposals, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the proposals, proposals, or final replies, whichever is earlier.

33. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

34. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

35. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-439(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. RFP OPENING DATE

Proposals are due on or before **2:00PM, Monday, November 13, 2023**.

2. SUBMISSIONS OF PROPOSALS

Electronic format only.

OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided in the attachment sections of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 2:00PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. INQUIRIES/QUESTIONS

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Redevelopment Specialist with a copy to the Purchasing Manager:

TO
Miriam Garcia
Redevelopment Specialist
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
mgarcia@cityoffortpierce.com

COPY
Gelencia Carter, MPA
Purchasing Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
purchasing@cityoffortpierce.com

3.2 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.
Are as follows:

SECTION III

STATEMENT OF WORK

1. OBJECTIVE

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. The City of Fort Pierce and Fort Pierce Redevelopment Agency sell City and FPRA-owned real property declared as surplus. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have declared surplus and now offer for sale the following described real properties (the "Properties") owned by the City of Fort Pierce or Fort Pierce Redevelopment Agency (the "FPRA"):

- **1204 Avenue E**

2. GENERAL PROPERTY CONDITIONS

The subject property is listed as follows:

1204 Avenue E – Parcel ID# 2404-823-0007-050-7

The subject property is located at 1204 Avenue E in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.29 acres or 12,470 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants and beaches.

The St. Lucie County Property Appraiser property detail for 2404-823-0007-050-7 is included as Exhibit "A".

The property is zoned Medium Density Residential R-4.

3.

TERMS AND CONDITIONS

Sale of this property will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and encumbrances.

The sale shall be conditioned upon the offer and submittal requirements. The Proposer will be responsible for all costs to meet code requirements, and other construction costs, if necessary. If the buyer does not commence construction within 18 months of closing, there may be a possibility of reverter. The City, at its sole option, may exercise its reversionary interest in the event the developer does not comply with the deed restrictions.

4. **MANDATORY DEPOSIT**

A security deposit of ten percent (10%) of the purchase price will be due from the highest ranked proposer in the form of a certified or cashier's check, payable to the City of Fort Pierce. The security deposit must be submitted within 7 calendar days of notification of highest ranked proposer. The deposit must be received prior to the recommendation of award to appropriate governing body. If the deposit is not received, the City at its sole discretion may award to the second highest ranked respondent, cancel, or reissue the solicitation.

The security deposit will be returned if the proposal is not accepted by the governing body within ninety (90) days. Should the proposal be accepted, the deposit will be applied to the purchase cost.

5. PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following three (3) tabs:

TAB 1: PROPOSER SUMMARY

1. Developer – If you are a developer – 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. OR
2. Owner/Occupant – If you are neighboring property owner or future occupant, please provide a letter explaining why you want to purchase the property.
3. Financial Capacity - Proposers proof of financial ability to complete the development project including the construction. 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.

TAB 2: DEVELOPMENT PLAN

1. Preliminary Building Plans- Preliminary building plans including elevations floor plans, facades, and landscaping.
2. Project Timeline- Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.
3. Construction Budget/Cost Estimates - improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.
4. Utilization - Will this be your primary residence? If not, what do you intend to develop the property for?
5. Required Forms
    a. Request for Proposer Acknowledgement Page
    b. Offer to Purchase/Bid Response Form

6. SELECTION PROCESS/EVALUATION CRITERIA

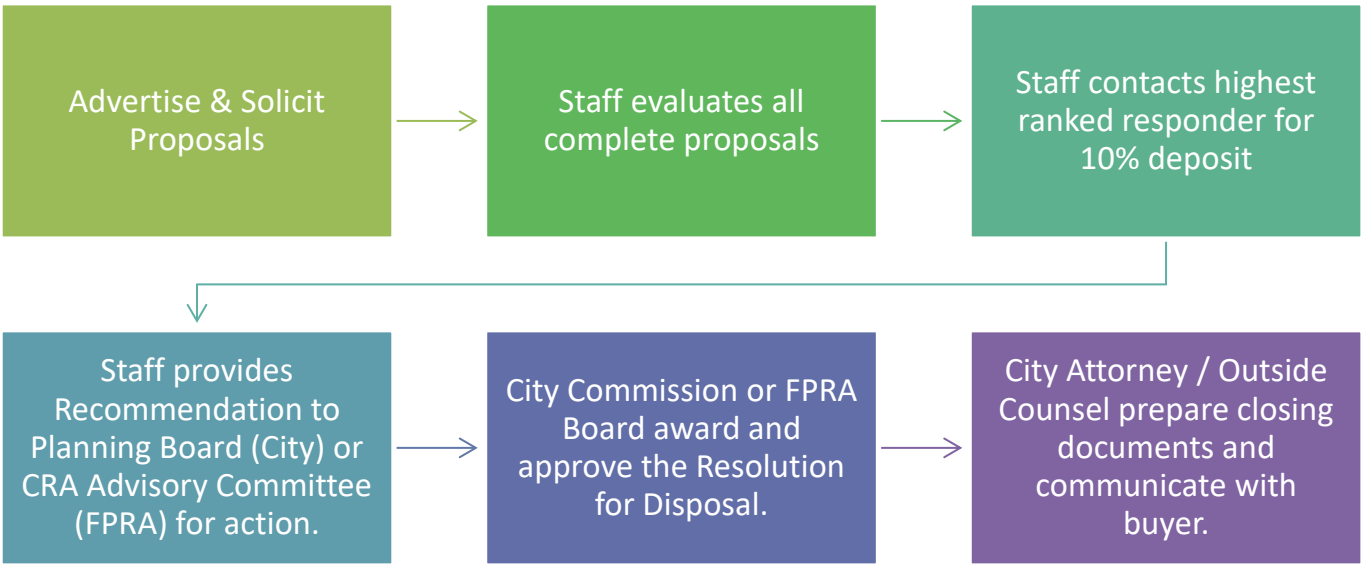
The City of Fort Pierce shall select the best responsive proposer/proposal based upon the evaluation criteria, see below.

Proposals will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the proposal itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

Scoring/Evaluation Criteria For Acceptance of Submittals	**Possible Points**
Development Plan	**MAX 20**
Preliminary building plans including elevations, floor plans, facades, landscaping plan	20
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	**MAX 20**
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	**MAX 10**
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct)	**MAX 15**
Property Utilization - Developed for Residential Use	**MAX 20**
Owner Occupied	20
Develop for Resale	15
Neighboring property owner	10
Develop as Rental Property	5
Narrative/Summary of development	**MAX 15**
Total Project Score	**100**

7. AWARD PROCESS



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-011

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): _____

Address: _____

Day time Phone Number: _____ Mobile Number: _____

Email: _____

INTENDED USE:
I/we propose to use the property for:

_____

_____

_____

Will this property be your prime residence? _____ Yes _____ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

_____
_____
_____
_____
_____
_____
_____(Attach pages as needed)

Total value of all proposed improvements to the property: $_____

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $_____ 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 in the tabbed format as describe above. Only complete bids will be considered

_____Yes	___No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_____Yes	___No	**Timeline to complete construction project**
_____Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_____Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____

Bidder of Authorized Representative

_____

Typed Name

_____

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?		
Is the proof of Financial Ability/Letter from financial institution included?		
Does the Development Plan included:		
Preliminary building plans included		
Timeline to complete the construction project		
Construction cost estimates included		
Landscaping plans		
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?		
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?		
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

EXHIBIT “A”

Property Information Card

1204 Avenue E
2404-823-0007-050-7



The subject property is located at 1204 Avenue E in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.29 acres or 12,470 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants and beaches.

PARCEL ID:

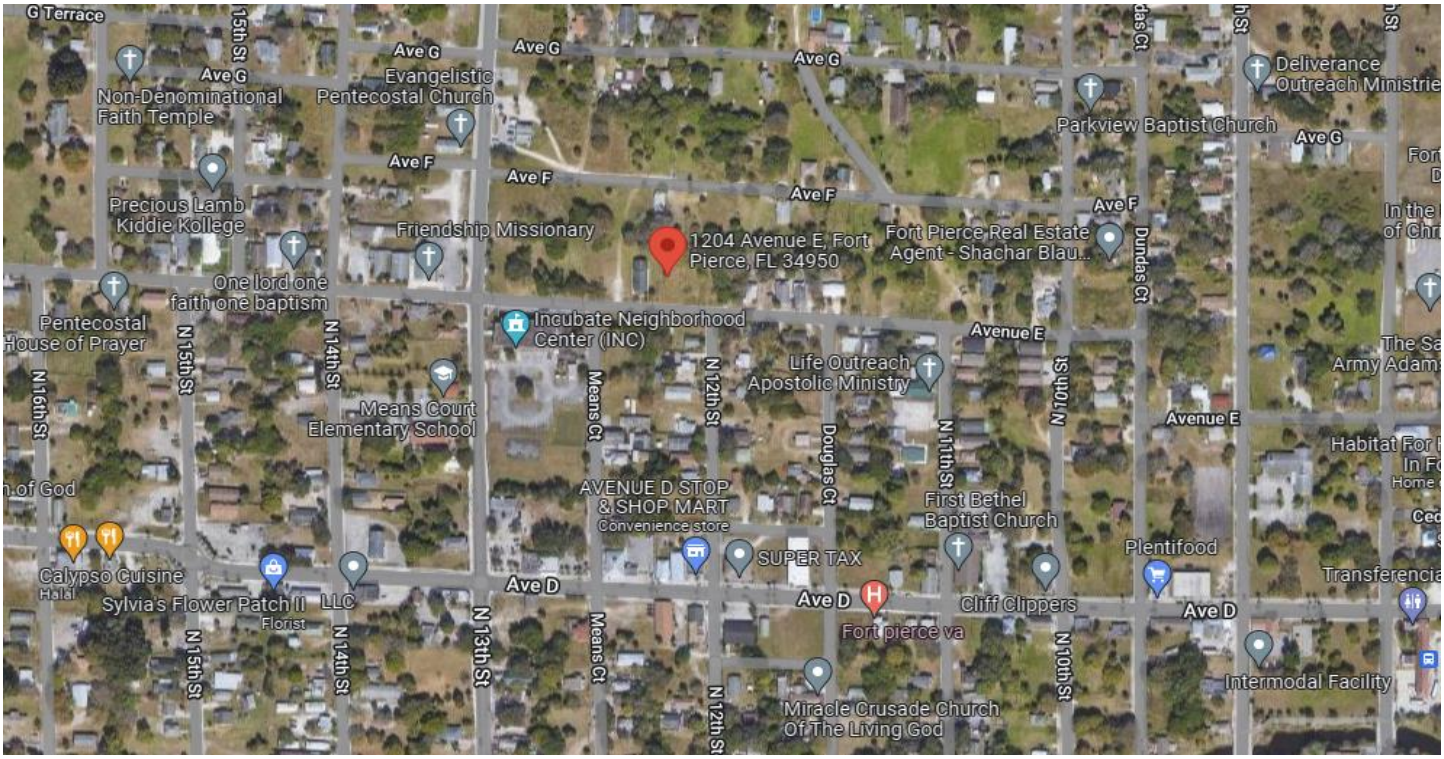
2404-823-0007-050-7

LOT SIZE:

0.29 ac or 12,470 sf

ZONING:

R3 – Medium Density Residential


G Terrace
15th St
Ave G
Non-Denominational Faith Temple
Evangelistic Pentecostal Church
Deliverance Outreach Ministrie
Parkview Baptist Church
Ave F
Precious Lamb Kiddie Kollege
Friendship Missionary
1204 Avenue E, Fort Pierce, FL 34950
Fort Pierce Real Estate Agent - Shachar Blau...
Dundas Ct
One lord one faith one baptism
Pentecostal House of Prayer
Incubate Neighborhood Center (INC)
Avenue E
N 16th St
N 15th St
N 14th St
Means Court Elementary School
Means Ct
N 12th St
Life Outreach Apostolic Ministry
N 10th St
N 11th St
Douglas Ct
AVENUE D STOP & SHOP MART
Convenience store
First Bethel Baptist Church
SUPER TAX
Plentifood
Calypso Cuisine
Halal
Sylvia's Flower Patch II
Florist
LLC
Ave D
Cliff Clippers
Fort pierce va
N 13th St
Intermodal Facility
Miracle Crusade Church Of The Living God


Avenue G
N 10th St
N 12th St
Avenue F
N 14th St
Avenue E
N 13th St
Means Ct
N 12th St
Douglas Ct
N 11th St

EVALAUTION MATRIX
DISPOSITION OF CITY SURPLUS PROPERTY - 1204 AVENUE E
RFP NO. 2024-011

CRITERIA		RESPONDENTS		
		Progressions Properties, LLC. Vero Beach, FL	**Vincent Marcellino** Port St. Luice, FL	**Telco Investments, LLC** Boynton Beach, FL
DEVELOPMENT PLAN - MAX 20				
Preliminary bulding plans including elevations, floor plans, facades landscaping plan	20			
Sketches of plans to be developed	15			
Detailed description with no drawings	5			
TIMELINE TO COMPLETE CONSTRUCTION - MAX 20				
Within one year	20			
Between 1 to 2 years	15			
More than 2 years but less than 3 years	5			
PROOF OF FINANCIAL ABILITY - MAX 15				
Letter from Financial institution, proof of financial ability to purchase lot & construct				
CONSTRUCTION COST ESTIMATES - MAX 10				
Detailed cost estimate from licensed contractor	10			
Proposer estimated cost with no 3rd party backup	5			
PROPERTY UTILIZATION - RESIDENTIAL USE - MAX 20				
Owner Occupied	20			
Develop for Resale	15			
Neighboring property owner	10			
Develop as Rental Property	5			
NARRATIVE/SUMARY OF DEVELOPMENT - MAX 15				
TOTAL		0	0	0

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	RFP No: 2024-011
Mandatory Site-Visit: N/A	RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1204 AVENUE E
Mandatory Site-Visit Location: N/A	Proposal/Bid Opening Location: Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time 2:00PM, MONDAY, NOVEMBER 13, 2023	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.
Proposer Name: Progression Properties LLC Mailing Address: 2415 Lake Ibis Lane SW	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Vero Beach, FL 32962	Typed or Printed Name: Pamela C Wright
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Managing Partner
Incorporated in the State of: Nevada Year: 2016	Delivery in _____ days, After Receipt Order
Phone Number: 407-257-1678	Payment Terms:
Fax Number: 772-257-6908	FEIN or SS Number: 81-4752136
E-Mail Address: progressionproperties llc@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-011

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): Progression Properties LLC

Address: 2415 Lake Ibis Lane sw Vero Beach FL

Day time Phone Number: 407-257-1678 Mobile Number: 407-257-1678

Email: Progressionproperties llc @ gmail. com

INTENDED USE:
I/we propose to use the property for:

New Construction Single-Family Residence

Will this property be your prime residence? _____ Yes ___✓___ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

New construction of single-family residence. See details in cover letter.

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 165,000

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $ 5,500- 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 in the tabbed format as describe above. Only complete bids will be considered

✓ Yes ___ No **Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.

✓ Yes ___ No **Timeline to complete construction project**

✓ Yes ___ No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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 **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

✓ Yes ___ No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Bidder of Authorized Representative

Pamela C. Wright

Typed Name

11/12/2023

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Does the Development Plan included:		
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization	✓	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	✓	
Proposal envelope is marked accordingly	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL: P.L. Cuppett

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 1204 AVENUE E
RFP NO. 2024-011

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: _____
Manual

Signature: Pamela C. Wright
Typed or Printed

Company Name: Progression Properties LLC

Address: 2415 Lake Ibis Lane SW
Vero Beach, FL 32962

Date: 11/12/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

Progression Properties, LLC

Progressive Real Estate Development Co.

2415 Lake Ibis Lane sw, Vero Beach, FL 32962

Phone: 407-257-1678; Fax: 772-257-6908

Email: progressionpropertiesllc@gmail.com

www.progressionproperties.net

11/12/2023

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, Florida 34950

Dear Selection Committee,

I am pleased to present this proposal for the purchase of the property located at 1204 Avenue E, Parcel Identification 2404-823-0007-050-7 Fort Pierce, Florida. I am very familiar with the location of this property and the intimately knowledgeable of the City's proposed revitalization plans for the Lincoln Park community. I believe the proposed development plans presented in this offer for purchase further the mission of the City's revitalization vision for Lincoln Park and addresses the need of the community for affordable housing.

I am a veteran, woman owned minority business since 2016. I am uniquely in tune with the cultural and heritage of Lincoln Park and view the development and workable housing infill through the lens of the community. The current entry-level housing market is in need of single-family homes that will complement the existing infrastructure, in line with future growth and development for the surrounding area while increasing property values.

The current trend in building materials and supplies has increased on average some 60% since the onset of the pandemic. The increase in prices are a direct result of the pandemic and the trend in higher costs for materials has remained steady over the past 24 months. This trend has created a financial bubble for builders, contractors, suppliers and transport companies and the cost of business is passed on to the end consumer. It is predicted that by the end of the year, supply will catch up with the market and costs will decrease to pricing that will make building less expensive. This will be timely for our project as permits will be obtained and land clearing will take place.

Our team is excited about the opportunity to build single-family residential homes for working families to make memories and support the local economy at the same time.

I look forward to presenting our vision to your committee.

Sincerely,

Pamela E. Carithers
Managing Partner

Intended Use of Property

The intended use of the subject property is to construct a single family 3-bedroom 2-bath one car garage with two parking spaces. The proposed construction will be consistent with the existing single-family residential building codes. It is our goal to provide access to entry-level homes that are workable and affordable to the community while maintaining the historical integrity of the area. This intended use of the property will improve the availability of affordable housing and home ownership. The intended use will create equity in the neighborhood and support various uses associated with the neighboring redevelopment plan of the City of Fort Pierce.

Minority Participation and Outreach Plan

Progression Properties is owned and operated by a Veteran, Woman Owned, African American Minority Business Enterprise located in Vero Beach, Florida. Our policy is to make a concerted effort to contract with minority and women owned businesses in Fort Pierce and St. Lucie County. The local projects have been contracted with the same General Contractor, which is a minority; the Electrical, Plumbing, A/C subcontractors are all minorities; and the crews consists of members of the minority group. This team is the same team that moves from one house to the next for all local projects. This model ensures a consistent, professional work product and contributes to the local economy. Our outreach program is to continue to contract with minority vendors in the Fort Pierce and St. Lucie County area in every phase of the project. This approach bridges the generational investment in the local workforce and levels the playing field in the contracts awarded to minority/women owned business enterprises (M/WBE).

Proposed Commitment Date

The proposed commencing date is within six months after the sale of the property to develop a full set of plans and apply for permits. Upon approval of permits, we will break ground and commence to land clearing and building the single-family home. Anticipated project completion 18-24 months.

Value of Improvements:

Total cost of construction is $153,600.00. ***See attached as attachment A.***
This figure is based on contractor grade materials and supplies and estimated labor at a rate of $120.00 per square foot for a 1200 square foot single family home. Landscape improvements will be living trees, and shrubs planted for purposes of enhancing the aesthetic value of the property.

Proof of Financial Ability

Bader's Financial Center, 359 Lanternback Island Drive, Satellite Beach, FL has provided a proof of funds by an approval letter. ***See attached as attachment B.***

Summary of Experience:

Developer/Investor

Progression Properties LLC, is a real estate investment firm specializing in the acquisition of properties both residential and commercial at a discount since 2016. Pamela Carithers, managing partner, holds an MBA in Marketing and a B.S. in Computer Information Systems. She has more than 25 years of corporate; architectural, engineering and construction; nonprofit and real estate investing experience.

Progression Properties portfolio of properties includes four renovated properties that were sold to the open market, two properties in the middle of renovations; and two new construction build breaking ground. Of the remaining properties, one is a multi-family triplex and the other is a single-family residence. Progression Properties has redeveloped four properties in Fort Pierce, one multi-family and three single family residences. The property in Boynton Beach will be sold upon completion of renovations.

Contractor

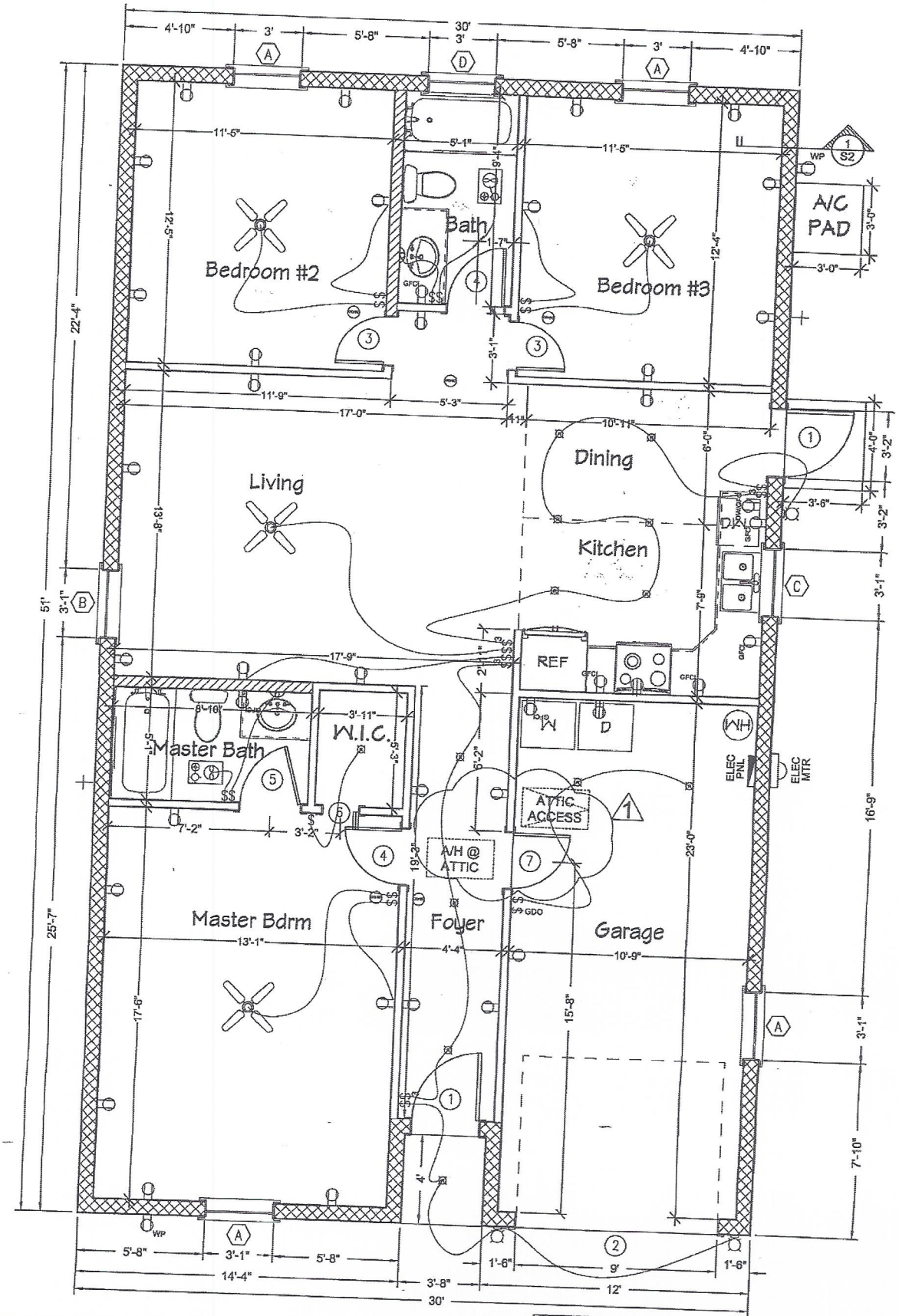
Andros Construction and Andros Roofing, is a general contractor and roofing contractor with more than 18 years of experience in the construction. Andros Construction specializes in commercial and residential roofing and foundations. The company started in 2000. And while they perform all types of building structural projects, they specialize in both roofing and foundations, projects requiring all phases of low-slope roofing, architectural sheet metal, and specialized steep slope applications. They offer help, education and advise to their customers when their customers are making decisions about material and specification choices.

They have 18 years of experience in the roofing industry and 20 years of experience in foundation work. They have a team of hard-working professionals who bring skill and "attention to detail," to every project. In 2018, they opened up our larger office on Frist Blvd in Fort Pierce to meet the rising demand for qualified roofers in this area. There sales have increased each year in business, and have completed projects of all sizes.

Andros construction has established a reputation as one of St. Lucie County's leading roofing contractors. We strive to consistently deliver high-end results at an affordable price. Our customers trust us to protect their families and investments with quality craftsmanship, and courteous, reliable service. A copy of the license and liability insurance is included as ***Attachment C.***

ATTACHMENTS

ATTACHMENT A
VALUE OF IMPROVEMENTS/COSTS



FLOOR PLAN

SCALE: 1/4" = 1'-0"

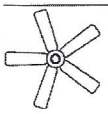
EXTERIOR 8" CMU WALLS

INTERIOR 6" FRAME WALLS

INTERIOR 4" FRAME WALLS

NOTE: AIR HANDLER MUST HAVE A SECONDARY DRAIN PAN WITH AN AUTOMATIC SHUTOFF FOR OVERFLOW.

ELECTRICAL LEGEND



CEILING FAN
W/ LIGHT FIXTURE

CEILING MOUNTED
RECESSED LIGHT

WALL MOUNTED SCONCE



CEILING MOUNTED
EXHAUST FAN/LIGHT COMBO

LIGHT SWITCH

3-WAY LIGHT SWITCH

GDO
GARAGE DOOR OPENER SWITCH

ELEC PNL
ELECTRICAL PANEL

ELECTRICAL METER

HOSE BIB

WIRE INDICATION

110 V. RECEPTACLE

SWITCHED RECEPTACLE

GFI
GROUND FAULT
INTERRUPTER RECEPTACLE

WP
WEATHER PROOF/GFI
RECEPTACLE

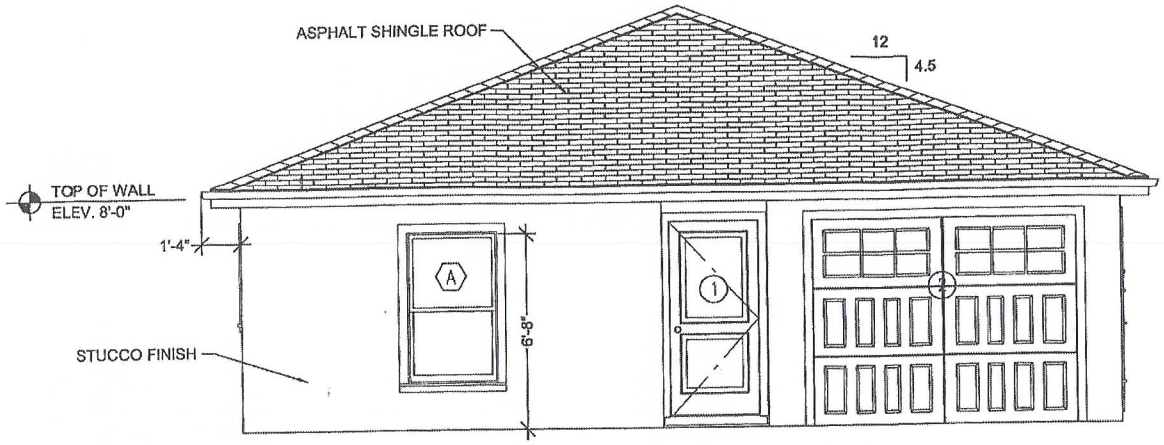
COMBO CARBON MONOXIDE
/SMOKE DETECTOR

1.5 IN MIN SIZE CONDUIT
2/0 CU UNDERGROUND CONDUCTOR
4 CU NEUTRAL (MIN)

GROUNDING ELECTRODE SHALL COMPLY W/ NEC 250-66.12
CONDUCTOR TO BE #4 COPPEI
5/8" X 10' CU. CLAD GROUND RO

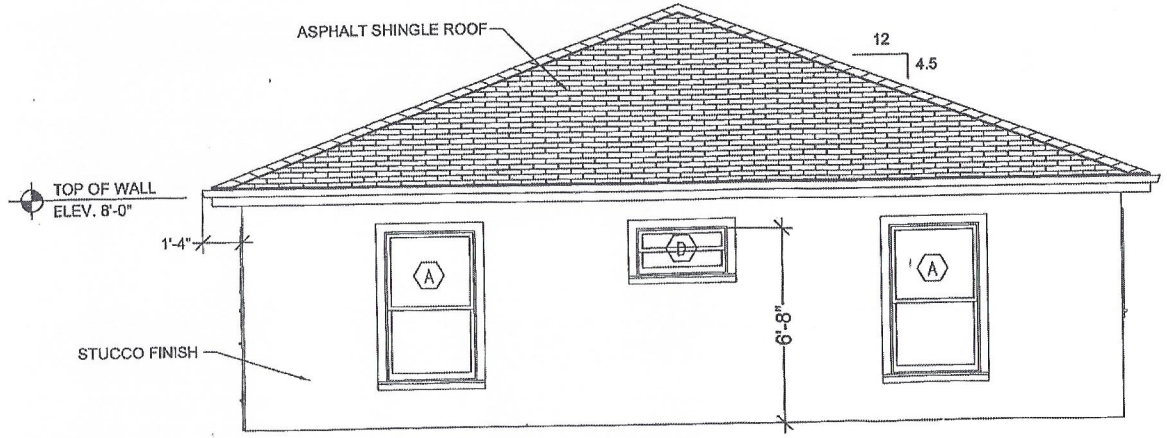
GROUND TO WATER PIPE & BUILDING STE

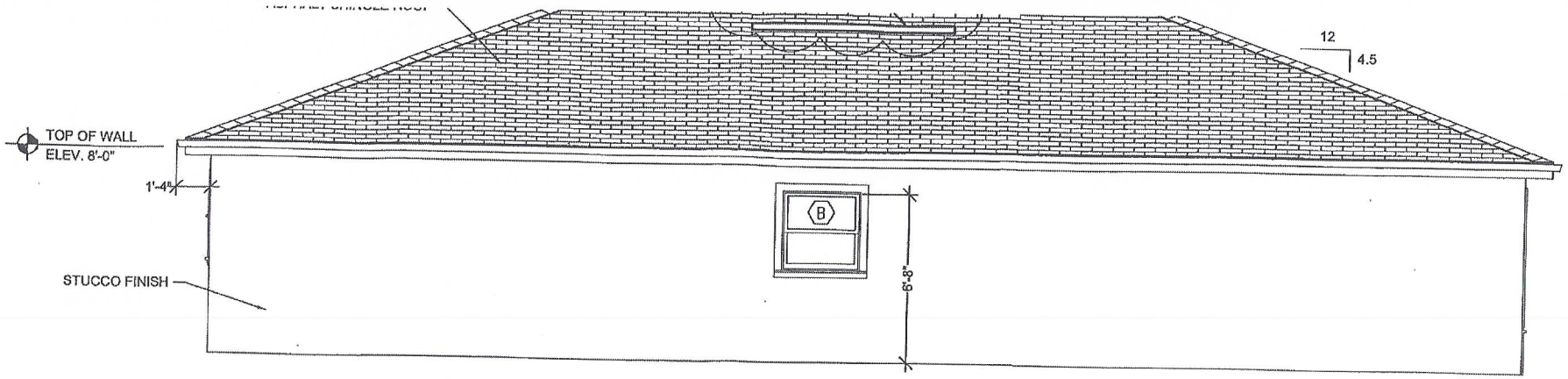
E



FRONT ELEVATION

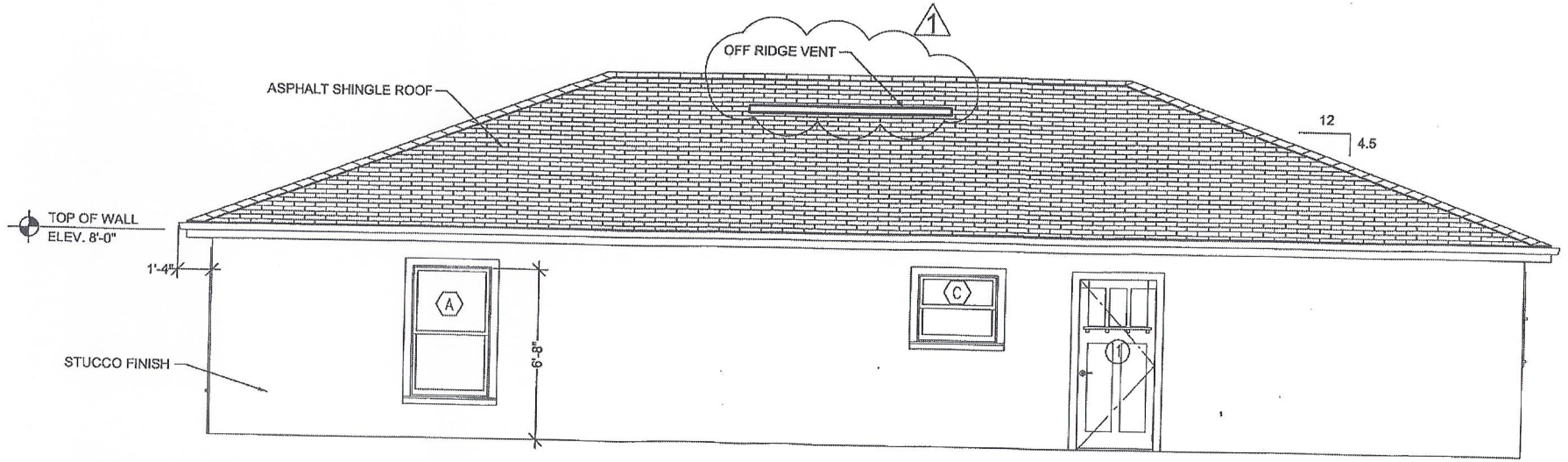
SCALE: 1/4" = 1'-0"





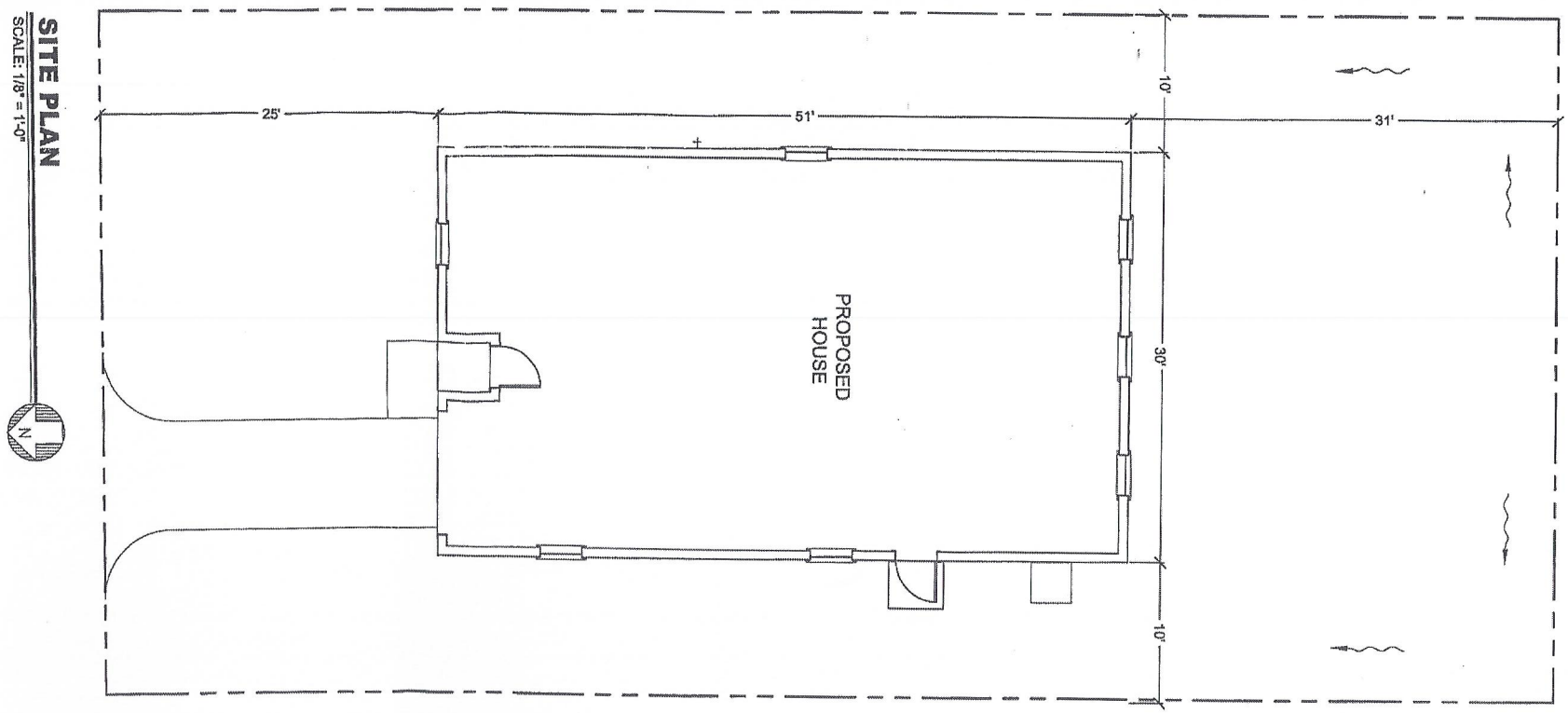
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATIONS

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

JOB NO.	19-0007
DESIGNED	CJW
DRAWN	AER
DATE	DEC 2018
CHECKED	RV
DATE ISSUED	12-20-2018
SCALE	AS NOTED

△	REVISIONS	DATE
1	PER BLDG DEPT.	09-17-18
2		
3		
4		
5		
6		
7		

ATTACHMENT B
PROOF OF FINANCIAL ABILITY

BADER'S FINANCIAL CENTER INC.

359 Lanternback Island Drive, Satellite Beach, Fl. 32937
305-310-1018 baderfinancial@gmail.com

November 10, 2023

Buyer: 1204 Avenue E Land Trust, Common Wealth Trust Services, LLC, Andrea Hosch, Esq. as Trustee and Progression Properties, Beneficiary
(Andrea Hosch, Esq. (407) 755-1010, 122 E. Lake Avenue, Longwood FL 32750)

Subject: $ 5,500.00 and The Purchase of:

Property: 1204 Avenue E, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2404-823-0007-050-7 Legal Description: WALLACE'S S/D E 86 FT OF LOT 8-LESS N 150 FT AND LESS S 5 FT- (OR 4080-2366)

Seller: Fort Pierce Redevelopment Agency 100 N. US Highway 1, Ft. Pierce, Fl. 34950

To Whom It May Concern: (City of Fort Pierce – 100 N. US Hwy 1, Ft. Pierce, Fl.31950,

This is to confirm the above borrower has been pre-qualified and approved by our Private Lending Company for a First Mortgage in an amount sufficient to purchase the above-mentioned property.

This letter is issued on their behalf, after thorough analyses of their credit, income, savings and the required cash to close.

We have also received all documents as requested and in a timely manner.

Please feel free to call me if you have any questions whatsoever.

Yours truly,

Omer S. Bader *(Signature on file as of 11/10/2023)*

President NMLS 393590

Bader's Financial Center Inc.

ATTACHMENT C
PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)

1908 Avenue G, Fort Pierce

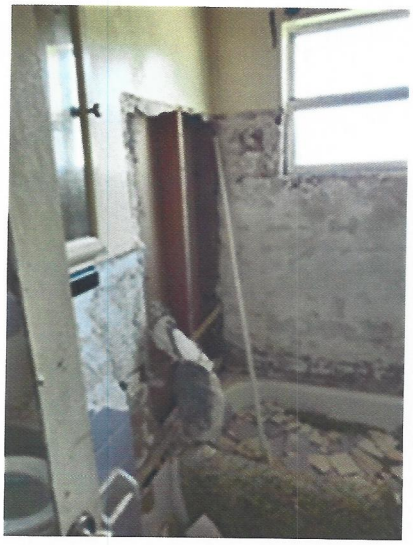
Before and After Pics













1902 N. 16th Street, Fort Pierce

Before and After









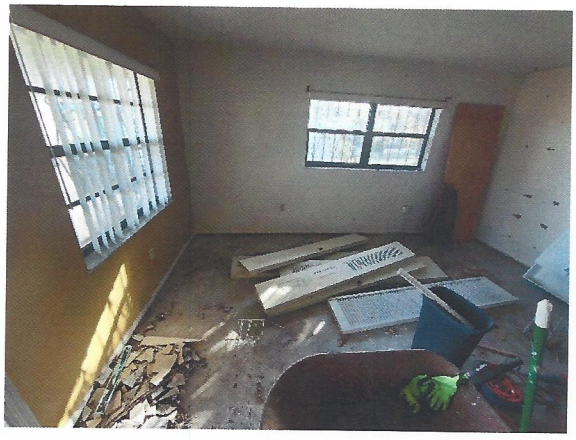




2903 Avenue R, Fort Pierce













ATTACHMENT D
CONTRACTORS LICENSE & INSURANCE

Licensee Details

Licensee Information

Name:	CONSTANT, LLOYD MITCHELL (Primary Name) ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)
Main Address:	2706 ATLANTIC AVE FORT PIERCE Florida 34947
County:	ST. LUCIE
License Mailing:	2706 ATLANTIC AV FORT PIERCE FL 34947
County:	ST. LUCIE
LicenseLocation:	

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1516095
Status:	Current,Active
Licensure Date:	09/08/2008
Expires:	08/31/2022

Special Qualifications	Qualification Effective
Construction Business	09/08/2008

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

Licensee Details

Licensee Information

Name:	**CONSTANT, LLOYD MITCHELL (Primary Name)** **ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Certified Roofing Contractor**
Rank:	**Cert Roofing**
License Number:	**CCC1327225**
Status:	**Current,Active**
Licensure Date:	**03/28/2006**
Expires:	**08/31/2022**

Special Qualifications	Qualification Effective
Construction Business	**03/28/2006**

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

Licensee Details

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	**ANDROS ROOFING*CONSTRUCTION LLC (Primary Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Construction Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**03/28/2006**
Expires:	

Special Qualifications — **Qualification Effective**

Alternate Names

View Related License Information
View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

IMPACT INSURANCE SERVICES LLC
18064 SW 33 Court
Miramar, FL 33029

CONTACT NAME: PAULETTE BROWN
PHONE (A/C, No, Ext): (954)885-3884 FAX (A/C, No): (954)885-3885
E-MAIL ADDRESS: impactserv@msn.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : NAUTILUS INSURANCE COMPANY	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

ANDROS ROOFING CONSTRUCTION LLC
2706 ATLANTIC AVENUE
FORT PIERCE, FL 34947

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			NN1181292	10/10/2020	10/10/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL CONTRACTOR - ROOFING CONSTRUCTION

CERTIFICATE HOLDER

CITY OF PORT ST LUCIE
BUILDING DEPT
121 SW PORT ST LUCIE BLVD.
BUILDING B
PORT ST LUCIE, FL 34984

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette Brown

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ATTACHMENT E
PROJECT SCHEDULE/TIMELINE

Project Timeline
Progression Properties LLC

Start Week	1-Jul-24

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Starting	1-Jul	24-Jul	10-Sep	5-Nov	12-Nov	12-Jan	15-Jan		6-Feb	24-Feb	15-Mar	25-Mar	30-Mar	1-Apr	20-Apr	1-May	15-May	28-May	Jun	July	
Phase One	Meeting with Contractor Team																				
		Meet with Design Team																			
			Develop New Contruction Drawings																		
				Submit Permit for Clearing Land																	
					Submit Permit Application																
Phase Two						Sign Subcontractor Agreements															
							Plans Review w/Planning & Building Dept														
							Present Plans to CRA Advisory Board														
									Present Design Plans to City Commission												
										Clearing land and grounds for site											
										Lay Foundation											
										Complete Rough Framing											
										Complete Rough Plumbing, Electrical, HVAC											
Phase Three											Install Insulation										
												Complete Drywall and Interior Fixtures									
													Start Exterior Finishes								
													Finish Interior Trim, Install Exterior Walkway								
														Install Hard Surface Flooring, Countertops							
														Complete Exteropr Grading							
														Finish Mechanical Trims, Install Bathroom Fixtures							
Phase Four																Install Mirrors, Shower Doors, Finish Flooring					
																	Exterior Landscaping				
																	Final Walk-Through				
																		Prsentation To City			

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	RFP No: 2024-011
Mandatory Site-Visit: N/A	RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1204 AVENUE E
Mandatory Site-Visit Location: N/A	Proposal/Bid Opening Location: Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time 2:00PM, MONDAY, NOVEMBER 13, 2023	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.
Proposer Name: Vincent Marcellino Mailing Address: 8015 Plantation Lakes Dr	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Port St. Lucie, FL 34986	Typed or Printed Name: Vincent Marcellino
Type of Entity (Select one): Corporation _____ Partnership N/A _____ Proprietorship _____	Title:
Incorporated in the State of: Year:	Delivery in 2 days, After Receipt Order
Phone Number: 954-914-5090	Payment Terms: Cash
Fax Number:	FEIN or SS Number:
E-Mail Address: Horizon-palms@hotmail.com	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-011

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): Vincent Marcellino

Address: 8015 Plantation Lakes Drive Port St. Lucie , FL 34986

Day time Phone Number: 954-914-5090 Mobile Number: 954-914-5090

Email: Horizon-palms@hotmail.com

INTENDED USE:
I/we propose to use the property for:

Purpose use for the above referenced property is a ground up new construction spacious two bedroom/two bath duplex with Lush landscaping

Will this property be your prime residence? _____ Yes __x__ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

Proposed development for the above referenced site is a new construction spacious two bedroom/ 2 bath duplex with lush Landscaping

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 520,000.00

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $ 21,000.00 for the property.

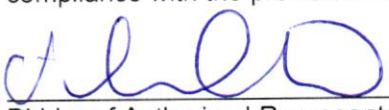
REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered

_X_ Yes ___ No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_X_ Yes ___ No	**Timeline to complete construction project**
_X_ Yes ___ No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed contractor.
_X_ 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.
_X_ Yes ___ No	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_X_ Yes ___ No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.



Bidder of Authorized Representative

Vincent Marcellino

Typed Name

11/08/2023

Date

SYNOVUS
the bank of here

Customer Information Sheet

Customer Name	VINCENT MARCELLINO III				
Email	HORIZON-PALMS@HOTMAIL.COM				
Address	8015 PLANTATION LAKES DR				
City	PORT SAINT LUCIE	**State**	FL	**Zip**	34986-0000
Customer Since	07/26/2013				

The Account Information Displayed Below Was Current As Of: 11/10/2023

Related Accounts

Product	Account Number	Relationship	Balance	Maturity Date	Interest Rate
Checking and Now Accounts					
Inspire Checking	[redacted]	Sole Owner	$ 2,005.88	N/A	0.050%
Savings and Money Markets					
Personal Savings	[redacted]	Joint	$ 1,598.75	N/A	0.150%
Signature Personal Savings	[redacted]	Sole Owner	$ 983.98	N/A	0.005%
Time Deposit CDs and IRAs					
CD 1 Year	[redacted]	Sole Owner	$ 26,363.59	02/17/2024	4.495%
CD 1 Year	[redacted]	Sole Owner	$ 247,259.79	03/17/2024	4.495%
CD 1 Year	[redacted]	Sole Owner	$ 38,063.94	02/17/2024	4.495%
CD 1 Year	[redacted]	Sole Owner	$ 166,488.26	03/17/2024	4.495%
CD 1 Year	[redacted]	Sole Owner	$ 248,451.58	02/17/2024	4.495%
Other Relationships					
Platinum Rewards	4764250009939504	CC Related	N/A	N/A	N/A
Household	2001300007489280	HH Related	N/A	N/A	N/A

All account balances listed are accurate as of the reporting date. The reporting date may vary by account types.
If you have questions about your account or any of the services we offer, please call me.

Sincerely,
Costa,Jeannie
Fort Pierce
1-800-334-9007

Member FDIC

SYNOVUS®

11/10/2023

Fort Pierce
2500 Virginia Ave
Fort Pierce, FL 34981

Vincent Marcellino

8015 Plantation Lakes Dr

Port Saint Lucie, FL 34986

To Whom It May Concern:

I, Juan Osejo, Universal Banker, am writing this reference letter for Vincent Marcellino, who is a trustworthy client. He has maintained a banking relation with Synovus Bank since 2013 and has a clear record of banking terms and relations.

With this letter, I confirm that all transaction made by Vincent Marcellino is up to our satisfaction and he has been a loyal customer of our bank since the time of his joining.

If you require any further information or have any additional questions, please do not hesitate to contact me at your convenience. You can reach me at 772-398-1388.

Sincerely,

Juan Osejo

Universal Banker

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Does the Development Plan included:		
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization	✓	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	✓	
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 1204 AVENUE E
RFP NO. 2024-011

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: _____
Manual

Signature: Vincent Marcellino
Typed or Printed

Company Name: N/A

Address: 8015 Plantation Lakes Dr

Port St. Lucie, FL 34986

Date: 11/08/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

From Desk of Vincent Marcellino

November 08,,2023

Summary

I Vincent Marcellino, have been a real estate investor for more than twenty years. During that time, I have bought, rehabbed, and managed a large portfolio of multifamily units in the Miami and Fort Lauderdale area. Since then, I have relocated to the treasure coast and now call St. Lucie County home.

Initially upon moving here I had no knowledge of the opportunity this area affords the natives as wells as an investor like myself. In the 5 plus years I have lived on the treasure coast I have been investing, networking, collaborating, and building a team of the best professionals the City of Fort Pierce has to offer. Now that the team is in place, we can begin the next phase of the Marcellino project.

The next phase of the Marcellino project includes acquiring additional lots as well as building duplex, Triplexes and Fourplexes with the intention of assisting the city and county in decreasing the number of housing units it currently lacks.

Regards,

Vincent Marcellino

CHDO BY SUNRISE CITY, INC.

5115 NORTH DIXIE HIGHWAY
PompanoBeach,Florida 33069
(561)702-6557 Cell
sunrisechdo@gmail.com

Residence:1204 Ave E

Toby T. Philpart -President
License# CRC1332466

Bid Proposal:

Date: November 06, 2023
Estimate: 2023-82
Expiration Date: December 10, 2023

Owner: **Vincent Marcellino**
Address: 1204 Ave E
City/State: Fort Pierce, FL 34950
Project: New Duplex

Scope of Work:

Plans, Architect, Engineer	$12,717.00
Permits	$20,000.00
Site Prep, Clearing, Grading, Demolition	$15,000.00
Foundation/Structural, Concrete, Walls	$20,000.00
Framing, Trusses, Sheathing	$23,000.00
Roof	$15,000.00
Exterior Windows & Doors	$. 8,787.00
Plumbing Rough-In	$18,000.00
Electrical Rough-In	$20,000.00
HVAC Rough-In	$18,000.00
Exterior Finish (Sliding, Veneer, Paint)	$16,000.00
Insulation (Walls & Ceiling)	$ 6,000.00
Interior Walls & Ceiling (Includes wall tile)	$10,000.00
Cabinets/Vanities (Countertops)	$10,000.00
Interior Trim, Doors, Mirrors	$ 9,000.00
Interior Paint	$ 8,000.00

HVAC: Finish (Furnace, condenser)	$ 6,500.00
Floor covering (carpet, vinyl, wood, tile)	$ 8,000.00
Plumbing: Fixture	$ 7,500.00
Electrical: Fixture	$ 5,000.00
Appliances	$10,000.00
Concrete (garage, driveway, walks)	$ 10,000.00
Water/Sewer (includes well, septic and city): Connections Rough-in	$ 8,000.00
Deck/Patio/Pool/Other Exterior Structures	$ 3,000.00
Landscaping	$ 7,000.00
Property Budget	$ 246,497.00
Contractors Fee	$ 24,649.70
Contingency Fee	$ 24,649.70
Total	$ 313,796.40

All proposals are guaranteed to be specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications 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 submitted or it is void thereafter at the option of the Undersigned.

Authorized Signature:_____ Date:_____

CHDO BY Sunrise City, Inc.

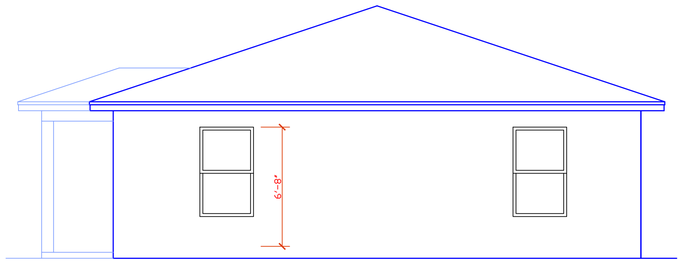
Accepted Signature:_____ Date:_____

Vincent Marcellino

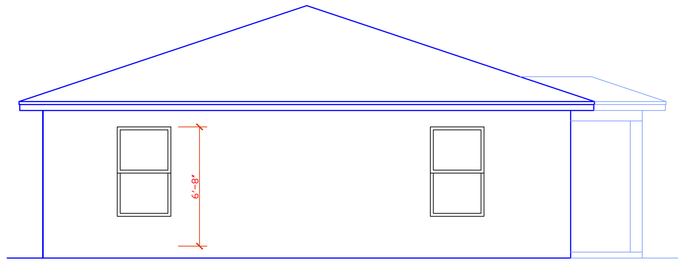
1204 AVE E CONSTRUCTION TIME LINE

PERMITING 3 MONTHS
FROM PERMITTING TO C.O. 6 TO 9 MONTHS

TOTAL ESTIMATED TIMELINE 12 MONTHS



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

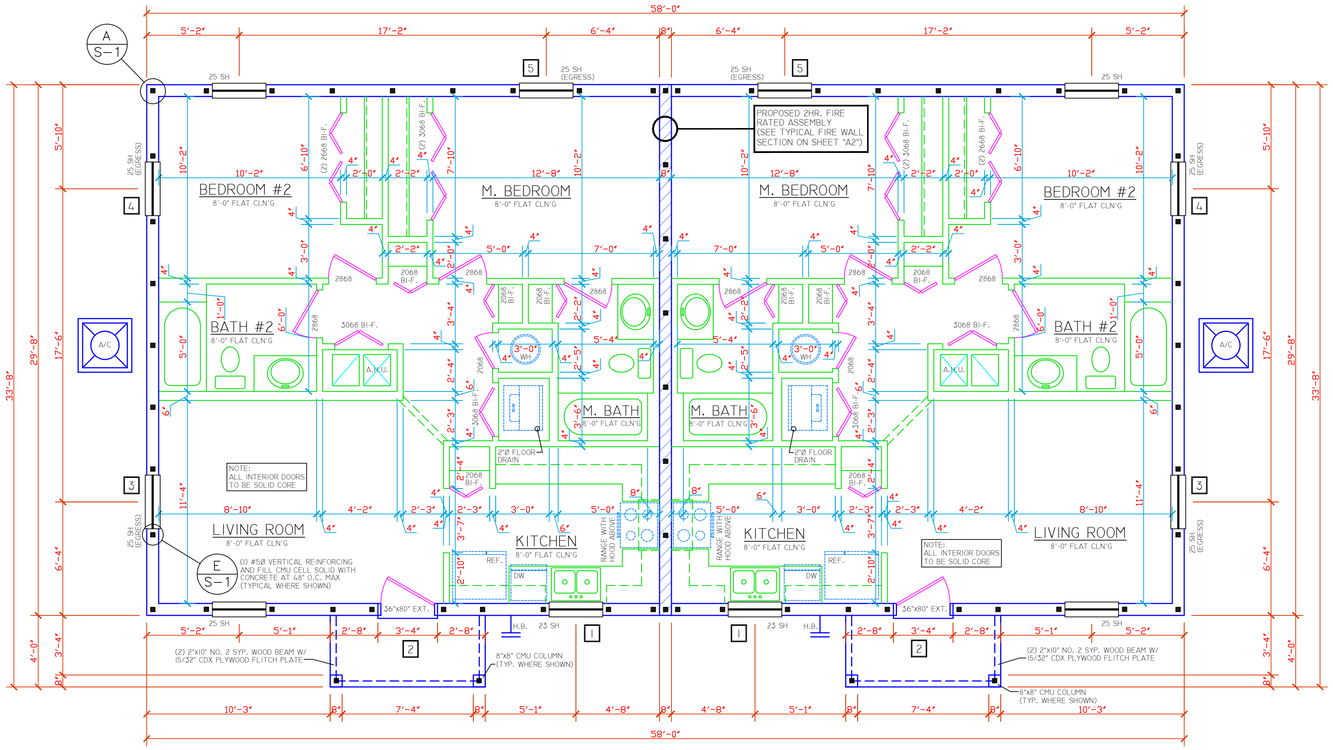
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.3 PSF / - 32.5 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



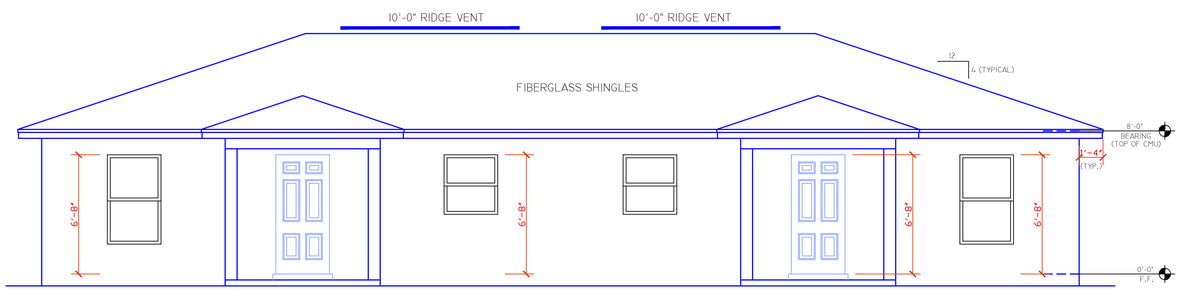
FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.

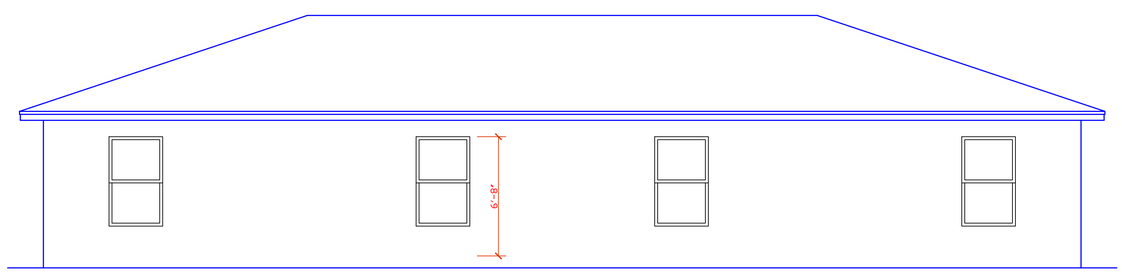
UNIT "102"

UNIT "101"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING INFORMATION	
Design Wind Speed	Nominal
Wind Velocity (mph)	170
Exposure	B
Internal Pressure	Enclosed
Height above ground (z) -(ft.)	0.0
Standard Wall Height - (ft.)	8.0
Mean Roof Height (h) - (ft.)	15.0
Building Width (ft.)	58.0
Building Length (ft.)	33.7
Roof Slope (x:12)	4.0
Roof Angle (degrees)	18.43
(a) Edge Strip (ft.)	3.37
End Zone (ft.)	6.73

ASCE 7-16

Wall Openings
(all wall openings: windows, doors, shutters, etc.)

Wind Load Program
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Windloadcalc.com
Your Window to Success

WIND LOAD DESIGN INFORMATION

INFO.	APPLYING WIND LOAD FOR:	ZONE	OPENING ELEVATION (ft.)	WIDTH (ft.)	LENGTH (ft.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	Nominal Wind Load Pressures: MAXIMUM NEGATIVE PRESSURE (psf)
WALL OPENING INFORMATION	1	4	4	3.2	3.3	10.6	31.1	-33.7
	2	4	4	3.0	6.7	20.0	29.8	-32.4
	3	4	4	3.2	5.2	16.6	30.2	-32.8
	4	4	4	3.2	5.2	16.6	30.2	-32.8

ATTIC VENTILATION CALCULATION UNIT "A" AND "B"

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 5.9 SQ. FT. OF ATTIC VENTILATION IS REQUIRED. OWNER/ BUILDER SHALL INSTALL A CONTINUOUS VENT STRIP IN STUCCO SOFFIT PROVIDING 6.8 +/- SQ. FT. OF VENTILATION. OWNER/ BUILDER SHALL ALSO INSTALL 10'-0" OF RIDGE VENTS PROVIDING +/- 1.2 SQ. FT. OF VENTILATION.

TOTAL PROVIDED VENTILATION = 8.0 SQ. FT. EXCEEDS THE REQUIRED 5.9 SQ. FT. OF VENTILATION REQUIRED.

NOTE:
CALCULATIONS FOR CONTINUOUS VENT IS BASED ON A VENT PROVIDING 9 SQ. IN OF VENTILATION PER LINEAR. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON AN OFF-RIDGE VENT PROVIDING .12 SQ. FT. OF VENTILATION PER VENT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS

SHEET INDEX

A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, ATTIC VENT CALCULATIONS, AND FLOOR PLANS
A2	NOTES, AND WALL SECTIONS
A3	LINTEL SCHEDULE, AND WALL SECTIONS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING NAILS SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ELECTRICAL RISER DIAGRAM
EP2	PLUMBING RISE DIAGRAMS, WATER SUPPLY DIAGRAMS, AND PLUMBING NOTES

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

GENERAL NOTES
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

REVISIONS
ISSUED: 3-9-23
1 10-5-23
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DANIEL@ETTE1350
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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

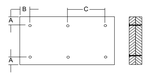
BUILDING I
508 N. 16TH ST. FORT PIERCE, FL 34950

A1
SHEET 1 OF 8

DRAWN BY
DANIEL FRECHETTE

NOTE:
COORDINATE ALL ROUGH PLUMBING LOCATIONS WITH OWNER SELECTED FIXTURES PRIOR TO CONSTRUCTION.

NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.



A = MINIMUM = 2" C = 16"
B = MINIMUM = 3"

CONNECTORS ARE: 3-1/4" PNEUMATIC GUN NAILS

2-PLY 2"x12" WOOD BEAM

WOOD BEAM CONNECTION DIAGRAM
N.T.S

CABINETRY NOTE:

CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

NOTE:
DRAWINGS INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC TO MAINTAIN WATERPROOF BARRIER TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTAINANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS

WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PIN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PIN = PNEUMATICALLY DRIVEN FASTENERS

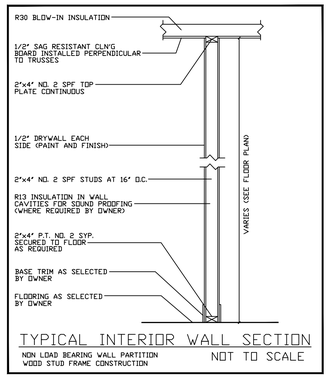
NOTES:
* MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
* EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
* EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

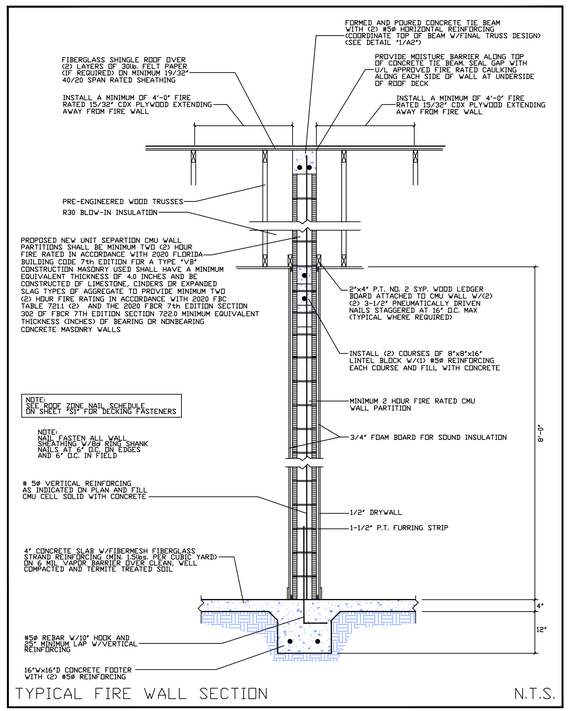


NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS



TYPICAL INTERIOR WALL SECTION
NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION
NOT TO SCALE

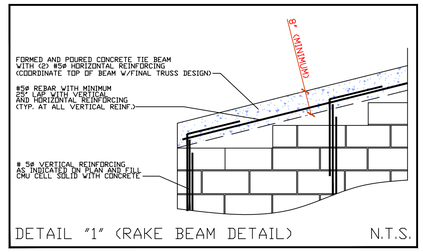


TYPICAL FIRE WALL SECTION N.T.S.

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R903.2.1 METAL FLASHING MATERIAL			
MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNE			1.25 (20 OZ)



DETAIL "1" (RAKE BEAM DETAIL) N.T.S.

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND DESIGN SPEED[D] (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS[I]	SEISMIC DESIGN CATEGORY[F]	SUBJECT TO DAMAGE FROM WEATHERING[A]	SUBJECT TO DAMAGE FROM FROST LINE DEPTH[B]	SUBJECT TO DAMAGE FROM TERMITE[C]	WINTER DESIGN TEMP[E]	ICE BARRIER UNDERLAYMENT REQUIRED[H]	FLOOD HAZARDS[G]	AIR FREEZING INDEX	MEAN ANNUAL TEMP[J]
NA	SEE FIG. R301.2(4)	NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX, " NEGLIGIBLE," " MODERATE" OR " SEVERE" FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(5). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B. RESERVED.

C. TERMITE INFESTATION PER FIGURE R301.2(6) IS " VERY HEAVY."

D. WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)]. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97 1/2-PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F. RESERVED.

G. THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H. RESERVED.

I. RESERVED.

J. RESERVED.

K. RESERVED.

L. RESERVED.

M. RESERVED.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[G,I]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[L]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[D]	200[D]
GUARD IN-FILL COMPONENTS[F]	50[F]
PASSENGER VEHICLE GARAGES[A]	50[A]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[C]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM², 1 POUND = 4.45 N.

A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
2. THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

H. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

R703.4 FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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A2
SHEET 2 OF 8

DRAWN BY
DANIEL FRECHETTE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	TYPE	BU8	8F8–0B	8F12–0B	8F16–0B	8F20–0B	8F24–0B	8F28–0B	8F32–0B
			8F8–1B	8F12–1B	8F16–1B	8F20–1B	8F24–1B	8F28–1B	8F32–1B
2'–10" (34")	PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
			3069	4605	6113	7547	8974	10394	11809
3'–6" (42")	PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
			3069	4605	6113	7547	8974	10394	11809
4'–0" (48")	PRECAST (RECESSED LINTEL)	1966	2561	2751	3820	4890	5961	7034	8107
			1891	4605	6113	7547	8974	10394	11809
4'–0" (48")	PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
			2693	4605	6113	7547	8974	10394	11809
L-1 4'–6" (54") PRECAST L-2		1599	1969	2110	2931	3753	4576	5400	6224
			2189	4375	6113	7547 (7)	8672	10294	11809
5'–4" (64")	PRECAST	1217	1349	1436	1999	2560	3123	3686	4249
			1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'–10" (70")	PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
			1451	2622	4360	7168 (65)	6036 (19)	7181 (19)	8328 (29)
6'–6" (78")	PRECAST	908	1238	2177	3480	5381	8360	10394 (47)	8825 (14)
			1011	1729	2632	2205	2698	3191	3685
7'–6" (90")	PRECAST	743	1011	1729	2661	3898	5681	8467 (44)	6472 (13)
			699	1160	1625	2564	3486	2818	3302
9'–4" (112")	PRECAST	554	752	1245	1843	2564	3486	4705 (27)	6390 (47)
			535	890	1247	2093	2777	2163	2536
10'–6" (126")	PRECAST	475	643	1052	1533	2093	2781	3643 (9)	4754 (41)
			582	945	1366	1846	2423	3127	4006
11'–4" (136")	PRECAST	362	582	945	1366	1846	2423	3127	4006
			540	873	1254	1684	2193	2805	3552
12'–0" (144")	PRECAST	337	540	873	1254	1684	2193	2805	3552
			471	755	1075	1428	1838	2316	2883
13'–4" (160")	PRECAST	296	471	755	1075	1428	1838	2316	2883
			424	706	1002	1326	1697	2127	2630
14'–0" (168")	PRECAST	279	442	706	1002	1326	1697	2127	2630
			NR	NR	NR	NR	NR	NR	NR
14'–8" (176")	PRESTRESSED	N.R.	458	783	1370	1902	2245	2517	2712
			NR	NR	NR	NR	NR	NR	NR
15'–4" (184")	PRESTRESSED	N.R.	412	710	1250	1733	2058	2320	2513
			NR	NR	NR	NR	NR	NR	NR
17'–4" (208")	PRESTRESSED	N.R.	300	548	950	1326	1609	1849	2047
			NR	NR	NR	NR	NR	NR	NR
19'–4" (232")	PRESTRESSED	N.R.	235	420	750	1037	1282	1515	1716
			NR	NR	NR	NR	NR	NR	NR
21'–4" (256")	PRESTRESSED	N.R.	180	340	598	845	1114	1359	1468
			NR	NR	NR	NR	NR	NR	NR
22'–0" (264")	PRESTRESSED	N.R.	165	315	550	784	1047	1285	1399
			NR	NR	NR	NR	NR	NR	NR
24'–0" (288")	PRESTRESSED	N.R.	129	250	450	654	884	1092	1222

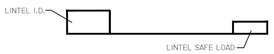
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

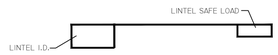
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

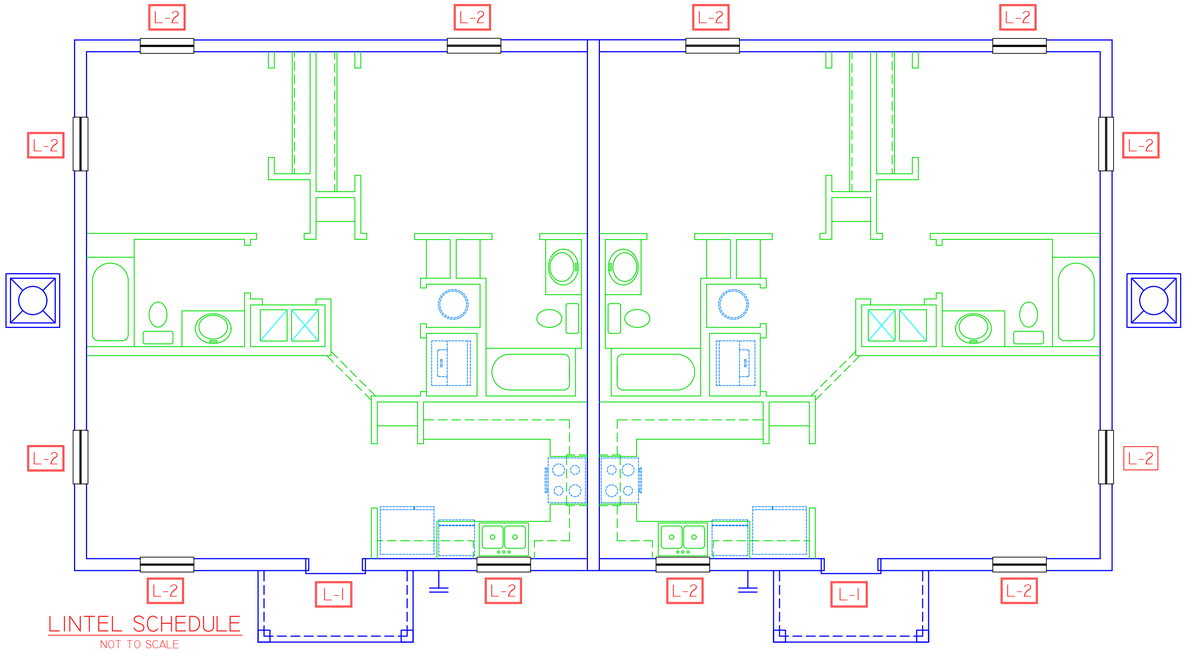
CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	TYPE	8F8–1T	8F12–1T	8F16–1T	8F20–1T	8F24–1T	8F28–1T	8F32–1T
		8F8–2T	8F12–2T	8F16–2T	8F20–2T	8F24–2T	8F28–2T	8F32–2T
2'–10" (34")	PRECAST	1972	3173	4460	5747	7034	8321	9608
		1972	3173	4460	5747	7034	8321	9608
3'–6" (42")	PRECAST	1569	2524	3547	4569	5591	6613	7636
		1569	2524	3547	4569	5591	6613	7636
4'–0" (48")	PRECAST (RECESSED LINTEL)	904	2192	3079	3966	4853	5740	6627
		1363	2192	3079	3966	4853	5740	6627
4'–0" (48")	PRECAST	1363	2192	3079	3966	4853	5740	6627
		1363	2192	3079	3966	4853	5740	6627
L-1 4'–6" (54") PRECAST L-2		1207	1940	2724	3508	4292	5077	5861
		1207	1940	2724	3508	4292	5077	5861
5'–4" (64")	PRECAST	1016	1632	2290	2949	3607	4265	4924
		1016	1632	2290	2949	3607	4265	4924
5'–10" (70")	PRECAST	909	1492	2093	2694	3295	3897	4498
		929	1492	2093	2694	3295	3897	4498
6'–6" (78")	PRECAST	835 (12)	1340	1880	2419	2959	3498	4038
		835	1340	1880	2419	2959	3498	4038
7'–6" (90")	PRECAST	727 (23)	1021	1634 (13)	2102 (11)	2571 (10)	3039 (10)	3508 (8)
		727	1166	1634	2102	2571	3039	3508
9'–4" (112")	PRECAST	591	680	1133 (30)	1471 (30)	1811 (15)	2152 (14)	2494 (13)
		591	851	1326	1705	2084	2463	2842
10'–6" (126")	PRECAST	530	552	914 (16)	1185 (16)	1458 (14)	1732 (14)	2007 (13)
		530	686	1183	1526	1865	2204	2544
11'–4" (136")	PRECAST	474	485	798 (13)	1034 (13)	1272 (13)	1510 (10)	1749 (10)
		494	599	1028	1422	1738	2053	2369
12'–0" (144")	PRECAST	470 (8)	441	723 (14)	936 (14)	1151 (13)	1366 (13)	1582 (13)
		470	543	928	1349	1649	1948	2247
13'–4" (160")	PRECAST	418 (13)	373	606 (14)	783 (14)	962 (14)	1141 (14)	1321 (14)
		428	455	770	1145	1444	1718	1993
14'–0" (168")	PRECAST	384 (13)	346	559 (14)	723 (14)	887 (14)	1052 (14)	1218 (14)
		410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'–8" (176")	PRESTRESSED	239	323	519 (13)	671 (13)	823 (13)	976 (14)	1129 (14)
		246	390	655	968	1324 (8)	1625 (11)	1874 (11)
15'–4" (184")	PRESTRESSED	224	302	485 (13)	626 (13)	767 (13)	909 (13)	1052 (13)
		230	364	609	897	1224 (8)	1562 (8)	1801 (14)
17'–4" (208")	PRESTRESSED	187	255	404 (23)	520 (13)	637 (12)	754 (12)	872 (13)
		192	303	500	732	993 (8)	1268 (14)	1470 (14)
19'–4" (232")	PRESTRESSED	162	222	347 (11)	446 (11)	546 (12)	646 (12)	746 (12)
		166	261	424	616	831 (8)	1057 (14)	1225 (14)
21'–4" (256")	PRESTRESSED	142	198	306 (11)	393 (11)	480 (11)	567 (11)	654 (12)
		142	230	369	531	713 (7)	903 (13)	1046 (13)
22'–0" (264")	PRESTRESSED	137	192	295 (18)	378 (11)	461 (10)	545 (11)	629 (11)
		137	221	354	508	681 (7)	861 (13)	997 (13)
24'–0" (288")	PRESTRESSED	124	175	267 (18)	341 (13)	416 (10)	491 (10)	566 (10)
		124	200	316	450	600 (7)	756 (13)	875 (13)

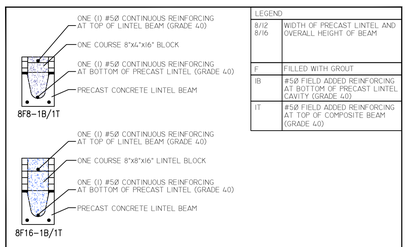
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.







LINTEL SCHEDULE
NOT TO SCALE



LEGEND

8/12 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
1B	#5@ FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5@ FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

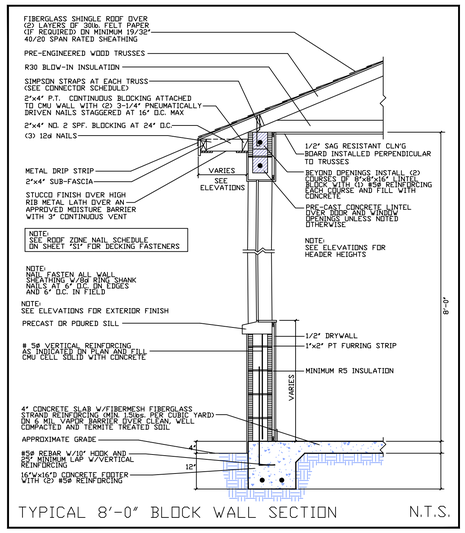
GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom Field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on national design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 13-1605.05 and 13-1605.04. Florida Certificate of Product Approval number FL758.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

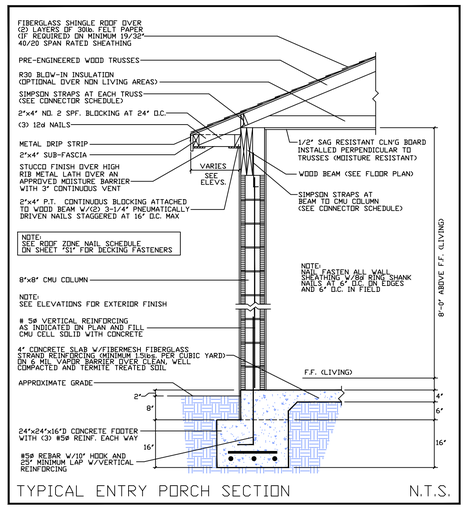
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 Field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evalute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at a way from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on singly supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-4" lintel Type 8F32-1B safe gravity load = 6472 (13) w/ 13% reduction = 6472 (.13) = 5591 plf



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.

GENERAL NOTES

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

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A3
SHEET 3 OF 8

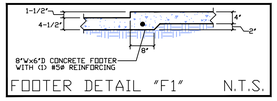
DRAWN BY
DANIEL FRECHETTE

SITE PREPARATION NOTES:

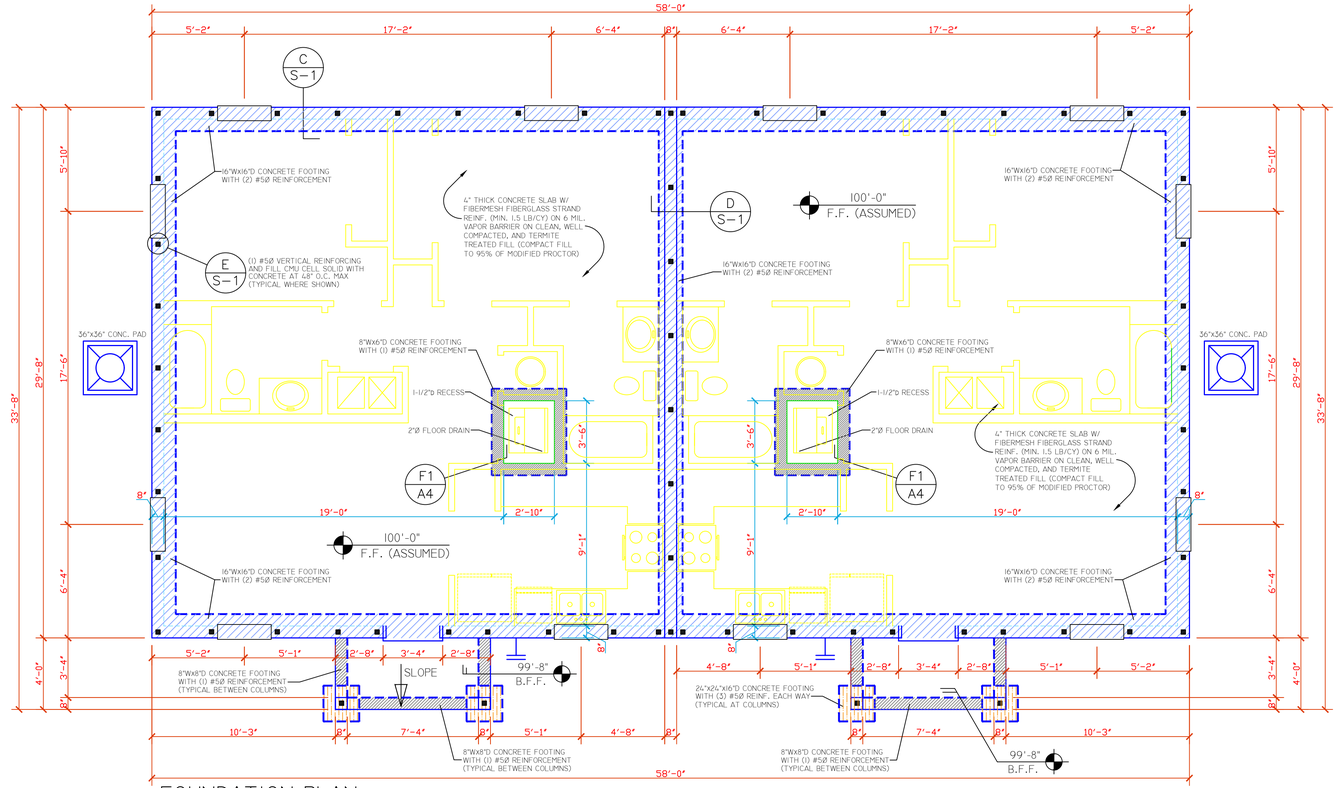
THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

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2115 PALM BAY ROAD STE. 6
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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

BUILDING I
508 N. 16TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A4

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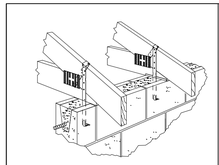
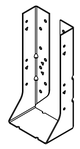
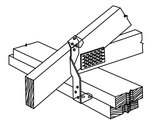
DANIEL FRECHETTE



TYPICAL HETA20 STRAP



TYPICAL HUC HANGER



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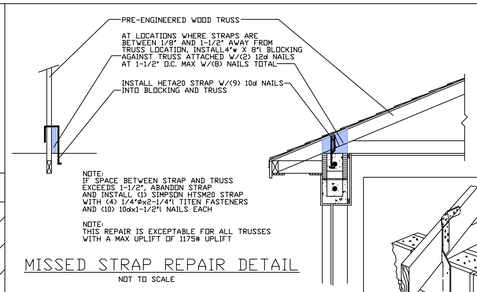
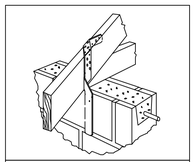


MISSED STRAP REPAIR DETAIL

NOT TO SCALE



TYPICAL HTSM20 STRAP

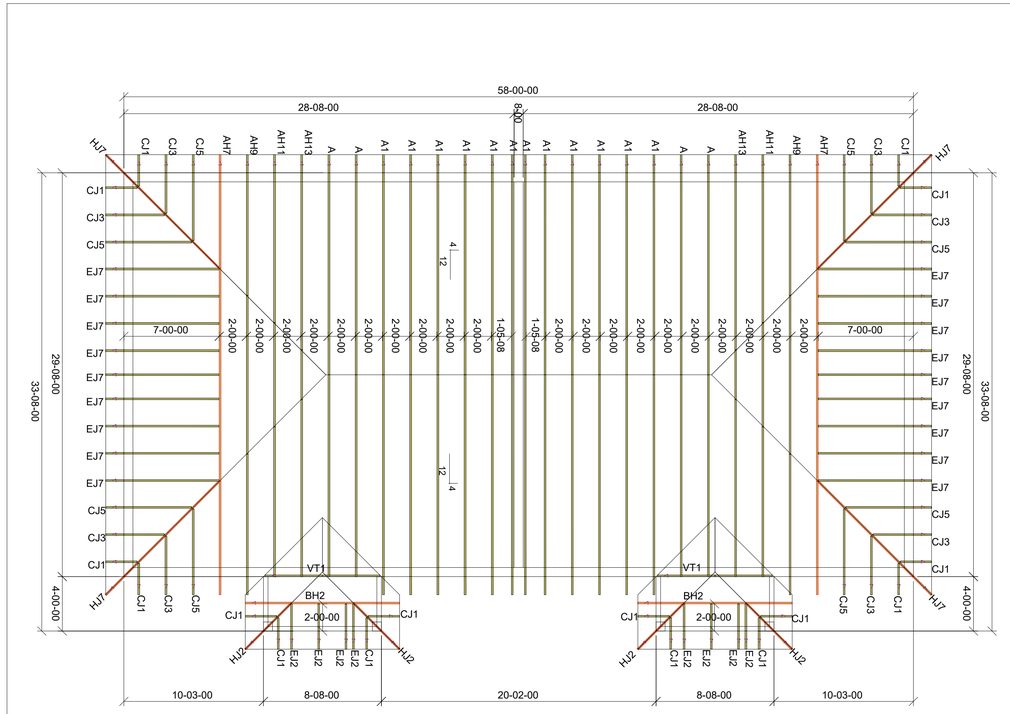
TYPICAL CONNECTOR DETAILS

N.T.S.

Builder: TNT Builders of South Florida
Subdivision: MARCELLINO DUPLEX
Jurisdiction:
State: FL
Lot: N/A
Model: MARCELLINO DUPLEX
Shipment: All
Elevation:
Option:

OnLine Job No:
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer:
AppWrt JobNo: 2328861

	A 4	**Jnt-2 8.0"** Gravity 1173 lbs Uplift -745 lbs	**Jnt-6 8.0"** Gravity 1095 lbs Uplift -623 lbs	
	A1 12	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-6 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	AH11 2	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-7 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	AH13 2	**Jnt-2 8.0"** Gravity 1173 lbs Uplift -745 lbs	**Jnt-7 8.0"** Gravity 1095 lbs Uplift -623 lbs	
	AH7 2	**Jnt-2 8.0"** Gravity 2257 lbs Uplift -1242 lbs	**Jnt-7 8.0"** Gravity 2296 lbs Uplift -1289 lbs	
	AH9 2	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-8 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	BH2 2	**Jnt-2 4.0"** Gravity 286 lbs Uplift -365 lbs	**Jnt-5 4.0"** Gravity 286 lbs Uplift -365 lbs	
	CJ1 16	**Jnt-2 8.0"** Gravity 163 lbs Uplift -223 lbs	**Jnt-3 1.5"** Gravity 65 lbs Uplift -16 lbs	
	CJ3 8	**Jnt-2 8.0"** Gravity 200 lbs Uplift -198 lbs	**Jnt-3 1.5"** Gravity 59 lbs Uplift -50 lbs	**Jnt-4 1.5"** Gravity 48 lbs Uplift 0 lbs
	CJ5 8	**Jnt-2 8.0"** Gravity 267 lbs Uplift -221 lbs	**Jnt-3 1.5"** Gravity 113 lbs Uplift -107 lbs	**Jnt-4 1.5"** Gravity 84 lbs Uplift 0 lbs
	EJ2 4	**Jnt-2 4.0"** Gravity 173 lbs Uplift -239 lbs	**Jnt-3 1.5"** Gravity 32 lbs Uplift -32 lbs	**Jnt-4 1.5"** Gravity 29 lbs Uplift -29 lbs
	EJ7 18	**Jnt-2 8.0"** Gravity 338 lbs Uplift -252 lbs	**Jnt-3 1.5"** Gravity 167 lbs Uplift -161 lbs	**Jnt-4 1.5"** Gravity 120 lbs Uplift 0 lbs
	HJ2 4	**Jnt-2 5.7"** Gravity 244 lbs Uplift -260 lbs	**Jnt-3 1.5"** Gravity 68 lbs Uplift -13 lbs	**Jnt-4 1.5"** Gravity 40 lbs Uplift -12 lbs
	HJ7 4	**Jnt-2 8.0"** Gravity 522 lbs Uplift -371 lbs	**Jnt-5 1.5"** Gravity 307 lbs Uplift -77 lbs	
	(cont) **HJ7** 4	**Jnt-4 1.5"** Gravity 150 lbs Uplift -165 lbs		
	VT1 2	**Jnt-1 63.5"** Gravity 69 lbs (plf) Uplift -29 lbs (plf)		



CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A1, AH13, AH11, AH9, AH7, CJ5, CJ3, CJ1, HJ7, EJ7, EJ2, HJ2, BH2, VT1	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"L NAILS EACH
	* AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(24) 10dx1-1/2"L NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
WOOD BEAMS	* AT CMU COLUMN TWO (2) SIMPSON HETA20 STRAP WITH (9) 10dx1-1/2"L NAILS EACH
	* AT 2-PLY WOOD BEAM ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"Øx2-3/4"L TITEN FASTENERS AND (10) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS OR USP EQUIVALENT	

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY

BUILDING INFORMATION

DESIGN WIND SPEED	NOMINAL
ULTIMATE WIND VELOCITY (MPH)	170
NOMINAL WIND VELOCITY (MPH)	131.7
EXPOSURE	B
INTERNAL PRESSURE	ENCLOSED
HEIGHT ABOVE GROUND (Z) -(FT)	0.0
STANDARD WALL HEIGHT - (FT)	8.0
MEAN ROOF HEIGHT (H) - (FT)	10.7
BUILDING WIDTH (FT)	58.0
BUILDING LENGTH (FT)	29.7
ROOF SLOPE (X12)	4.0
ROOF ANGLE (DEGREES)	18.4
(A) EDGE STRIP (FT)	3.00
END ZONE (FT)	6.00

ROOF ZONE PRESSURES
ASCE 7-16

WIND LOAD DESIGN INFORMATION

						NOMINAL WIND LOAD PRESSURES	
APPLYING WIND LOAD FOR:	ZONE	OPENING ELEV.	WIDTH(FEET)	LENGTH(FEET)	EFFECTIVE WIND AREA(SQFT)	MAX POSITIVE PRESSURE (PSF)	MAX NEGATIVE PRESSURE (PSF)
HIP W/OVERHANG	1-HIP	N/A	4.0	41.0	560	15.3	-31.3
HIP W/OVERHANG	2-HIP	N/A	41.0	8	560	15.3	-76.0
HIP W/OVERHANG	3-HIP	N/A	3	3	9	21.7	-76.0

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

Builders FirstSource
1602 INDUSTRIAL PARK DR
PLANT CITY FL
Phone: (813) 759-5922
Fax: (813) 752-1532
http://www.bldr.com

General Notes:
- Per ANSI/TPI 1-2007 all " Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.
- Dimensions are Feet-Inches- Sixteenths.
- Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)
- Trusses are not designed to support brick U.N.O.
- Do not cut or modify trusses without first contacting Builders FirstSource.
- Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:
- All hangers are to be Simpson or equivalent U.N.O.
- Use Manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" Nails in hanger connections to single ply roof girder trusses.

Floor Truss Notes:
- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation

Dimension Notes:
- Drawing not to scale. Do not scale dimensions

TNT BUILDERS OF SOUTH FLORIDA MARCELLINO DUPLEX

Designed By: LR
Layout: 2328861_LAY
Date: 04/30/20
Revision History:
Rev1: 05/28/20
Rev2: [???]
Rev3: [???]

Comments:""

SCALE: 1/8" = 1'-0"

SHEET 1of 1

REVISIONS
1 10-5-23
2 ***
3 ***

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A5
SHEET 5 OF 8

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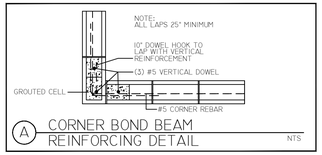
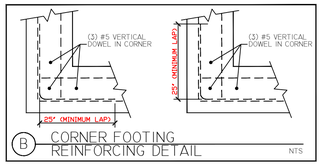
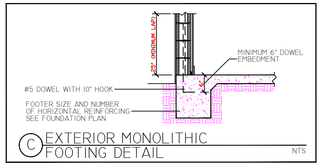
DANIEL FRECHETTE



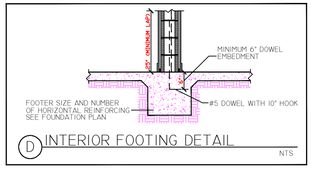
A CORNER BOND BEAM REINFORCING DETAIL NTS



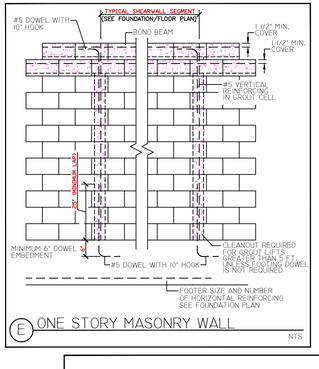
B CORNER FOOTING REINFORCING DETAIL NTS



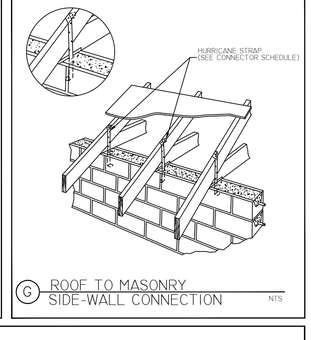
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



D INTERIOR FOOTING DETAIL NTS

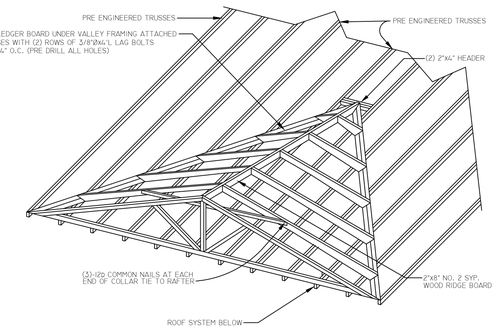


E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL VALLEY NOTES:
(1) ALL RAFTERS TO BE 2"x6" NO. 2 SYP. AT 24" O.C. MAX
(2) ANY RAFTER LENGTHS OVER 16'-0" CLEAR SPAN TO HAVE 2" X 4" COLLAR TIE AT HALF SPAN (UP TO 16'-0")
(3) RIDGE BOARD SHALL BE 2"x8" NO. 2 SYP.
(4) ATTACH RAFTERS 4'-0" OR LONGER TO RIDGE BOARD & LEDGER BOARD USING (1) SIMPSON # H3 ANCHORS WITH (8) 8d NAILS. ALL OTHERS TOE-NAIL WITH 12d NAILS. STAGGERING OF RAFTERS INTO RIDGE IS PERMITTED (+/- 3").
(5) COMPLETE PLYWOOD DECKING REQUIRED UNDER VALLEY FRAMING WHEN USED WITH ATTACHED, PARTIALLY ENCLOSED STRUCTURE. (EXAMPLE: PORCH AND OR ENTRY'S, ETC.)



U VALLEY FRAMING DETAIL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 7-16/ TMS 402-92. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476-83 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-85 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-85.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" THIRD EDITION 1985
"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "1991 AND SUPPLEMENT
"U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2020 FLORIDA BUILDING CODE 7th EDITION
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-16.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

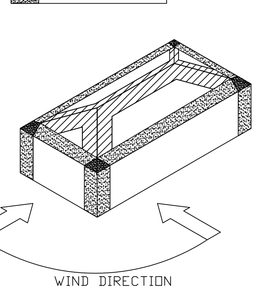
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-19 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

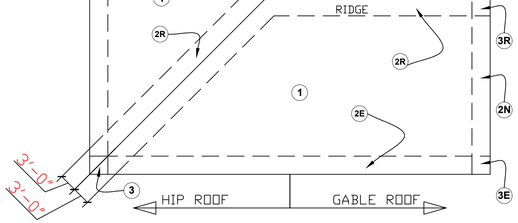
FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-87 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACT 315-80 (REVISED 1986) "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-89 / 318R-89 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS, AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2020 FLORIDA BUILDING CODE 7th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.





RSRS = ROOF SHEATHING RING SHANK

1	RSRS .131" X	2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
2E 2N	RSRS .131" X	2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD
2R 3R	RSRS .131" X	2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD
3 3E	RSRS .131" X	2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD

ROOF ZONE NAIL SCHEDULE N.T.S.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS
1 10-5-23
2 ***
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DANIEL@ETTE1350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
BUILDING I
508 N. 16TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

SHEET 6 OF 8
DRAWN BY
DANIEL FRECHETTE

PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
___ 120/208V-1PH-3W

M.C.B. AMPS: ____ A/C: ____

M.L.O. BUS AMPS: 150 AMP INT. A/C: 10,000

CKT #	CIRCUIT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 : 8		8	40	ACU-1	2
3	" "	" "			" "	" "	4
5				6	60	AHU-1	6
* 7	REF.	20 : 12			" "	" "	8
* 9	KIT. RECEPTS.	20 : 12		10	30	DRYER	10
* 11	DISHWASHER	20 : 12			" "	" "	12
* 13	HOOD	20 : 12		12	20	WASHER	14 *
* 15	KITCHEN LTS.	15 : 14		14	15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 : 14		14	15	M. BATH LTS.	18
19				12	20	M. BATH GFCI	20
21	EXT. LTS.	20 : 12		14	15	LIVING RM./FOYER LTS./RECEPTS.	22 *
23	WATER HEATER	30 : 10		14	15	SMOKE DETECT.	24 *
25	" "	" "		14	15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 : 14		14	15	BATH #2 LTS.	28
29				12	20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39							40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

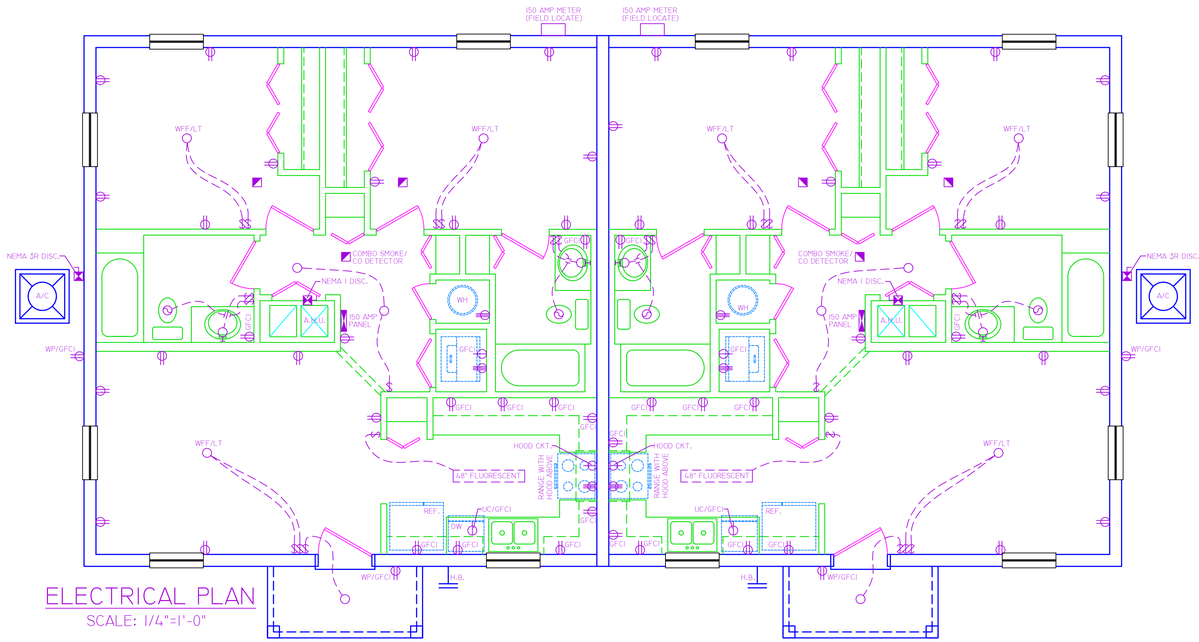
* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GFCI PROTECTED PER THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA70, AND 2017 NEC

SERVICE CALCULATIONS

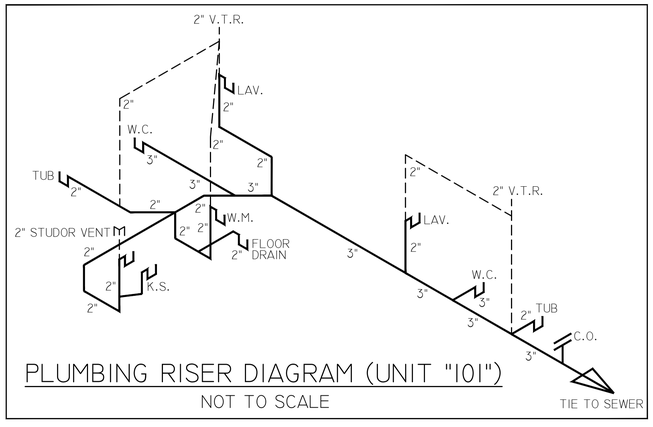
DATE: 12/6/2022
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

ITEM	QUANTITY	VA PER			
GEN. LIGHTING/RECEPT. LOAD = SFLA @ 3 VA	860.00	3.00	2580.00	VA	
LAUNDRY @1500 VA EA.	1.00	1500.00	1500.00	VA	
KITCHEN SABC @ 1500 VA EA	3.00	1500.00	4500.00	VA	
RANGE	1.00	10000.00	10000.00	VA	
DRYER	1.00	5000.00	5000.00	VA	
WATER HEATER	1.00	4500.00	4500.00	VA	
DISHWASHER	1.00	1200.00	1200.00	VA	
HOOD	1.00	400.00	400.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
		TOTAL	29680.00	VA	
1ST 10 KW @ 100%			10000.00	VA	10000.00 VA
BALANCE AT 40%			19680.00	VA	7872.00 VA
ADD HEAT/AC-HEAT - 100% LOAD	TOTAL				
HEAT 5 KW EA @100%	5000	VA	@ 100%		5000.00 VA
A/C 38A RLA @240V EA	30.00	A	240.00	V	7200.00 VA
		TOTAL			30072.00 VA
SERVICE SIZE LOAD (VA) / 240V =	30072.00	VA	240.00	V	125.30 AMP

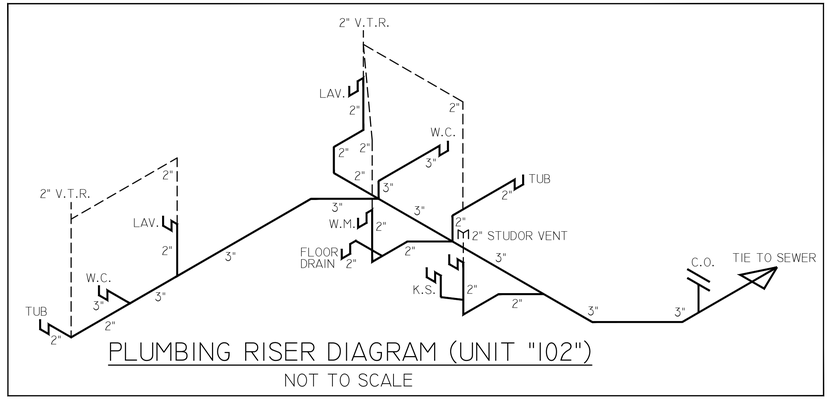
INSTALL 150 AMP SERVICE



ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



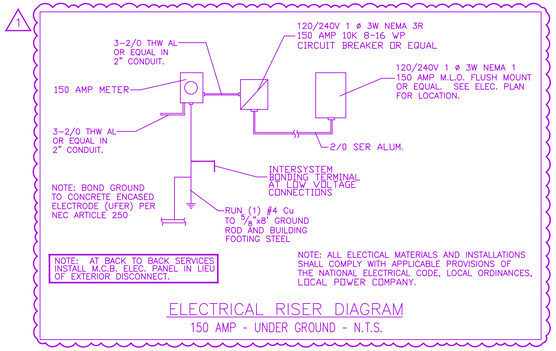
PLUMBING RISER DIAGRAM (UNIT "101")
NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "102")
NOT TO SCALE

EAC CARBON MONOXIDE PROTECTION.
(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:
(a) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.
(b) FOSSIL FUEL. COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.
(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.
(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS
HISTORY-NEW 11-18-07.

NOTE:
HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING



ELECTRICAL RISER DIAGRAM
150 AMP - UNDER GROUND - N.T.S.

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.

EXHAUST FAN VENT/DRYER VENT NOTES

ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

ELECTRICAL SYMBOLS

$	SINGLE POLE SWITCH		LIGHT FIXTURE
$3	THREE POLE SWITCH		WALL MOUNT FIXTURE
$4	FOUR POLE SWITCH	R	RECESSED FIXTURE
$D	DIMMER SWITCH	E	EYEBALL FIXTURE
	SINGLE OUTLET	PC	PULL CHAIN
	DUPLEX OUTLET		TRACK LIGHTING LENGTH AS INDICATED
	SWITCHED DUPLEX		FLOOD LIGHTS
	220 OUTLET		EMERGENCY LIGHT
	QUAD OUTLET		FLUORESCENT LENGTH AS INDICATED
	TELEPHONE	WP	WIRE FOR FAN
	TELEVISION	WP/LT	WIRE FOR FAN WITH LIGHT
	SMOKE DETECTOR	WP	INDICATES WATERPROOF
	ELECTRICAL PANEL	GFCI	INDICATES GROUND FAULT CKT. INTERRUPTER
	EXHAUST FAN	AFCI	INDICATES ARC FAULT CIRCUIT INTERRUPTER
T	THERMOSTAT	42	INDICATES HEIGHT ABOVE FLOOR
	INTERCOM	G.D.O.	GARAGE DOOR OPENER
	DOOR BELL BUTTON		
	DISCONNECT		
	ELECTRICAL METER		

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA 70, AND 2017 NEC

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS
1 9-19-23 (CITY COMMENTS)
2 10-5-23
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

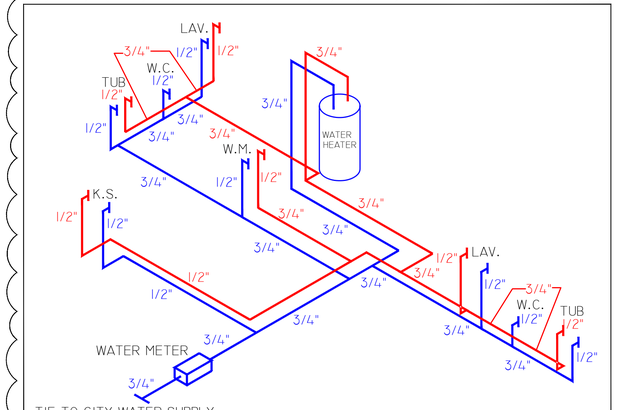
EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
BUILDING I
508 N. 16TH ST. FORT PIERCE, FL 34950

EPI

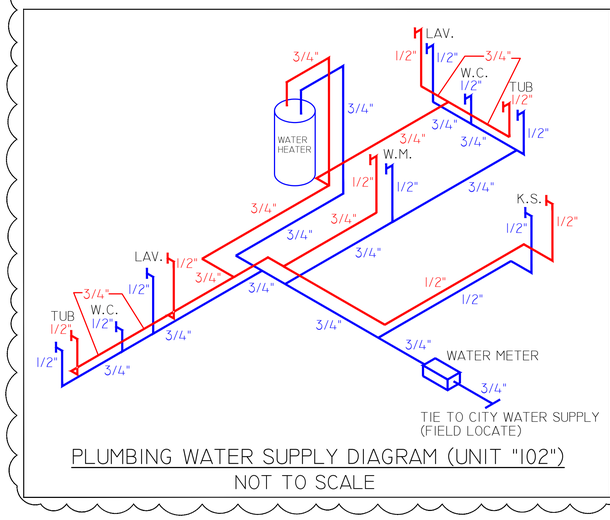
SHEET 7 OF 8

DRAWN BY:
DANIEL FRECHETTE



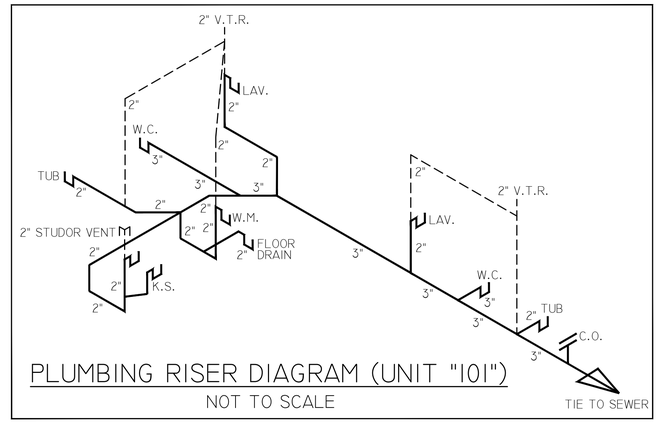
PLUMBING WATER SUPPLY DIAGRAM (UNIT "101")

NOT TO SCALE



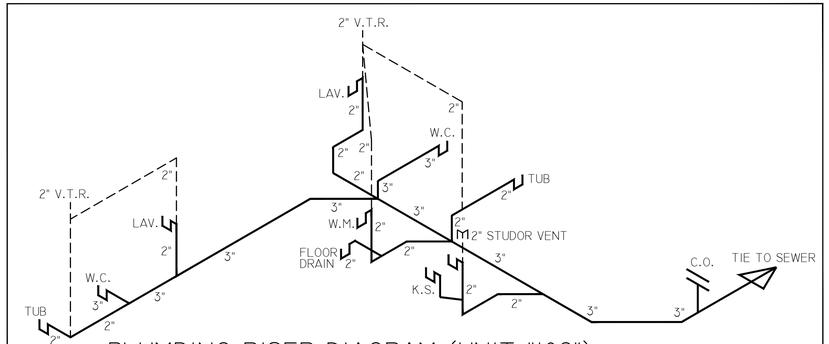
PLUMBING WATER SUPPLY DIAGRAM (UNIT "102")

NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "101")

NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "102")

NOT TO SCALE

PLUMBING GENERAL NOTES

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DO NOT SCALE DRAWINGS

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1 10-5-23 (CITY COMMENTS)
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508 N. 16TH ST. FORT PIERCE, FL 34950

EP2

SHEET 8 OF 8

-DRAWN BY-
DANIEL FRECHETTE

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**	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-011**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1204 AVENUE E**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **2:00PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: TELCO INVESTMENTS LLC **Mailing Address:** P.O. BOX 742371 Boynton Beach, Florida 33474	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** X Terry Coley **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:** Terry Coley
Type of Entity (Select one): **Corporation** LLC **Partnership** **Proprietorship**	**Title:** Manager
Incorporated in the State of: New Mexico **Year:** 2013	**Delivery in _____ days, After Receipt Order**
Phone Number: 786 508-5400	**Payment Terms:**
Fax Number:	**FEIN or SS Number:** 80-0961875
E-Mail Address: telco_inv@yahoo.com	**Local Business:** X Y ___N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-011

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): TELCO INVESTMENTS LLC

Address: P.O. BOX 742371 Boynton Beach, Florida 33474

Day time Phone Number: _____ Mobile Number: 786 508-5400

Email: telco_inv@yahoo.com

INTENDED USE:
I/we propose to use the property for:

New Construction, One three bedroom Fourplex

Will this property be your prime residence? _____ Yes ___X___ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

New Construction, Two Fourplexes I own the lot next to this one 1200 AveE

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 1,200,000.00

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $ 25,000.00 for the property.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?	X	
Is the proof of Financial Ability/Letter from financial institution included?	X	
Does the Development Plan included:		
Preliminary building plans included	X	
Timeline to complete the construction project	12 months	
Construction cost estimates included	462,602.00	
Landscaping plans	X	
Property development utilization	Yes	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	Yes	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	Yes	
Proposal envelope is marked accordingly	Yes	

PLEASE SIGN AND RETURN WITH PROPOSAL: Terry Coley

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered

X Yes	___No	**Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.
X Yes	___No	**Timeline to complete construction project**
X Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed contractor.
X 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	X No	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
X Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Terry Coley

Bidder of Authorized Representative

Terry Coley

Typed Name

OCTOBER 28,2023

Date

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered

X Yes	___No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
X Yes	___No	**Timeline to complete construction project**
X Yes	___No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed contractor.
X 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	X No	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
X Yes	___No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Terry Coley

Bidder of Authorized Representative

Terry Coley

Typed Name

OCTOBER 28,2023

Date

TELCO INVESTMENTS LLC

Specializing in Income Diversification

October 30, 2023

SUMMARY

I Terry Coley is a license real estate broker I have been in the real estate business for over 40 years since 2015 I have been developing properties I build four properties to date here in Fort Pierce 511 & 513 N 9th Street ,510 Dundas Court, 5309 Winter Garden Parkway I have 7 other lots I'm planning to develop I own the lot 1200 Ave E Which is next to the lot up for bid 1204 Ave E I like to build the same units as 511 & 513 N 9th Street on those two lots.

Your Truly,

Terry Coley

Terry Coley

FINANCE *of* AMERICA
— COMMERCIAL —
by Roc360

October 27, 2023

PROOF OF FUNDS

Applicant: Telco Investments LLC

After review and verification of applicant experience, credit, and financial statements, Finance of America Commercial has approved Telco Investments LLC for an exposure limit of $2,000,000.

This approval pertains to the acquisition, renovation and construction of 1 – 4 unit investment properties. Final funding for each property is subject to our complete underwriting of the property appraisal, title and in-place insurance.

Please feel free to reach out with any questions.

Michael Royal

Michael Royal
VP – Account Executive
301 466 8091
Michael.Royal@FACOLending.com

CHDO BY SUNRISE CITY, INC.

5115 NORTH DIXIE HIGHWAY
Pompano Beach, Florida 33069
(561)702-6557 Cell
sunrisechdo@gmail.com

Residence

Toby T. Philpart -President
License# CRC1332466

Bid Proposal:

Date: October 30, 2023
Estimate: 2023-82
Expiration Date: September 30, 2024

Owner: **Telco Investments LLC**
Address: 1204 Ave E
City/State: Fort Pierce, FL 34950
Project: New Duplex

Scope of Work:

Plans, Architect, Engineer $24,000.00	$22,717.00 Permits
Site Prep, Clearing, Grading, Demolition	$15,000.00
Foundation/Structural, Concrete, Walls	$40,000.00
Framing, Trusses, Sheathing	$33,000.00
Roof	$25,000.00
Exterior Windows & Doors	$16,787.00
Plumbing Rough-In	$18,000.00
Electrical Rough-In	$20,000.00
HVAC Rough-In	$18,000.00
Exterior Finish (Sliding, Veneer, Paint)	$16,000.00
Insulation (Walls & Ceiling)	$ 6,000.00
Interior Walls & Ceiling (Includes wall tile)	$14,000.00
Cabinets/Vanities (Countertops)	$20,000.00
Interior Trim, Doors, Mirrors	$ 9,000.00
Interior Paint	$ 8,000.00
HVAC: Finish (Furnace, condenser)	$ 6,500.00
Floor covering (carpet, vinyl, wood, tile)	$12,000.00
Plumbing: Fixture	$ 7,500.00
Electrical: Fixture	$ 5,000.00
Appliances	$10,000.00

Concrete (garage, driveway, walks)	$ 16,000.00
Water/Sewer (includes well, septic and city): Connections Rough-in	$ 8,000.00
Deck/Patio/Pool/Other Exterior Structures	$ 3,000.00
Landscaping	$ 7,000.00
Property Budget	$ 385,502.00
Contractors Fee	$ 38,550.00
Contingency Fee	$ 38,550.00
Total	$ 462,602.00

All proposals are guaranteed to be specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications 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 submitted or it is void thereafter at the option of the Undersigned.

Authorized Signature: Toby Phelps Date: 10/30/2023

CHDO BY Sunrise City, Inc.

Accepted Signature: Terry Cidey Date: October 30, 2023

Telco Investments, LLC

DUPLEX - RESIDENTIAL HOUSING

513 NORTH 9th STREET,
FT. PIERCE, FL 34950

PROJECT INFORMATION

DRAWING INDEX

A-00 GENERAL NOTES
A-01 SITE PLAN
A-02 PROPOSED FLOOR PLAN (LEFT SIDE), ENLARGED PORCH PLAN
A-03 PROPOSED FLOOR PLAN (RIGHT SIDE)
A-04 ELEVATIONS (LEFT)
A-05 ELEVATIONS (RIGHT)
A-06 3-D PERSPECTIVES
A-07 CEILING PLAN & DETAILS
A-08 PARKING DETAIL PAGE
A-09 DETAILS
A-10 SCHEDULES

CODE RESEARCH

GOVERNING CODE	Florida Residential Building Code 2017, 6th Edition
BUILDING HEIGHT	17'-0" Approximately
PROJECT AREA HOUSE	4,020 S.F.
TYPE OF CONSTRUCTION	Type III-B
OCCUPANCY CLASSIFICATION	R-3
SETBACKS	Front: 10'-0" Rear: 10'-0" Side: 6'-0"
FOLIO:	
LEGAL DESCRIPTION	
SCOPE OF WORK	CONSTRUCTION OF NEW 3 BEDROOM DUPLEX. NEW INTERIOR AND EXTERIOR WALLS, FOUNDATION, SLAB, ROOF, NEW ELECTRICAL, PLUMBING, MECHANICAL AND PARKING LOT WITH GREEN SPACE.

SYMBOLS

IDENTIFICATION NUMBER / SHEET NUMBER — DETAIL SYMBOL

IDENTIFICATION NUMBER / SHEET NUMBER — SECTION SYMBOL

SHEET NUMBER / ELEVATION NUMBER — INTERIOR ELEVATIONS

ENLARGED PLAN/ CALL OUT

A-2 — ELEVATION

1 — KEY NOTE

1 — DOOR SYMBOL

A — WINDOW SYMBOL

1 — WALL TYPE

EXISTING WALL

NEW WALL

EXISTING WALLS TO BE REMOVED

BATT INSULATION

FIRE RATED WALL

LOCATION MAP



SITE

GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITTING PRIOR TO SUBMITTING HIS BID.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMEDIATELY IN WRITTING. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MORT STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS AS WELL AS SUPERVISING AND COORDINATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS , OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER/TENANT SUPPLIED ITEMS AND INCORPERATE THE INSTALLATION INTO THE CONTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES THAT MAY NEED TO BE CLARIFIED. THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GERNERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE: TAPE AND SEAL JOINTS. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH METAL EDGE STRIPS. CONCEAL PIPING, DUCTWORK, AND CONDUIT.

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8"TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT: CABINETS, GRILLES, DOORS, WINDOWS, ETC.. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTIONTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITTING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITIONS OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITTING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL CONTRACTORS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

BUILDER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISION OR OMISSION OR NOT). OTHERWISE THE DESIGNER WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL; TO FACE OF STUD, STEM WALL, OR MONOLITHIC FOOTINGS UNLESS OTHERWISE NOTED. THE DESIGNER DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND [illegible]

NATURE OF SOIL: ASSUMED BEARING VALUES FOR UNDISTURBED SAND, OR SAND AND ROCK SOIL SHALL BE 2500 P.S.F.. THE ASSUMED SOIL CONDITIONS W/ 2500 P. S. F. IS CAPABLE OF SUSTAINING THE CONSTRUCTION OF A ONE OR TWO STORY RESIDENCE. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO MINIMUM OF 95% DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY AFTER COMPACTION.
CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95. CONCRETE WORK PER ACI 301.

ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE DESIGNER. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY, UNCON DITIONALLY AND TOTALLY RELEASE THE DESIGNER FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE DESIGNER FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD. WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS , RAFTERS , TRUSSES , COLUMNS , BEAMS AND / OR STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED. REFER TO STRUCTURAL DRAWINGS.
ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICE'S.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 905.2.5.

MIRRORS OVER 9 S.F. SHALL BE ANCHORED TO STUDS.

ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

TRUSS MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING ONE (1) COPY FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH CONTRACTOR PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. IF THERE IS A DISCREPANCY ON THE DOCUMENTS THE TRUSS MANUFACTURER SHALL NOTIFY THE DESIGNER AND CLOUD THE AREA IN QUESTION ON THE TRUSS MANUFACTURER'S SHOP DRAWINGS. IF ANY DEVIATIONS ARE MADE BY THE TRUSS MANUFACTURER WITHOUT NOTIFICATION TO THE DESIGNER, TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS DEEMED NECESSARY AND ABSORB ALL COSTS INCURRED. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED STEEL, ASTM A446-75 GRADE A (fy= 33,000 psi). ALL STEEL SEAT DETAILS SUPPORTING GIRDER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT SPACING REQUIREMENTS. (SEE PLAN) TRUSS BRACING SHALL CONFORM TO F.B.C SECTION 2319.17.1.2 - FOR CLGS DIRECTLY ATTACHED TO UNDERSIDE OF TRUSSES, AND SECT. 2319.17.1.3 - FOR CLGS DIRECTLY ATTACHED TO 1"x3" FURRING STRIPS. TEMPORARY & PERMANENT BRACING TO BE IN ACCORDANCE WITH T.P.I. PROCEDURES.

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

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

No.	Description	Date
4	Rework 3 - City Comments	02.23.21

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL. 33326
Phone: 954-200-2255
e-mail: hector@dsiflorida.com

Architect of Record: Designer
Date: -
Drawn by: Author

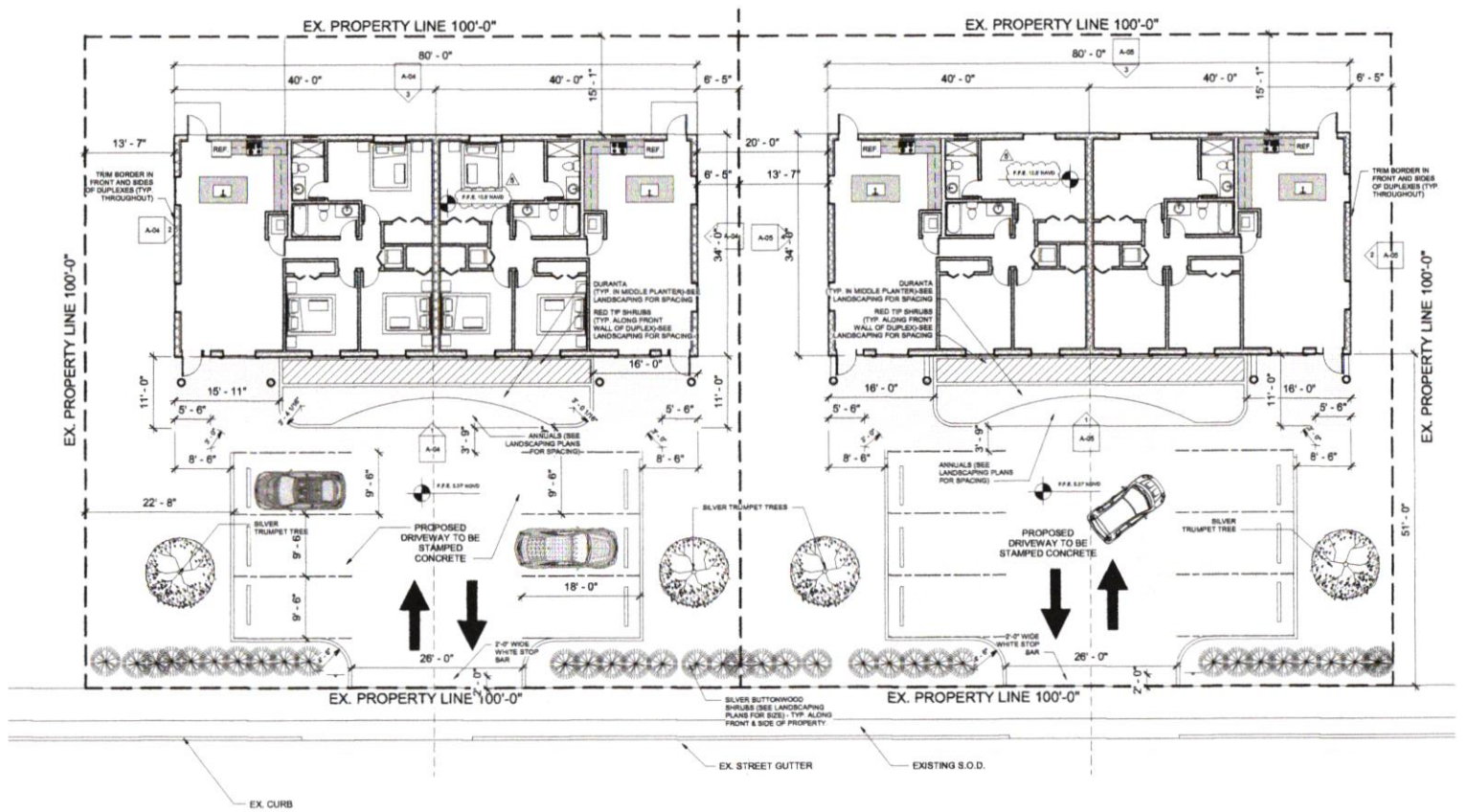
GENERAL NOTES & SITE PLAN

Project Number: 14-003

A-00

LANDSCAPING NOTE
- LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURALS. - PERSPECTIVE IS JUST FOR DEMOSTRATION OF OVERALL PROPOSED BUILDING

PERVIOUS & IMPERVIOUS AREAS:
TOTAL LOT AREA = 20,000 S.F.
PERVIOUS 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 NO MORE THAN = 15,000 S.F.
ACTUAL:
TOTAL PERVIOUS AREA (GREEN) = 9,162 S.F. (46%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 10,838 S. F. (54%)



NORTH 9th STREET

① PROPOSED SITE PLAN
1/8" = 1'-0"

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

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

No.	Description	Date
3	Revision 2 - Field Condition change	03.15.21

Drafting
Address: 1157 Fairlake Trace #1807,
Weston, FL. 33326
Phone: 954-200-2250
e-mail: hector@desflorida.com

Architect of Record: Designer
Date: -
Drawn by: Author

SITE PLAN

Project Number 14-003

A-01

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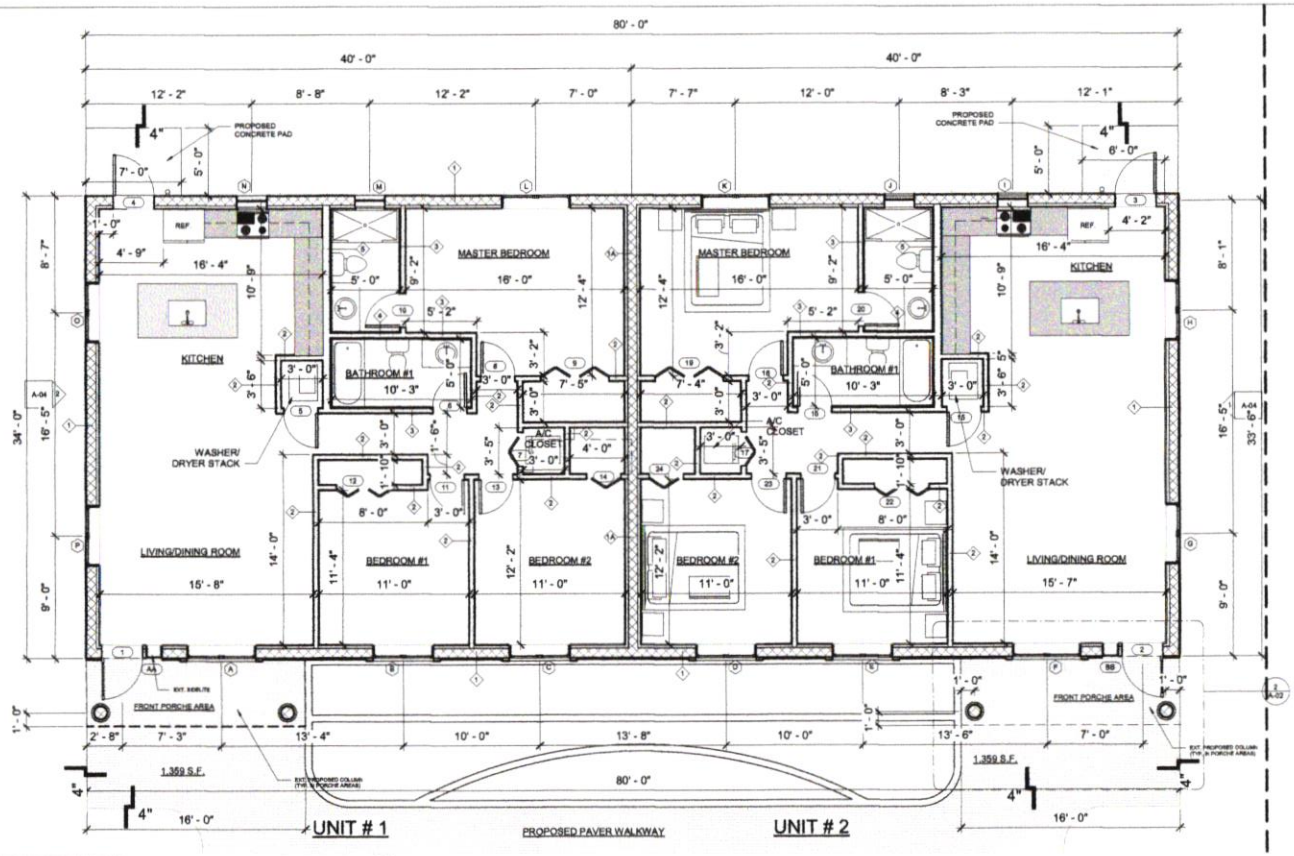


1 1st FLOOR PLAN (LEFT SIDE)
1/4" = 1'-0"

WINDOW NOTE IN BATHROOM

WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1 (1). BATHROOM WINDOW SHALL BE OF CATEGORY "II" SAFETY GLAZING.

BATHROOM TILE NOTE:

FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS, PER STANDARDS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS-FBC R702.4.2

NOTE FOR FINISHES

FLAME SPREAD FOR WALL AND CEILING FINISHES SHALL BE MAX. 200, SMOKE DEVELOPED MAX. 450 - FBC R302.9, AND FLAME SPREAD FOR INSULATION SHALL BE MAX. 25, SMOKE DEVELOPED MAX. 450 - FBC R302.10

SMOKE DETECTOR NOTE:

ALL SMOKE DETECTORS ARE INSIDE AND OUTSIDE THE SLEEPING AREAS.

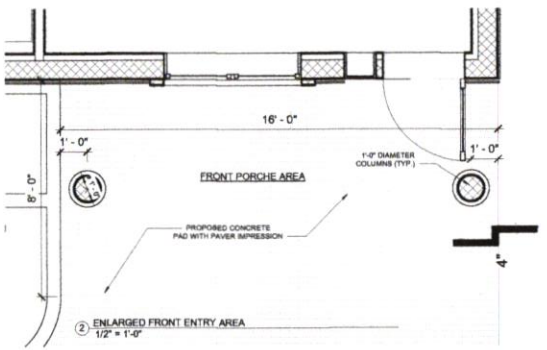
BATHROOM NOTE:

THE BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUB WITH SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBANT SURFACE EXTENDED TO HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR.

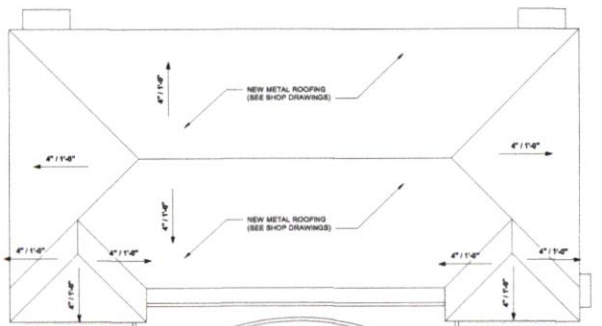
CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.

-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



2 ENLARGED FRONT ENTRY AREA
1/2" = 1'-0"



3 PROPOSED ROOF PLAN (LEFT SIDE)
1/8" = 1'-0"

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

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

No.	Description	Date

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL. 33326
Phone: 954-200-2295
e-mail: hector@dsiflorida.com

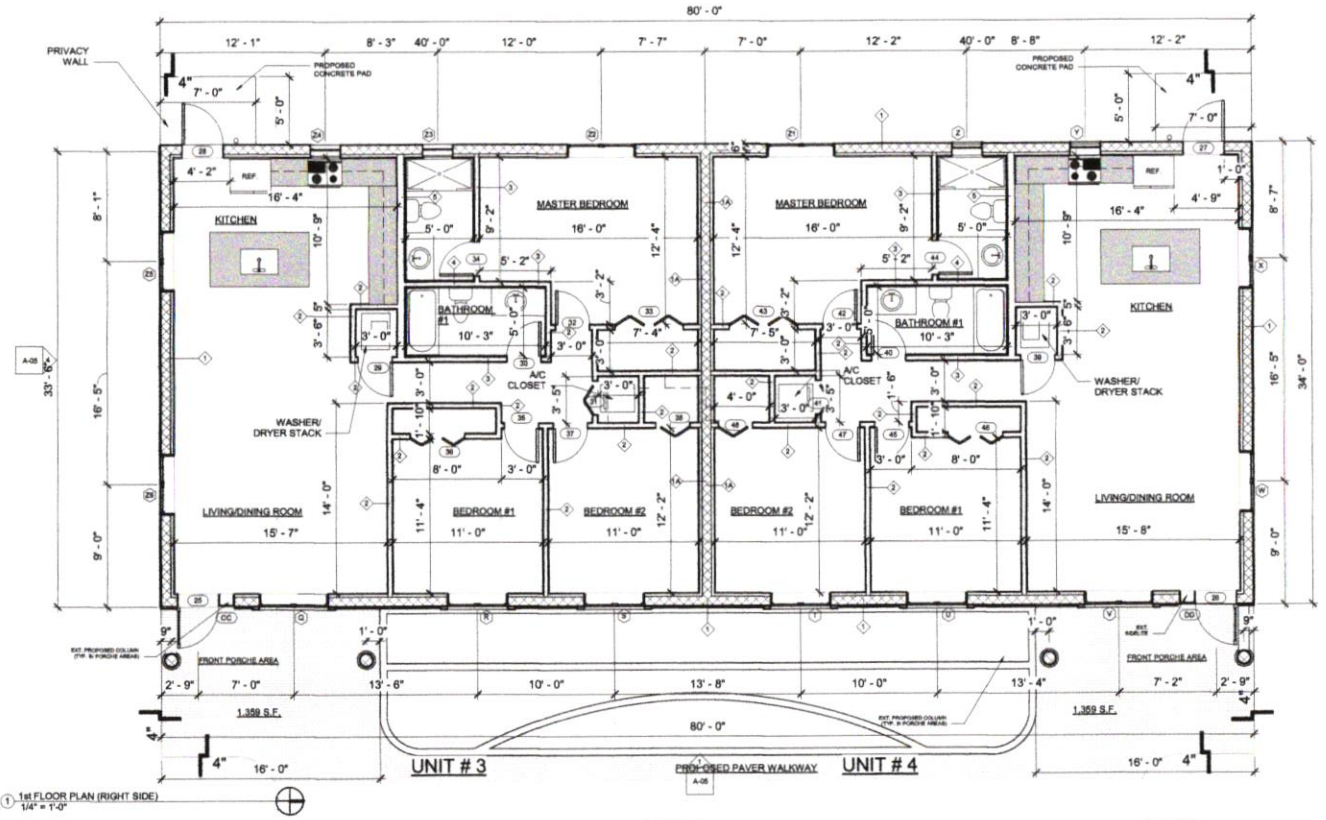
Architect of Record: Designer
Date: -
Drawn by: Author

PROPOSED FLOOR PLAN (LEFT SIDE), ENLARGED FRONT PORCHE & ROOF PLANS

Project Number 14-003

A-02

3/2/2021 1:36:04 PM



1 1st FLOOR PLAN (RIGHT SIDE)
1/4" = 1'-0"

WINDOW NOTE IN BATHROOM

WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1 (1). BATHROOM WINDOW SHALL BE OF CATEGORY "I" SAFETY GLAZING.

BATHROOM TILE NOTE:

FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS, PER STANDARDS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS-FBC R702.4.2

NOTE FOR FINISHES

FLAME SPREAD FOR WALL AND CEILING FINISHES SHALL BE MAX. 200, SMOKE DEVELOPED MAX. 450 - FBC R302.9, AND FLAME SPREAD FOR INSULATION SHALL BE MAX. 25, SMOKE DEVELOPED MAX. 450 - FBC R302.10

SMOKE DETECTOR NOTE:

ALL SMOKE DETECTORS ARE INSIDE AND OUTSIDE THE SLEEPING AREAS.

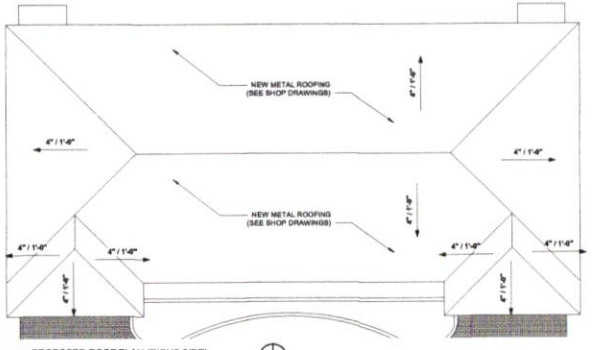
BATHROOM NOTE:

THE BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUB WITH SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBANT SURFACE EXTENDED TO HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR.

CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.

-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



2 PROPOSED ROOF PLAN (RIGHT SIDE)
1/8" = 1'-0"

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

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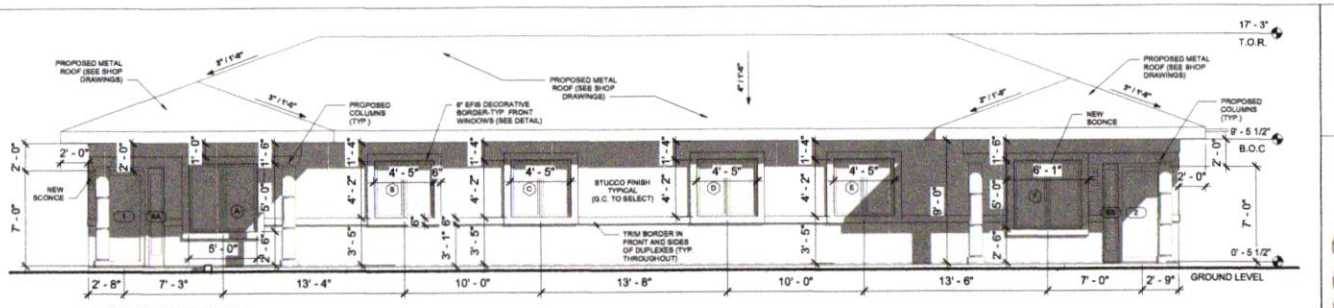
Architect of Record: Designer
Date: -
Drawn by: Author

PROPOSED FLOOR PLAN (RIGHT SIDE), ENLARGED FRONT PORCHE & ROOF PLANS

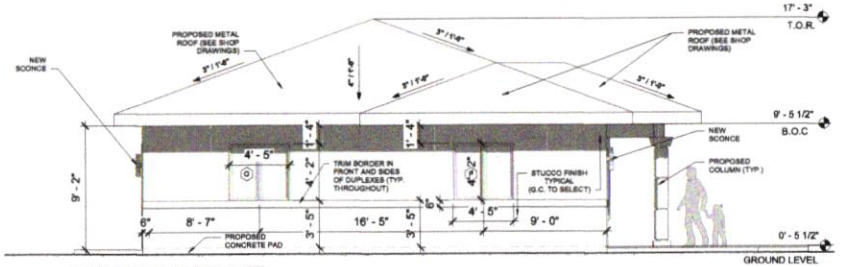
Project Number 14-003

A-03

3/2/2021 1:36:05 PM



1 FRONT (EAST) ELEVATION - LEFT
1/4" = 1'-0"



2 LEFT SIDE (SOUTH) ELEVATION - LEFT
1/4" = 1'-0"

CONTRACTOR NOTE

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WINDOW NOTE IN BATHROOM

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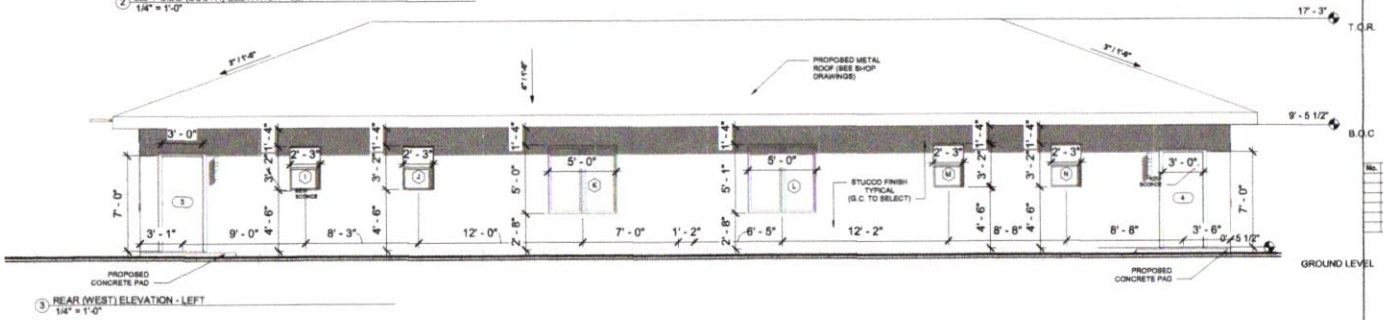
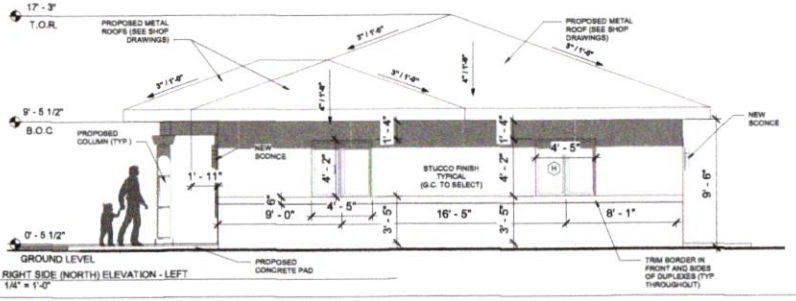


3 REAR (WEST) ELEVATION - LEFT
1/4" = 1'-0"



4 RIGHT SIDE (NORTH) ELEVATION - LEFT
1/4" = 1'-0"

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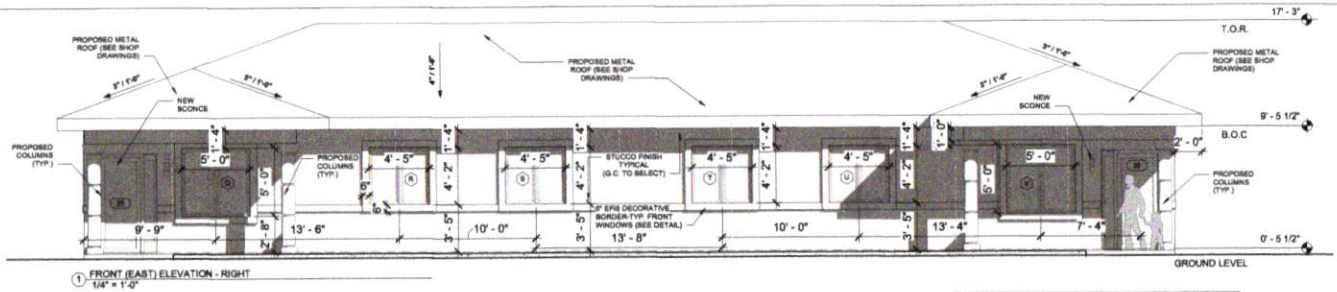
Date:	--
Drawn by:	Author

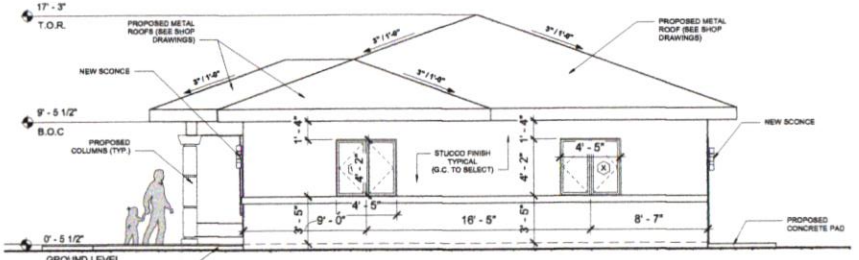
ELEVATIONS (LEFT)

Project Number 14-003

A-04



1 FRONT (EAST) ELEVATION - RIGHT
1/4" = 1'-0"



2 LEFT SIDE (SOUTH) - RIGHT
1/4" = 1'-0"

CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.

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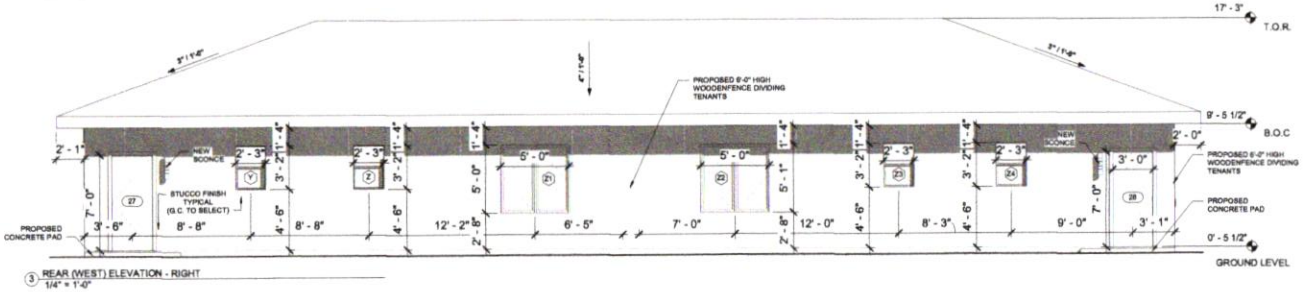
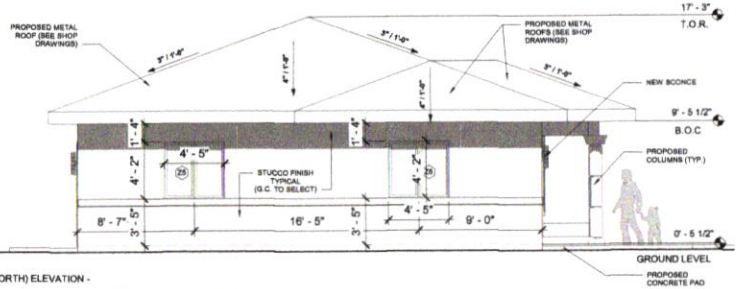


3 REAR (WEST) ELEVATION - RIGHT
1/4" = 1'-0"



4 RIGHT SIDE (NORTH) ELEVATION - RIGHT
1/4" = 1'-0"

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Architect of Record: Designer
Date: -
Drawn by: Author

ELEVATIONS (RIGHT)

Project Number 14-003

A-05

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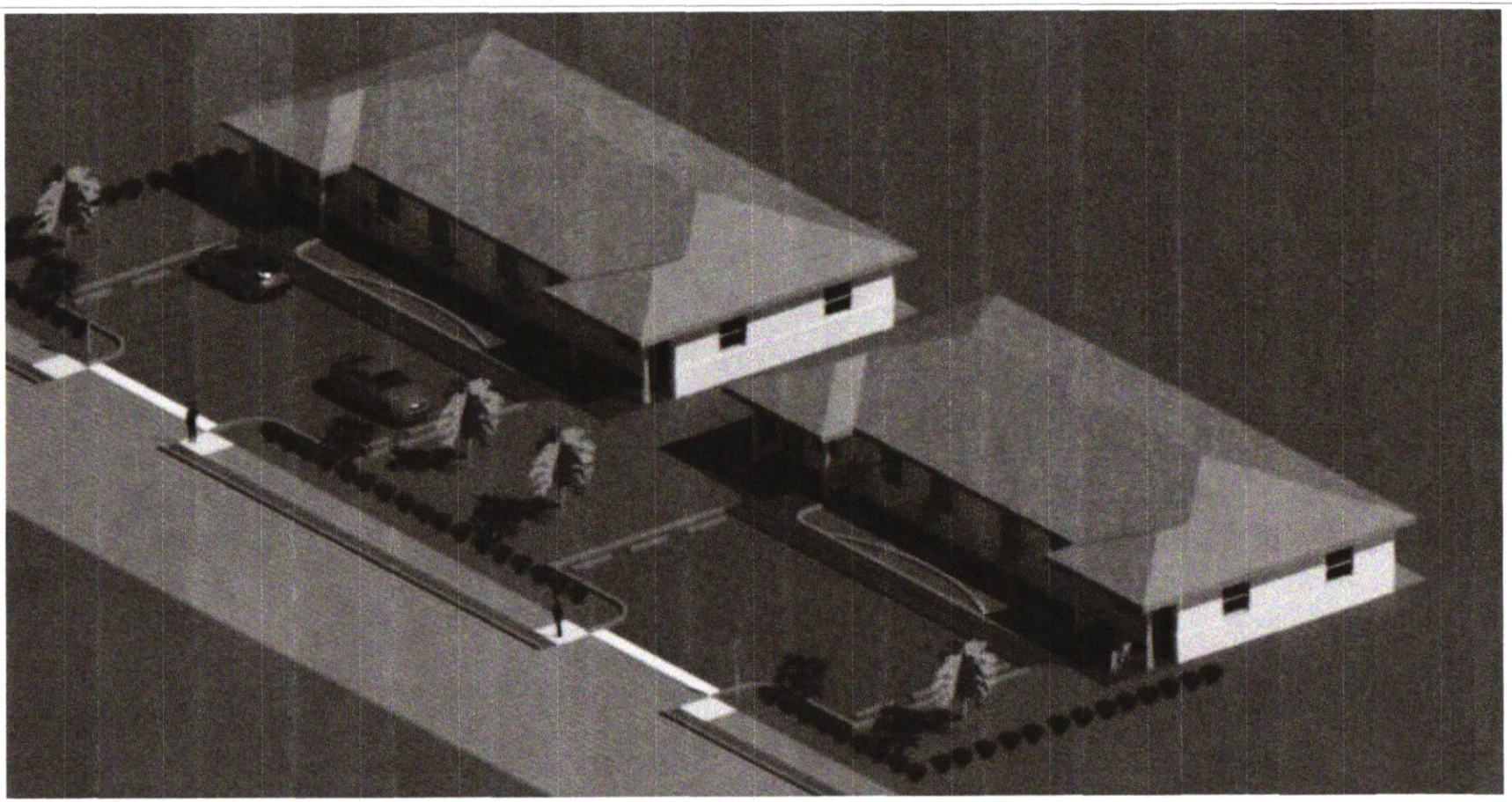
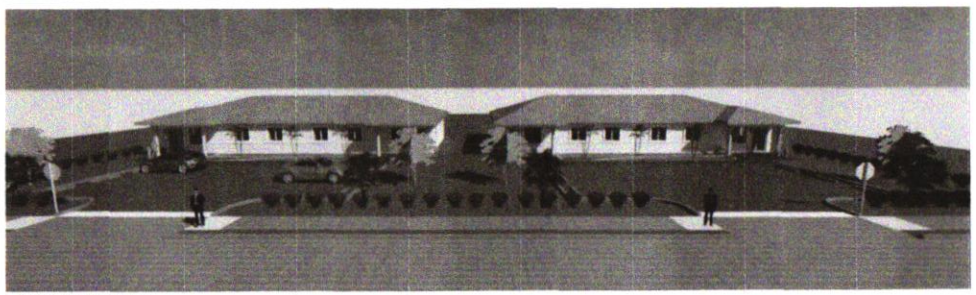
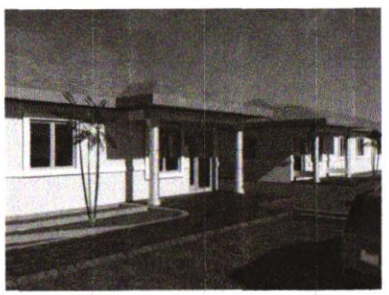




② FRONTAL PERSPECTIVE - 1
12" = 1'-0"



③ PERSPECTIVE 2
12" = 1'-0"

LANDSCAPING NOTE

- LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURALS.
- PERSPECTIVE IS JUST FOR DEMOSTRATION OF OVERALL PROPOSED BUILDING

STATE OF FLORIDA • REGISTERED ARCHITECT • No. 15299

DeMELLO ARCHITECTURE
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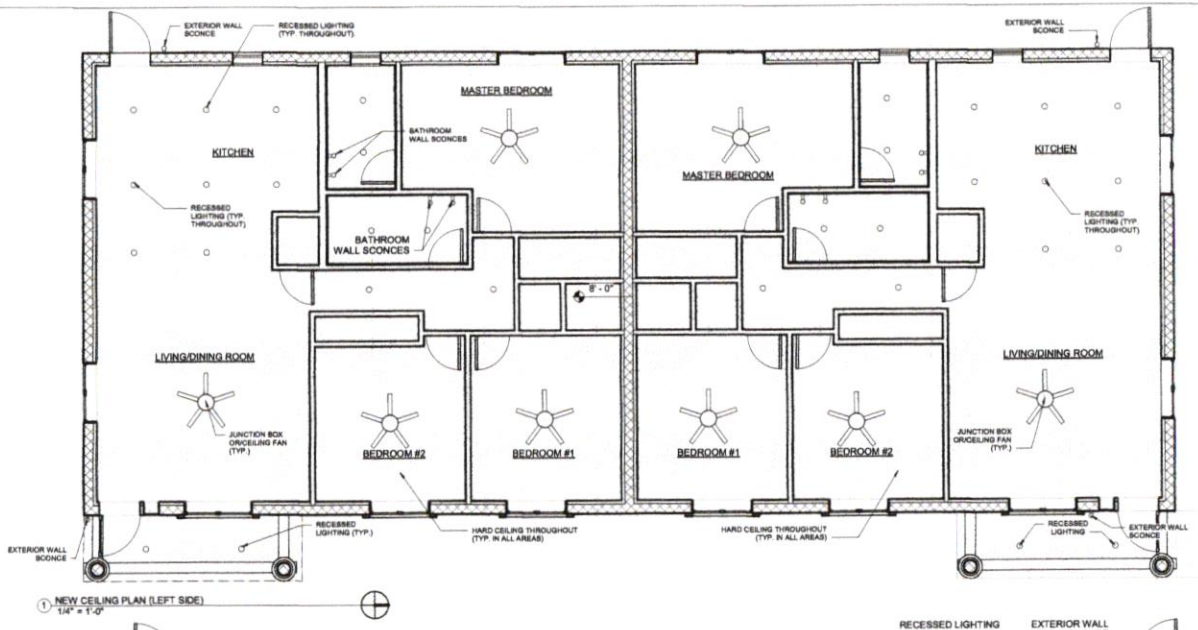
Drawn by:	Author

3-D PERSPECTIVE

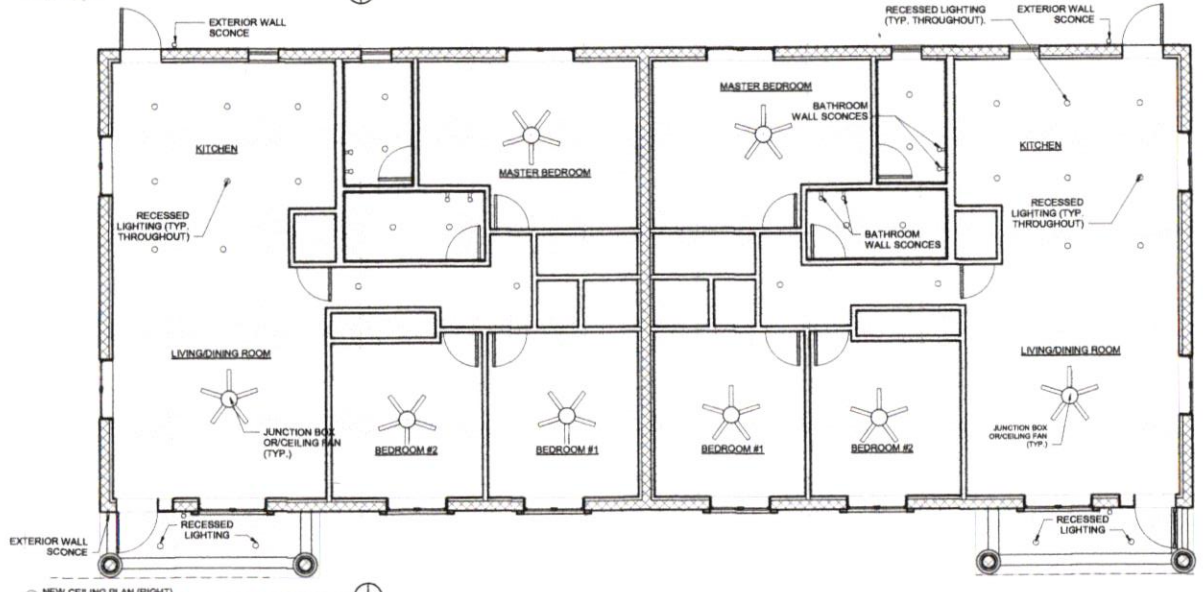
Project Number 14-003

A-06

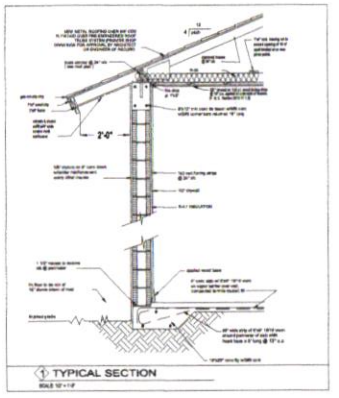
3/23/2021 1:36:36 PM



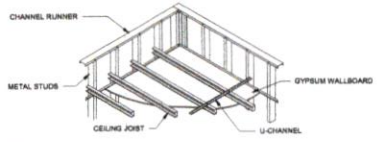
1 NEW CEILING PLAN (LEFT SIDE)
1/4" = 1'-0"



2 NEW CEILING PLAN (RIGHT)
1/4" = 1'-0"



1 TYPICAL SECTION



4 GWB DETAIL
1/8" = 1'-0"

STATE OF FLORIDA
DEMELLO
No. 15299
REGISTERED ARCHITECT

DeMELLO ARCHITECTURE
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DESIGN SOLUTIONS SFL

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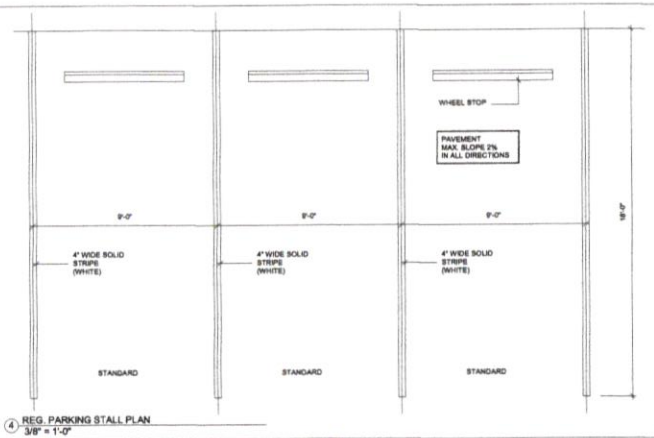
Architect of Record: Designer
Date: --
Drawn by: Author

CEILING PLAN (LEFT & RIGHT) & DETAILS

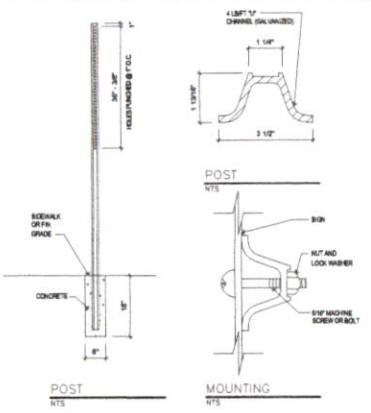
Project Number 14-003

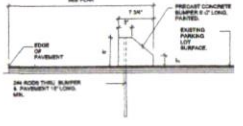
A-07

3/23/2021 1:36:51 PM

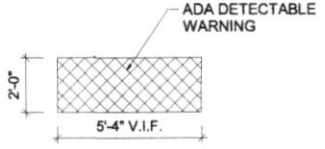


4 REG. PARKING STALL PLAN
3/8" = 1'-0"

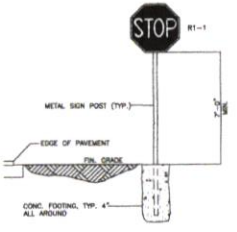




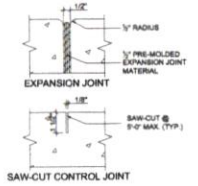
2 WHEELSTOP
1/4" = 1'-0"

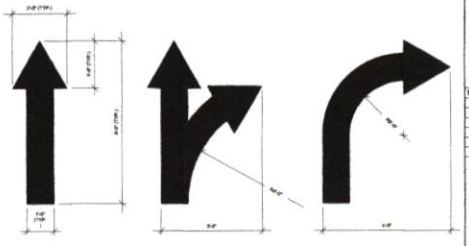


5 DETECTABLE WARNING
1/2" = 1'-0"

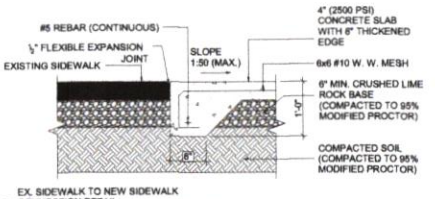


TYPICAL SIGN INSTALLATION
DETAIL 2 A-2.0
NTS





6 ARROWS
1/2" = 1'-0"



8 EX. SIDEWALK TO NEW SIDEWALK
CONNECTION DETAIL
1" = 1'-0"

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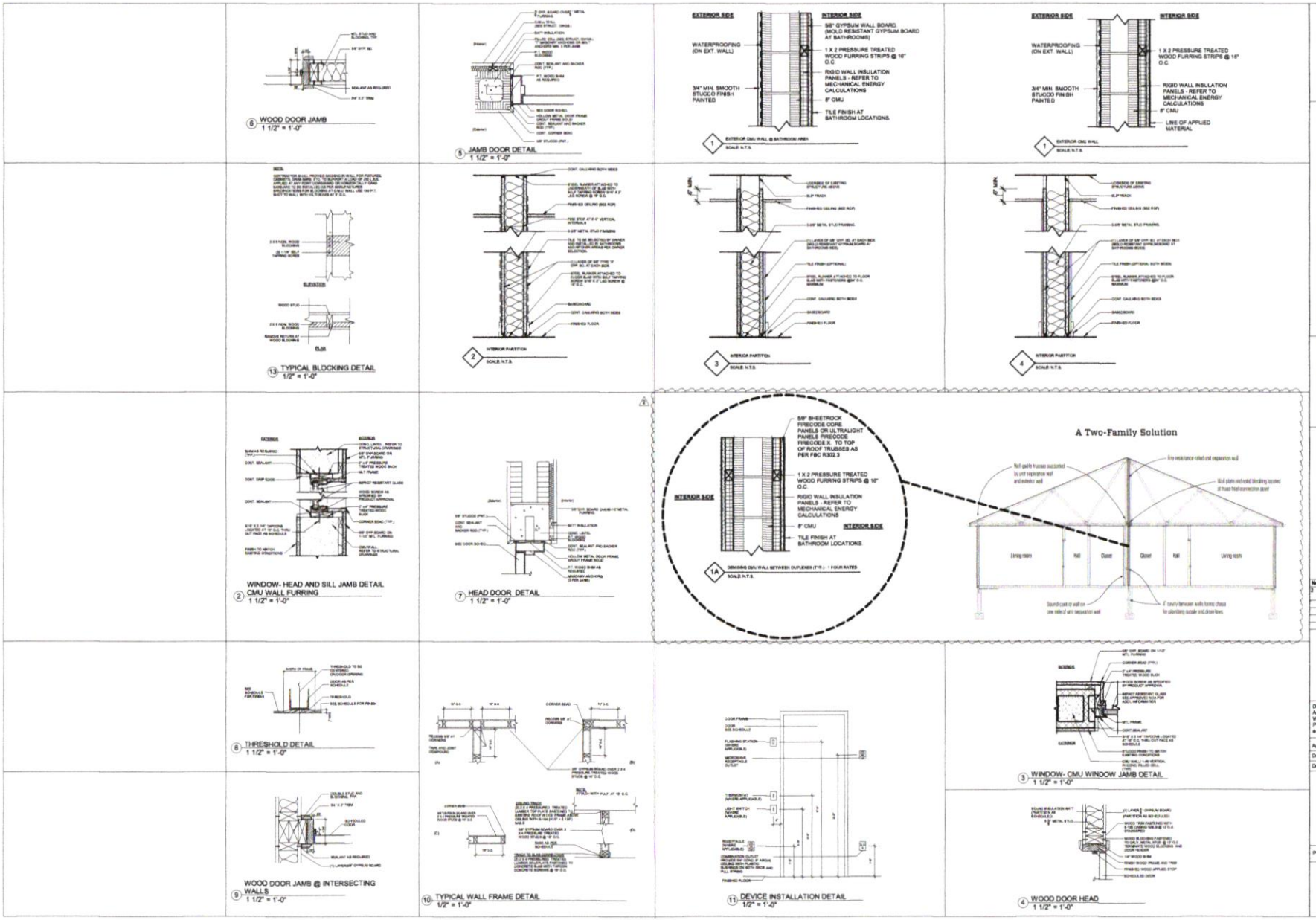
Architect of Record:	Designer
Date:	-
Drawn by:	Author

PARKING DETAIL PAGE

Project Number 14-003

A-08



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No.	Description	Date
2	Rework 2 - City Comments	11.11.26

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Architect of Record: Designer
Date: --
Drawn by: Author

DETAILS

Project Number 14-003

A-09

3/23/2021 1:37:01 PM

DOOR SCHEDULE

No.	SIZE (W/H)	DOOR TYPE	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	COMMENTS	APPROVAL #
1	36" x 84"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR ENTRY SWING DOOR W/ SIDELITE IN LIVING ROOM (UNIT #1)	FL-15180.1
2	36" x 84"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR ENTRY SWING DOOR W/ SIDELITE IN LIVING ROOM (UNIT #2)	FL-15180.1
3	36" x 80"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR SWING DOOR IN KITCHEN (UNIT #2)	
4	36" x 80"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR SWING DOOR IN KITCHEN (UNIT #1)	
5	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR WASHER/DRYER STACK CLOSET (UNIT #1)	
6	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BATHROOM #1 (UNIT #1)	
7	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR FOR A/C CLOSET (UNIT #1)	
8	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING INTO MASTER BEDROOM (UNIT #1)	
9	60" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD INTO MASTER BEDROOM CLOSET (UNIT #1)	
10	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #1)	
11	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR BEDROOM #1 (UNIT #1)	
12	48" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR FOR BEDROOM #1 (UNIT # 1)	
13	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR BEDROOM #2 (UNIT #1)	
14	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD FOR BEDROOM #2 (UNIT #1)	
15	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR WASHER/DRYER STACK CLOSET (UNIT #2)	
16	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BATHROOM #1 (UNIT #2)	
17	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD FOR A/C CLOSET (UNIT #2)	
18	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO MASTER BEDROOM (UNIT #2)	
19	60" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD IN MASTER BEDROOM (UNIT #2)	
20	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING IN MASTER BATHROOM (UNIT #2)	
21	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BEDROOM #1 (UNIT #2)	
22	48" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR IN BEDROOM #1 (UNIT #2)	
23	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BEDROOM #2 (UNIT 2)	
24	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR IN BEDROOM #2 (UNIT #2)	
25	36" x 84"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR ENTRY SWING DOOR W/ SIDELTE IN LIVING ROOM (UNIT #3)	FL-15180.1
26	36" x 84"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR ENTRY SWING DOOR W/ SIDELITE IN LIVING ROOM (UNIT #4)	FL-15180.1
27	36" x 80"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR SWING DOOR IN KITCHEN (UNIT #4)	
28	36" x 80"	SWING	0' - 2"	VINYL	VINYL	EXTERIOR SWING DOOR IN KITCHEN (UNIT #3)	
29	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR WASHER/DRYER STACK CLOSET (UNIT #3)	
30	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BATHROOM #1 (UNIT #3)	
31	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD INTO A/C CLOSET (UNIT #3)	
32	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO MASTER BEDROOM (UNIT #3)	
33	60" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD IN MASTER BEDROOM (UNIT #3)	
34	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING IN MASTER BATHROOM (UNIT #3)	
35	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BEDROOM #1 (UNIT #3)	
36	48" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR IN BEDROOM #1 (UNIT #3)	
37	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BEDROOM #2 (UNIT #3)	
38	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR IN BEDROOM #1 (UNIT #3)	
39	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR WASHER/DRYER STACK CLOSET (UNIT #4)	
40	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO BATHROOM #1 (UNIT #4)	
41	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR FOR A/C CLOSET (UNIT #4)	
42	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING INTO MASTER BEDROOM (UNIT #4)	
43	60" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD INTO MASTER BATHROOM CLOSET (UNIT #4)	
44	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR INTO MASTER BATHROOM (UNIT #4)	
45	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR BEDROOM #1 (UNIT #4)	
46	48" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR FOR BEDROOM #1 (UNIT # 4)	
47	30" x 80"	SWING	0' - 2"	WOOD	WOOD	INTERIOR SWING DOOR FOR BEDROOM #2 (UNIT #4)	
48	30" x 80"	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD FOR BEDROOM #2 (UNIT #4)	

WINDOW SCHEDULE

TYPE	SIZE (W/H)	SILL HEIGHT	FRAME MATERIAL	COMMENTS	LOCATION
A	60" x 60" (A)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
B	53" x 50" (B)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #1 (UNIT #1)
C	53" x 50" (C)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #2 (UNIT #1)
D	53" x 50" (D)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #2 (UNIT #2)
E	53" x 50" (E)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #1 (UNIT #2)
F	60" x 60" (F)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
G	53" x 50" (G)	2' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #2)
H	53" x 50" (H)	2' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #2)
I	26"X38" (I)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #2)
J	26"X38" (J)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #2)
K	60" x 60" (K)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BEDROOM (UNIT #2)
L	60" x 60" (L)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BEDROOM (UNIT #1)
M	26"X38" (M)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #1)
N	26"X38" (N)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
O	53" x 50" (O)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #1)
P	53" x 50" (P)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #1)
Q	60" x 60" (Q)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #3)
R	53" x 50" (R)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #1 (UNIT #3)
S	53" x 50" (S)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #2 (UNIT #3)
T	53" x 50" (T)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #2 (UNIT #4)
U	53" x 50" (U)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN BEDROOM #1 (UNIT #4)
V	60" x 60" (V)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #4)
W	53" x 50" (W)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN LIVING/DINING ROOM (UNIT #4)
X	53" x 50" (X)	3' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #4)
Y	26"X38" (Y)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #4)
Z	26"X38" (Z)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #4)
Z1	60" x 60" (Z1)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BEDROOM (UNIT #4)
Z2	60" x 60" (Z2)	3' - 1 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR HORIZONTAL SLIDER IN MASTER BEDROOM (UNIT #3)
Z3	26"X38" (Z3)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #3)
Z4	26"X38" (Z4)	4' - 11 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #3)
Z5	53" x 50" (Z5)	2' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER IN KITCHEN (UNIT #3)
Z6	53" x 50" (Z6)	2' - 10 7/8"		HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR HORIZONTAL SLIDER LIVING/DINING ROOM (UNIT #3)

DeMELLO ARCHITECTURE
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www.demello-arch.com 954 224 2952

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

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Architect of Record: Designer
Date: -
Drawn by: Author

SCHEDULES

Project Number 14-003

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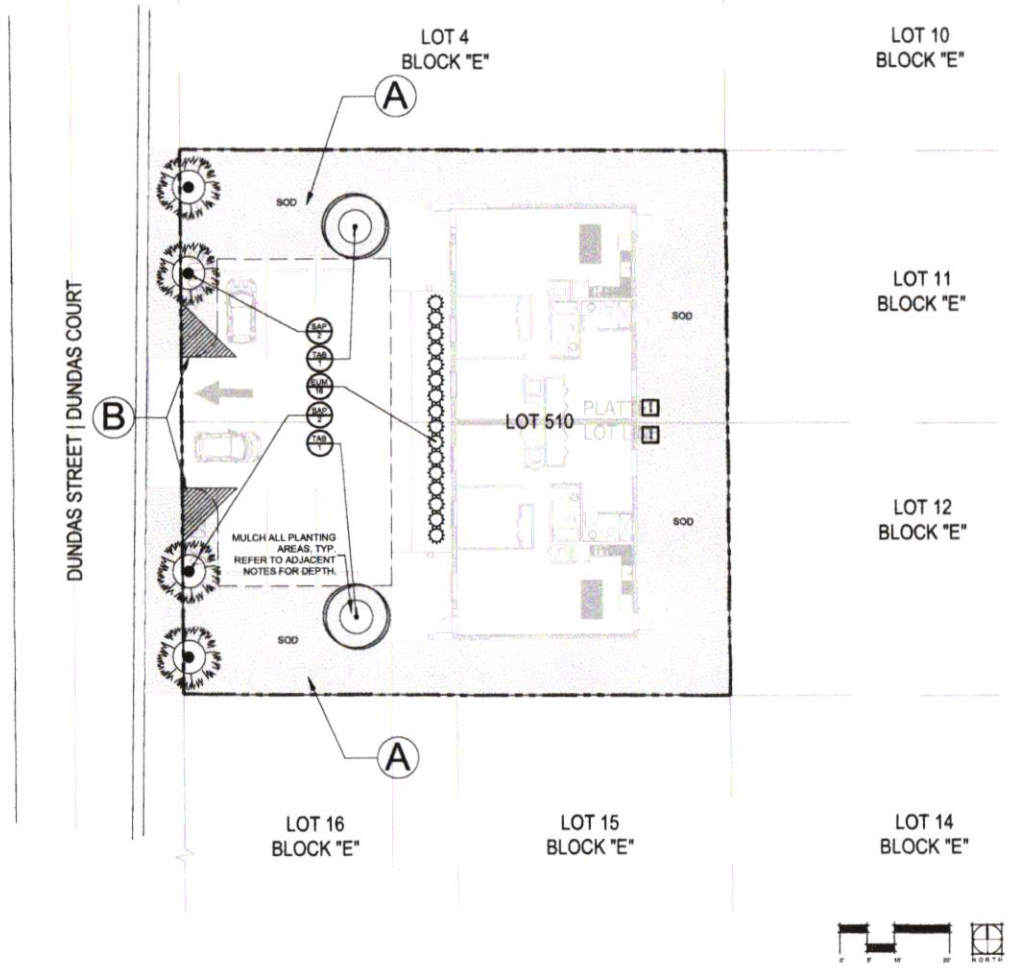


REFER TO SHEET L1.10 FOR PLANT QUANTITIES & SIZES

PERVIOUS & IMPERVIOUS AREA
TOTAL LOT AREA = 10,000 S.F.
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 2,500 S.F.
IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 7,500 S.F.
ACTUAL:
TOTAL PERVIOUS AREA (GREEN) = 4,154 S.F. (42%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 5,846 S. F. (58%)

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2

SINGLE FAMILY & TWO FAMILY DWELLING UNITS

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

General Landscaping Requirements

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Trees:
   Minimum Size: 2-1/2" DBH X Twelve (12) feet height X 8'-0" Sprd. 5'-0" of Clear Trunk (DBH is measured 4-1/2' 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.
   Groundcovers:
   Planted to achieve coverage within 12 months after planting.
5. Tree species shall also be a variety that will have a minimum crown spread and height of 15'-0" at maturity. Three (3) palms may be substituted for one tree.
6. Palms are limited to 50% of the total trees required.
7. Root Barriers: 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 fiber mesh or an acceptable root barrier product.
8. Soil: All landscaped areas shall consist of existing soil mixed with fifty (50) percent recycled top soil. Such soil shall be free of debris, roots, clay, stones, plants or other foreign materials. Verification of compliance with these soil requirements shall occur as part of the final inspection. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
9. Mulch: Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf or 3" of organic mulch. Do not place any mulch over the root ball.
10. Trees which are balled and burlaped must have the burlap removed and folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting.
11. Planting Techniques: Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) percent above the adjacent landscape soil.
12. 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.

CODE REQUIREMENTS / PROVISIONS

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

(A)

REQUIRED:
1. 2,078 SF OF VEHICULAR USE AREA / 15 SF= 139 SF OF LANDSCAPE AREA, PER LOT.
2. ONE (1) TREE PER 100 SF OF REQUIRED LANDSCAPED AREA: TWO (2) TREES REQUIRED OR (6) PALMS @ 3:1 RATIO.
3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

PROVIDED:
1. 757 SF X 10'-0" WIDE WITH CURBING ON ALL SIDES.
2. 2 TREES PROVIDED.
3. GRASS PROVIDED.

SECTION 22-53 - CLEAR VISION AREAS:

(B)

1. NO PLANTING, FENCE OR TEMPORARY, OR PERMANENT OBSTRUCTION EXCEEDING TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB
2. TREE BRANCES OR FOLIAGE BELOW 8'-0" IN HEIGHT

SHEET KEY & NOTES:

PROGRESS SET
NOT FOR
CONSTRUCTION

daniel rogers

ISSUES

NO	DESCRIPTION	DATE

PROJECT NAME
DUNDAS COURT - RESIDENTIAL DUPLEX
510 DUNDAS COURT
FT. PIERCE, FLORIDA

SHEET NAME
LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, R.L.A.
0006866

JUNE 01, 2022

SCALE
AS SHOWN

DATE
06.01.2022

DRAWN
DAR

SHEET NUMBER
L-1.01

PLANT SCHEDULE DUNDAS COURT

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	TYPE
	TAB	2	Tabebuia caraiba	Silver Trumpet	2.5" DBH, 12' Ht, X 5' Sprd., 5' Cl.	YES	
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**TYPE**
	SAP	4	Sabal palmetto	Cabbage Palmetto	10' Cl., Matched	YES	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**SPACING**
	EUM	16	Euphorbia milii	Crown of Thorns	3 gal	NO	36" O.C.
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**SPACING**
	STS	4,483 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	sod	NO	AS

SHEET KEY & NOTES:

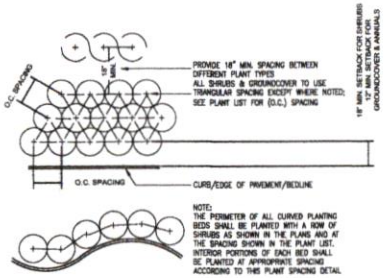
1. SOD AREAS SHALL BE COVERED WITH ARGENTINE BAHIA OR ST. AUGUSTINE AS INDICATED ON PLANS.
2. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO. 1, AS OUTLINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, 2016" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FL AND ANY AMENDMENTS THERETO.
4. THE LANDSCAPE ARCHITECT OR OWNER MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
5. ALL PLANTING BEDS SHALL BE TOPPED DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND PLANT STEM.
6. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF BASKETS ON ALL CAGED ROOT BALLS SHALL BE CUT AND FOLDED OFF AND REMOVED.

THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF TWO HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PUNCH PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND TIMED. IF HOLES DO NOT DRAIN MORE THAN 6" WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL OR PLANTING INSTALLATION TO ADDRESS POOR DRAINING SOILS.
8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTANCE OF ALL FINISH GRADES PRIOR TO DO SO SHALL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYP.).

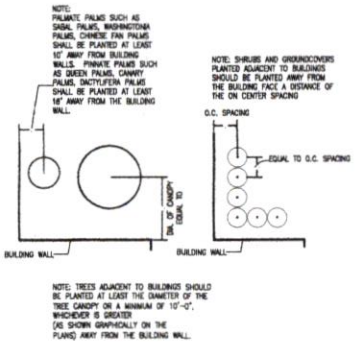
WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE PLACED AN ADEQUATE DISTANCE FROM THE LIGHT POLE.

12. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AREAS OF SOD THAT ARE NOT MOWABLE AFTER SOD TO SLOPES EXCEEDING 4:1 SLOPES, IRREGULARITIES IN GRADE, LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING AND RESODDING.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING UNTIL PERFECTION OF SODDED UNITS, THE TIME OF FINAL ACCEPTANCE BY THE OWNER.
14. THE CONTRACTOR SHALL REVIEW THE CIVIL ENGINEERS' UNDERDRAIN PLAN AND COORDINATE WHEN PLANTING ALL MATERIAL RELATIVE TO THIS PLANTING OUTLAY FOR SPECIFIC PLANTING DETAILS FOR TREES, SHRUBS & GROUNDCOVER. THE CONTRACTOR SHALL ADJUST THE IRRIGATION AS NECESSARY TO AVOID OVER WATERING OF PLANT MATERIAL DUE TO WET SITE CONDITIONS.



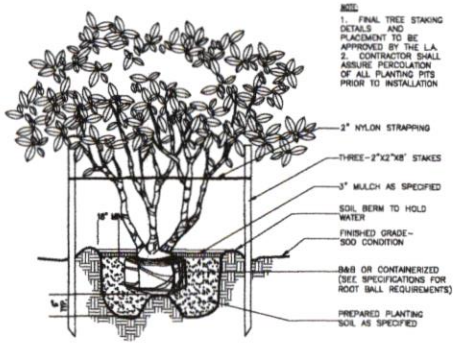
SHRUB PLANTING DETAIL

NTS



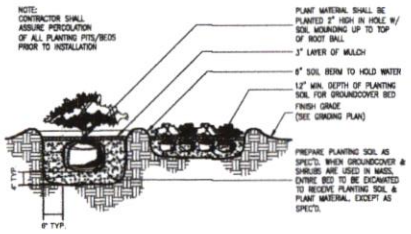
SHRUB PLANTING DETAIL

NTS



UNDERSTORY TREE DETAIL

NTS



SHRUB PLANTING DETAIL

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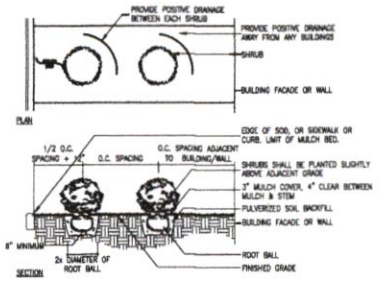
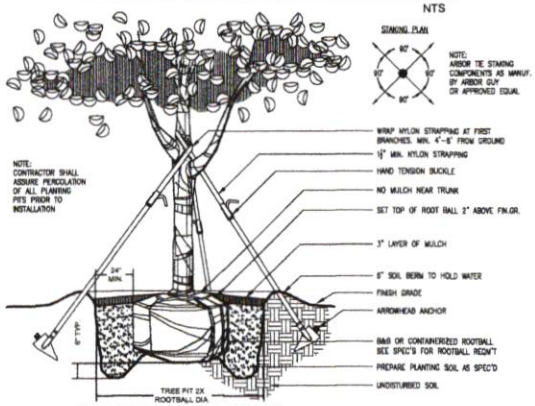


SHRUB PLANTING DETAIL

NTS



CANOPY TREE DETAIL

NTS

PRELIMINARY NOT FOR CONSTRUCTION

daniel rogers

ISSUES		
NO.	DESCRIPTION	DATE

PROJECT NAME

DUNDAS COURT - RESIDENTIAL DUPLEX

510 DUNDAS COURT
FT. PIERCE, FLORIDA

SHEET NAME

PLANTING DETAILS & NOTES

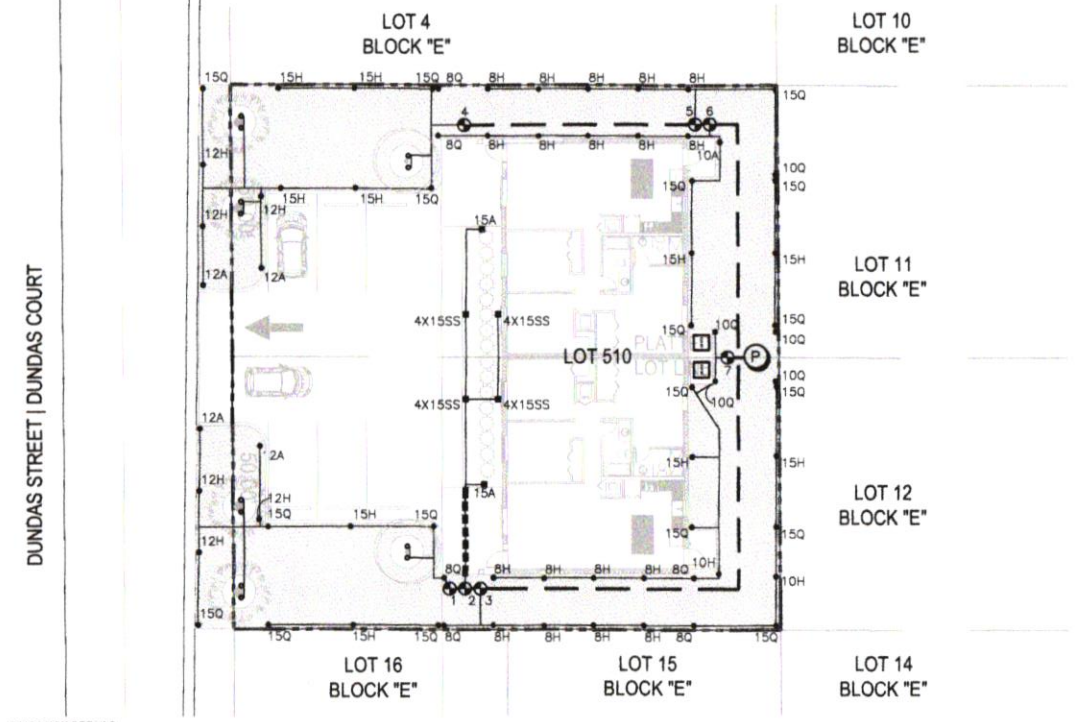
LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
0000000
JUNE 01, 2022

SCALE: AS SHOWN

DATE: 06.01.2022 | DRAWN: DAR

SHEET NUMBER

L-1.10



SYMBOLS LEGEND

- 12" SPRAY – HUNTER PRO ADJUSTABLE
- 6" SPRAY – HUNTER PRO ADJUSTABLE (5002)
- BUBBLER (2 PER TREE)– 1 GPM
- CLASS 200 PVC MAINLINE–3"
- CLASS 200 PVC LATERAL LINE– SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS)
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER PGV ELECTRIC VALVE. 1 1/2" OR SIZE AS SHOWN BELOW. INSTALL VALVE IN AN ARMOR 11" X 17" VALVE BOX AND COVER. 0–23 GPM=1" 26–50 GPM=1 1/2"
- (R) HUNTER RAIN–CLIK RAIN SENSOR–REFER TO DETAIL. LOCATION SHOWN ON PLAN FOR GRAPHIC PURPOSES ONLY.
- (C) HUNTER PCC–SERIES FIXED 6–STATION CONTROLLER INSIDE A PLASTIC PEDESTAL. REFER TO DETAILS. PROVIDE WITH HUNTER RAIN–CLIK DEVICE. MOUNTING PER DETAIL.
- (P) POINT OF CONNECTION–SUBMERSIBLE WELL PUMP SIZE TO BE DETERMINED BY OWNER & CONTRACTOR. SYSTEM DESIGN TO PROVIDE A MINIMUM OF 40 GPM @ 30 PSI OPERATING PRESSURE. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SHALL ADHERE TO ALL LOCAL REGULATION AND WATER MANAGEMENT GUIDELINES. ELECTRICAL CONNECTION TO BE PROVIDED BY CONTRACTOR. SOURCE TO BE TESTED FOR WATER QUALITY (SALINITY).

ZONE CHART

ZONE 1:	SOD / SPRAY / 00 GPM / 1" VALVE
ZONE 2:	SHRUB / SPRAY / 00 GPM / 1" VALVE
ZONE 3:	SOD / SPRAY / 00 GPM / 1" VALVE
ZONE 4:	SOD / SPRAY / 00 GPM / 1" VALVE
ZONE 5:	SOD / SPRAY / 00 GPM / 1" VALVE
ZONE 6:	SOD / SPRAY / 00 GPM / 1" VALVE
ZONE 7:	SOD / SPRAY / 00 GPM / 1" VALVE

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP–UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE (IF ALLOWED BY CODE) AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH PVC ULTRAVIOLET LIGHT PROTECTED PVC CLAMPS. RECLAIMED SYSTEMS MAY REQUIRE THE PIPE TO BE PURPLE.

6) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS OR AS DETAILED ON THE DECODER DETAIL FOR TWO–WIRE.

7) THE CONTRACTOR SHALL PREPARE AN AS–BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS–BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE SIMPLE BOXES USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 12" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 3' WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP–UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

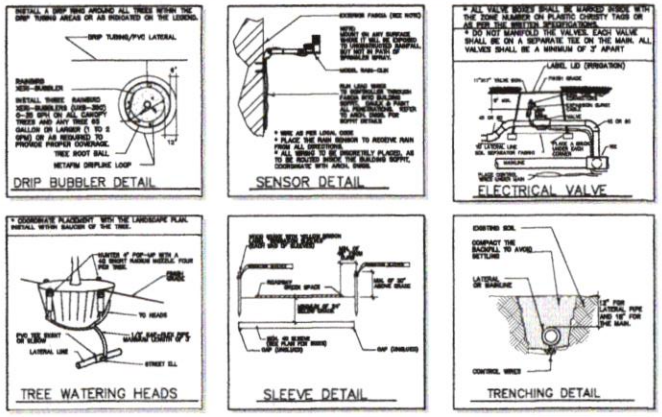
12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER. WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK ALL NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1–800–432–4770 (SUNSHINE STATE ONE CALL CENTER)

IRRIGATION DETAILS



IRRIGATION NOTES

1. The site will be provided with an automatic irrigation system.
2. Irrigation water will be supplied from a well source. Final location of the point of connection shall be determined in the field. The point of connection shown on the drawings is shown for graphic purposes only.
3. Permitting of the system will be provided by the irrigation contractor.
4. Irrigation system shall be designed and will be installed in conformance with all City of Fort Pierce & water management regulations.
5. THE RUN TIME SHOWN FOR EACH ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE APPROXIMATELY .5" OF WATER. A MINIMUM OF TWO RUN CYCLES PER WEEK IS REQUIRED TO PROVIDE 1" OF COVERAGE. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE CONTRACTOR IS FULLY RESPONSIBLE TO CHECK ANY EQUIPMENT QUANTITIES THAT ARE SHOWN AND SHALL BE RESPONSIBLE TO INCLUDE IN THE PROPOSAL AND INSTALL ALL EQUIPMENT AND PIPING SHOWN ON THE PLAN.

SHEET KEY & NOTES:

PROGRESS SET
NOT FOR
CONSTRUCTION

daniel rogers

ISSUES

NO.	DESCRIPTION	DATE

PROJECT NAME
DUNDAS COURT - RESIDENTIAL DUPLEX
510 DUNDAS COURT
FT. PIERCE, FLORIDA

SHEET NAME
IRRIGATION PLAN, DETAILS & NOTES

SCALE
AS SHOWN

DATE
06.01.2022

DRAWN
DAR

SHEET NUMBER
L-3.01

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666666
JUNE 01, 2022

RFP NO. 2024-011
RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1204 AVENUE E
CUMULATIVE EVALUATION MATRIX

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Progression Properies, LLC Vero Beach, FL	70	41	70	65	246
Vincent Marcellino Port St. Lucie, FL	72	65	82.5	85	304.5
Telco Investments, LLC Boynton Beach, FL	87	67	80	85	**319**

Planning Board **6. d.**

Meeting Date: 01/08/2024

Re: 1620 Avenue E

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT:

RFP 2024-012 - Disposal of Surplus Property - 1620 Avenue E

SUMMARY:

The City of Fort Pierce is the owner of real property located at 1620 Avenue E, identified by Parcel ID: 2404-816-0003-000-2, with a legal description of: HIGHLAND PARK RE-S/D BLK 1 LOT 3(OR 3675-2391). The property was declared surplus by the Fort Pierce City Commission on January 19, 2021, via Resolution 21-R10. Request for Proposal (RFP) number 2024-012 was issued on October 27, 2023. The invitation was sent to 455 vendors. Nine (9) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Sunrise City Concrete Services, Inc	**95**	**82**	**72.5**	**95**	**344.5**
Journey Equity Partners, LLC	**85**	**84**	**65**	**77**	**311**

RECOMMENDATION:

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at 1620 Avenue E, identified by Parcel ID: 2404-816-0003-000-2, with a legal description of: HIGHLAND PARK RE-S/D BLK 1 LOT 3(OR 3675-2391) to Sunrise City Concrete Services, Inc.

ALTERNATIVES:

Do not recommend award.

RESPONSIBLE STAFF:

Miriam Garcia, Redevelopment Specialist

COORDINATED WITH:

Economic Development Manager
Purchasing Division

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2024

Account: N/A

Amount: $3,000

OTHER INFORMATION:

Purchase price: $3,000

Attachments

RFP No. 2024-012
Evaluation Criteria Matrix -012
Cumulative Evaluation Matrix
Submittal Sunrise City Concrete Services Inc
Submittal - Journey Group

Form Review

Form Started By: Miriam Garcia
Started On: 12/21/2023 04:09 PM
Final Approval Date: 01/03/2024

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**	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-012**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1620 AVENUE E**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **2:30PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: _____ **Mailing Address:** _____ _____	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X**_____ **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number:	**Payment Terms:**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

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SECTION I

GENERAL CONDITIONS, INSTRUCITONS, AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE BID SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO RESPONSE

If not submitting a bid, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall

serve as the official authority to determine the lateness of any proposal. It is the Proposer's sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.cityoffortpierce.com and Demandstar https://www.demandstar.com .

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail, and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail, and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City

employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document. The invoice shall contain the Bidder’s Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 8. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Department. Proposers who obtain Proposal Documents from other sources

must officially register with the City Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any

person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Offer to Purchase/Invitation to Bid and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product bid, and capable of producing or providing the items bid, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. PUBLIC RECORDS

Sealed proposals, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the proposals, proposals, or final replies, whichever is earlier.

33. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

34. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

35. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-439(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. RFP OPENING DATE

Proposals are due on or before **2:30PM, Monday, November 13, 2023**.

2. SUBMISSIONS OF PROPOSALS

Electronic format only.

OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided in the attachment sections of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 2:30PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. INQUIRIES/QUESTIONS

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Redevelopment Specialist with a copy to the Purchasing Manager:

TO
Miriam Garcia
Redevelopment Specialist
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
mgarcia@cityoffortpierce.com

COPY
Gelencia Carter, MPA
Purchasing Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
purchasing@cityoffortpierce.com

3.2 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.
Are as follows:

SECTION III

STATEMENT OF WORK

1. OBJECTIVE

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. The City of Fort Pierce and Fort Pierce Redevelopment Agency sell City and FPRA-owned real property declared as surplus. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have declared surplus and now offer for sale the following described real properties (the "Properties") owned by the City of Fort Pierce or Fort Pierce Redevelopment Agency (the "FPRA"):

- **1620 Avenue E**

2. GENERAL PROPERTY CONDITIONS

The subject property is listed as follows:

1620 Avenue E – Parcel ID# 2404-816-0003-000-2

The subject property is located at 1620 Avenue E in the City of Fort Pierce, Florida. This property is situated at the corner of Avenue E and N. 17th Street. The lot is rectangular in shape and consists of +/- 0.10 acres or 4,383 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants and beaches.

The St. Lucie County Property Appraiser property detail for 2404-816-0003-000-2 is included as Exhibit "A".

The property is zoned Medium Density Residential R-4.

3. TERMS AND CONDITIONS

Sale of this property will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and encumbrances.

The sale shall be conditioned upon the offer and submittal requirements. The Proposer will be responsible for all costs to meet code requirements, and other construction costs, if necessary. If the buyer does not commence construction within 18 months of closing, there may be a possibility of reverter. The City, at its sole option, may exercise its reversionary interest in the event the developer does not comply with the deed restrictions.

4. **MANDATORY DEPOSIT**

A security deposit of ten percent (10%) of the purchase price will be due from the highest ranked proposer in the form of a certified or cashier's check, payable to the City of Fort Pierce. The security deposit must be submitted within 7 calendar days of notification of highest ranked proposer. The deposit must be received prior to the recommendation of award to appropriate governing body. If the deposit is not received, the City at its sole discretion may award to the second highest ranked respondent, cancel, or reissue the solicitation.

The security deposit will be returned if the proposal is not accepted by the governing body within ninety (90) days. Should the proposal be accepted, the deposit will be applied to the purchase cost.

5. PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following three (3) tabs:

TAB 1: PROPOSER SUMMARY

1. Developer – If you are a developer – 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. OR
2. Owner/Occupant – If you are neighboring property owner or future occupant, please provide a letter explaining why you want to purchase the property.
3. Financial Capacity - Proposers proof of financial ability to complete the development project including the construction. 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.

TAB 2: DEVELOPMENT PLAN

1. Preliminary Building Plans- Preliminary building plans including elevations floor plans, facades, and landscaping.
2. Project Timeline- Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.
3. Construction Budget/Cost Estimates - improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.
4. Utilization - Will this be your primary residence? If not, what do you intend to develop the property for?
5. Required Forms
    a. Request for Proposer Acknowledgement Page
    b. Offer to Purchase/Bid Response Form

6. SELECTION PROCESS/EVALUATION CRITERIA

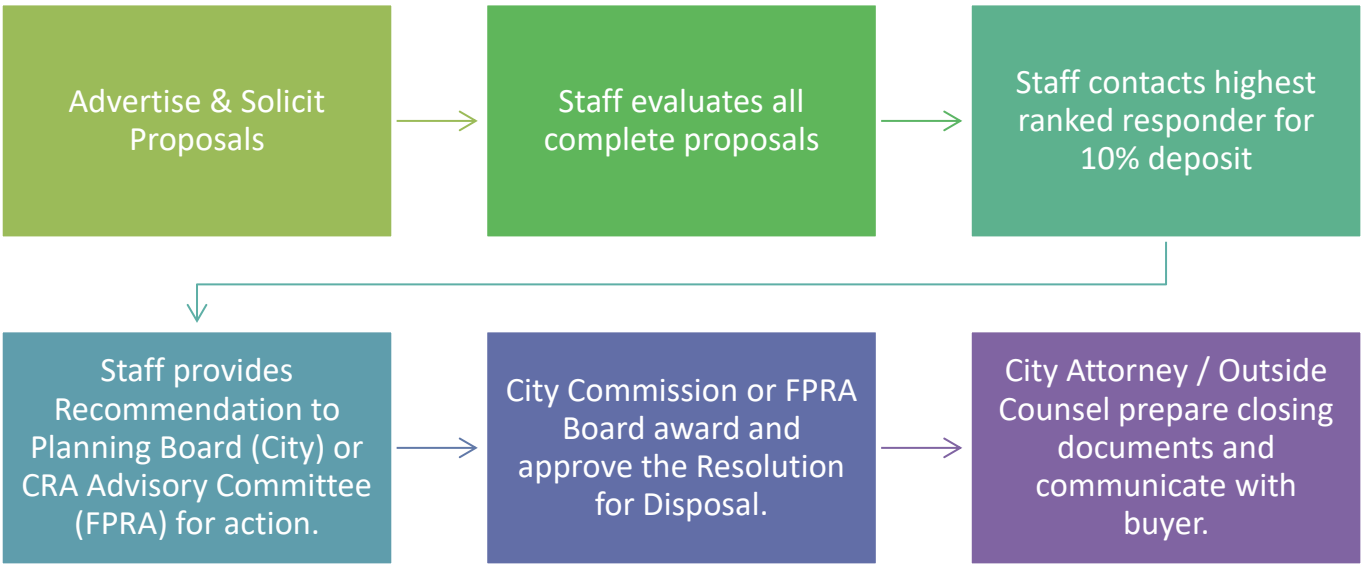
The City of Fort Pierce shall select the best responsive proposer/proposal based upon the evaluation criteria, see below.

Proposals will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the proposal itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

Scoring/Evaluation Criteria For Acceptance of Submittals	**Possible Points**
Development Plan	**MAX 20**
Preliminary building plans including elevations, floor plans, facades, landscaping plan	20
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	**MAX 20**
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	**MAX 10**
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct)	**MAX 15**
Property Utilization - Developed for Residential Use	**MAX 20**
Owner Occupied	20
Develop for Resale	15
Neighboring property owner	10
Develop as Rental Property	5
Narrative/Summary of development	**MAX 15**
Total Project Score	**100**

7. AWARD PROCESS



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-012

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): _____

Address: _____

Day time Phone Number: _____ Mobile Number: _____

Email: _____

INTENDED USE:
I/we propose to use the property for:

_____

_____

_____

Will this property be your prime residence? _____ Yes _____ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

_____
_____
_____
_____
_____
_____
_____(Attach pages as needed)

Total value of all proposed improvements to the property: $_____

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $_____ 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 in the tabbed format as describe above. Only complete bids will be considered

_____Yes	____No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_____Yes	____No	**Timeline to complete construction project**
_____Yes	____No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_____Yes	____No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____

Bidder of Authorized Representative

_____

Typed Name

_____

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?		
Is the proof of Financial Ability/Letter from financial institution included?		
Does the Development Plan included:		
Preliminary building plans included		
Timeline to complete the construction project		
Construction cost estimates included		
Landscaping plans		
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?		
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?		
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

EXHIBIT “A”

Property Information Card

1620 Avenue E
2404-816-0003-000-2



The subject property is located at 1620 Avenue E in the City of Fort Pierce, Florida. The lot is situated at the corner of Avenue E and N. 17th Street. The lot is rectangular in shape and consists of +/- 0.10 acres or 4,383 square feet. This property is located in the historic Lincoln Park district and is close to shopping, restaurants and beaches.

PARCEL ID:

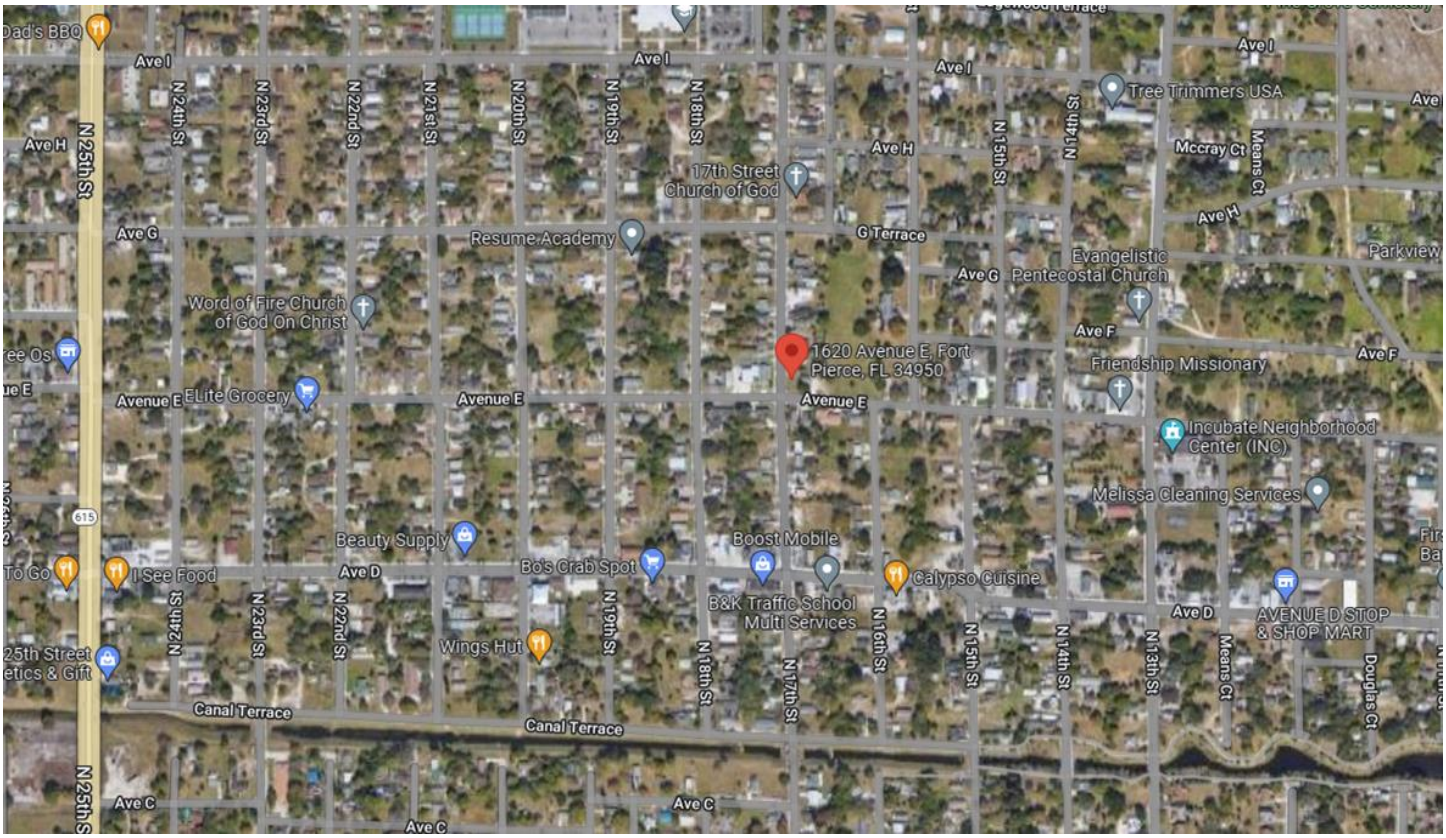
2404-816-0003-000-2

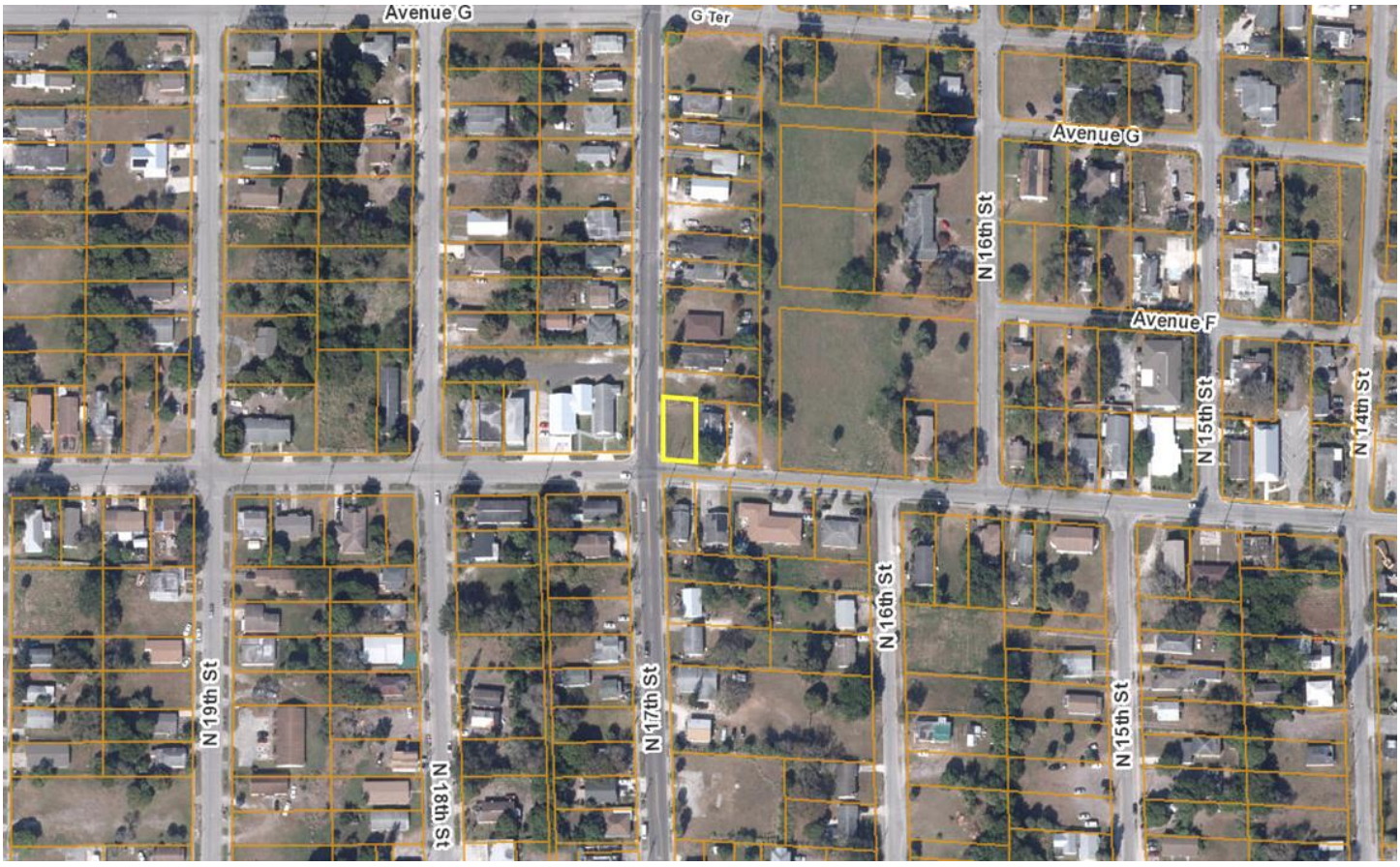
LOT SIZE:

0.10 ac or 4,383 sf

ZONING:

R3 – Medium Density Residential


Dad's BBQ
Ave I
N 25th St
N 24th St
N 23rd St
N 22nd St
N 21st St
N 20th St
N 19th St
N 18th St
Ave H
17th Street Church of God
Tree Trimmers USA
N 15th St
N 14th St
Mccray Ct
Means Ct
Ave G
Resume Academy
G Terrace
Evangelistic Pentecostal Church
Parkview
Word of Fire Church of God On Christ
Ave F
1620 Avenue E, Fort Pierce, FL 34950
Friendship Missionary
Avenue E
ELite Grocery
Incubate Neighborhood Center (INC)
Melissa Cleaning Services
615
Beauty Supply
Boost Mobile
Ave D
Bo's Crab Spot
Calypso Cuisine
I See Food
B&K Traffic School Multi Services
AVENUE D STOP & SHOP MART
Wings Hut
N 16th St
N 17th St
N 13th St
Douglas Ct
Canal Terrace
Ave C


Avenue G
G Ter
N 16th St
Avenue F
N 15th St
N 14th St
N 19th St
N 17th St
N 18th St

EVALUATION MATRIX
DISPOSITION OF CITY SURPLUS PROPERTY - 1620 AVENUE E
RFP NO. 2024-012

CRITERIA		RESPONDENTS	
		Sunrise City Concrete Svc., Inc. Ft. Pierce, FL	**Journey Equity Partners, LLC.** Ft. Lauderdale, FL
DEVELOPMENT PLAN - MAX 20			
Preliminary bulding plans including elevations, floor plans, facades landscaping plan	20		
Sketches of plans to be developed	15		
Detailed description with no drawings	5		
TIMELINE TO COMPLETE CONSTRUCTION - MAX 20			
Within one year	20		
Between 1 to 2 years	15		
More than 2 years but less than 3 years	5		
PROOF OF FINANCIAL ABILITY - MAX 15			
Letter from Financial institution, proof of financial ability to purchase lot & construct			
CONSTRUCTION COST ESTIMATES - MAX 10			
Detailed cost estimate from licensed contractor	10		
Proposer estimated cost with no 3rd party backup	5		
PROPERTY UTILIZATION - RESIDENTIAL USE - MAX 20			
Owner Occupied	20		
Develop for Resale	15		
Neighboring property owner	10		
Develop as Rental Property	5		
NARRATIVE/SUMARY OF DEVELOPMENT - MAX 15			
TOTAL		0	0

RFP 2024-012
DISPOSITION OF CITY SURPLUS
PROPERTY – 1620 AVENUE E
CUMULATIVE EVALUATION MATRIX

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Sunrise City Concrete Services, Inc Fort Pierce, FL	95	82	72.5	95	**344.5**
Journey Equity Partners, LLC Fort Lauderdale, FL	85	84	65	77	311

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 1620 AVENUE E
RFP NO. 2024-012

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: Roderick J Waller
Manual

Signature: _____
Typed or Printed

Company Name: Sunrise City Concrete Services Inc

Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Date: 11/13/23

/lh

Attachment: **Sample Surplus Property Sale Agreement**

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-012**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 1620 AVENUE E**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **2:30PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: Sunrise City Concrete Services Inc **Mailing Address:** 130 S Indian River Drive Suite 202	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** X Roderick Waller **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce FL 34950	**Typed or Printed Name:** Roderick Waller
Type of Entity (Select one): **Corporation** ☑ **Partnership** ☐ **Proprietorship** ☐	**Title:** CEO
Incorporated in the State of: Florida **Year:** 2017	**Delivery in** N/A **days, After Receipt Order**
Phone Number: 772-201-2850	**Payment Terms:** N/A
Fax Number: 772-907-0420	**FEIN or SS Number:**
E-Mail Address: rodwaller1@gmail.com	**Local Business:** ☑ Y ☐ N **MWBE:** ☑ Y ☐ N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-012

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): Sunrise City Concrete Services Inc

Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Day time Phone Number: 772-201-2850 Mobile Number: 772-201-2850

Email: rodwaller1@gmail.com

INTENDED USE:
I/we propose to use the property for:

Build and sell of new single family home

Will this property be your prime residence? _____ Yes ___☑___ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

Build and sell of new single family home

(Attach pages as needed)

Total value of all proposed improvements to the property: $185,000.00

PROPOSED/BID AMOUNT
I/we off to pay the City of Fort Pierce: $3,000.00 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 in the tabbed format as describe above. Only complete bids will be considered

☑ Yes ___ No **Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.

☑ Yes ___ No **Timeline to complete construction project**

☑ Yes ___ No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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 **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

☑ Yes ___ No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Roderick J Waller

Bidder of Authorized Representative

Roderick Waller

Typed Name

11/13/23

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	☑	
Is the proof of Financial Ability/Letter from financial institution included?	☑	
Does the Development Plan included:		
Preliminary building plans included	☑	
Timeline to complete the construction project	☑	
Construction cost estimates included	☑	
Landscaping plans	☑	
Property development utilization	☑	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	☑	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	☑	
Proposal envelope is marked accordingly	☑	

PLEASE SIGN AND RETURN WITH PROPOSAL: Roderick J Wallen

Sunrise City Construction Inc.
130 S Indian River Drive Suite 202
Fort Pierce Florida 34950

Phone: 772-201-2850
Fax: 772-907-0420

New Construction Estimate

Owner: N/A

Lot 1620 Ave E Street Fort Pierce **Block** **Subdivision**

Builder: Sunrise City Conctruction **Phone 772-201-2850**

Items	Price	Subcontractor/Supplier
Temp Toilets	$1,254.00	Sunrise City Construction Inc.
Clearing Site / Fill	$4,000.00	Sunrise City Construction Inc.
Concrete Labor	$10,410.00	Sunrise City Construction Inc.
Footer	$5,100.00	Sunrise City Construction Inc.
Masonry	$11,750.00	Sunrise City Construction Inc.
Masonry Labor	$5,600.00	Sunrise City Construction Inc.
Plumbing	$8,600.00	Cavalier Plumbing
Trusses	$15,600.00	Sunrise City Construction Inc.
Framing Lumber	$6,200.00	Sunrise City Construction Inc.
Framing Labor	$5,000.00	Sunrise City Construction Inc.
Roofing Labor-Materials	$10,456.00	Sunrise City CHDO Inc.
Electrical & Fixtures	$7,850.00	Revolution Electric
Insulation	$2,000.00	Sunrise City Construction Inc.
Flooring - Tile/Carpet/Sills	$7,900.00	Sunrise City Construction Inc.
Windows and Sliding Glass door	$9,700.00	Sunrise City Construction Inc.
Stucco/Stone/Brick	$5,200.00	Sunrise City Construction Inc.
Air Conditioning/Heating	$6,000.00	Zero Degrees Heating and Cooling
Drywall/Plaster	$7,450.00	Sunrise City Construction Inc.
Trim Lumber and Doors	$6,600.00	Sunrise City Construction Inc.
Trim Labor	$1,500.00	Sunrise City Construction Inc.
Kitchen Cabinets and BathroomVanities	$8,700.00	Sunrise City Construction Inc.
Mirrors & Medicine Cabinet	$1,300.00	Sunrise City Construction Inc.
Shower and Tub Enc.	$3,900.00	Sunrise City Construction Inc.
Appliances	$5,200.00	Sunrise City Construction Inc.
Painting-Interior	$5,300.00	Sunrise City Construction Inc.
Painting-Exterior	$6,700.00	Sunrise City Construction Inc.
Hardware	$650.00	Sunrise City Construction Inc.
Gutters	$1,580.00	Sunrise City Construction Inc.
Driveway / Sidewalk	$7,100.00	Sunrise City Construction Inc.
Dumpster	$2,700.00	Sunrise City Construction Inc.
Final Clean Up	$400.00	Sunrise City Construction Inc.
Landscaping and Sod	$3,300.00	Sunrise City Construction Inc.
Grand Total	**$185,000.00**	

130 S. Indian River Dr. #202 Fort Pierce FL 34950
772-201-2850 EMAIL: Rodwaller1@gmail.com

PROPOSAL AS TO THE DISPOSITION OF FPRA SURPLUS PROPERTIES

11/13/2023

100 US HWY 1, 1st Floor

Fort Pierce, FL 34950

RE: **LOCATION: 604 S 6th STREET, FORT PIERCE, FL 34950**

DEVELOPMENT PLAN

Our company has a vision for the referenced property from an infill prospective. We propose, restoring said lot with a Single Family Home comprising of three (3) bedroom and two (2) bath. (See attached: Building Plans including Elevations, Floor Plans, Facades, Landscaping, Sketches of Plans to be developed and the above highlighted detailed description.)

TIMELINE TO COMPLETE THE CONSTRUCTION PROJECT

With our level of planning devoted to this project, we could have this project with the C O being received from the City in no more than 6 to 7 months.

CONSTRUCTION COST ESTIMATES

Kindly Find attached our detailed cost estimate from (us) the Licensed Contractor.

PROOF OF FINANCIAL ABILITY/LETTER FROM FINANCIAL INSTITUTION:

The attached record, will attest to our ability to purchase the lot and perform the above outlined construction.

PROPERTY UTILIZATION DEVELOPED FOR RESIDENTIAL USE.

Our main goal is to develop said property with an Owner Occupancy, through the approach of resale.

NARRATIVE / SUMMARY OF DEVELOPMENT

We view this project for development, as an approach to assist the City of Fort Pierce with ensuring its vital tax base is restored for future grow, in meeting the needs of its residents. The project reflects are approach for the area/address as noted, to further define a need in strengthening the neighborhood through the presence of family and unification.

We have seen what a project such as the one we are proposing can do for a neighborhood, we ask that you kindly reflect on the Zora Neal Hurston development we did off 29th street in Fort Pierce. This project comprised of a total of twenty (20) such homes. In addition, we just completed another home identical to one are proposing, at 710 22nd ST, Fort Fierce.

We believe in our client's satisfaction, combined with the City's vision for the various neighborhoods. We believe that the two vision combined, will help the city meet the need for affordable housing, in addition to strengthening the City's Tax base and beyond.

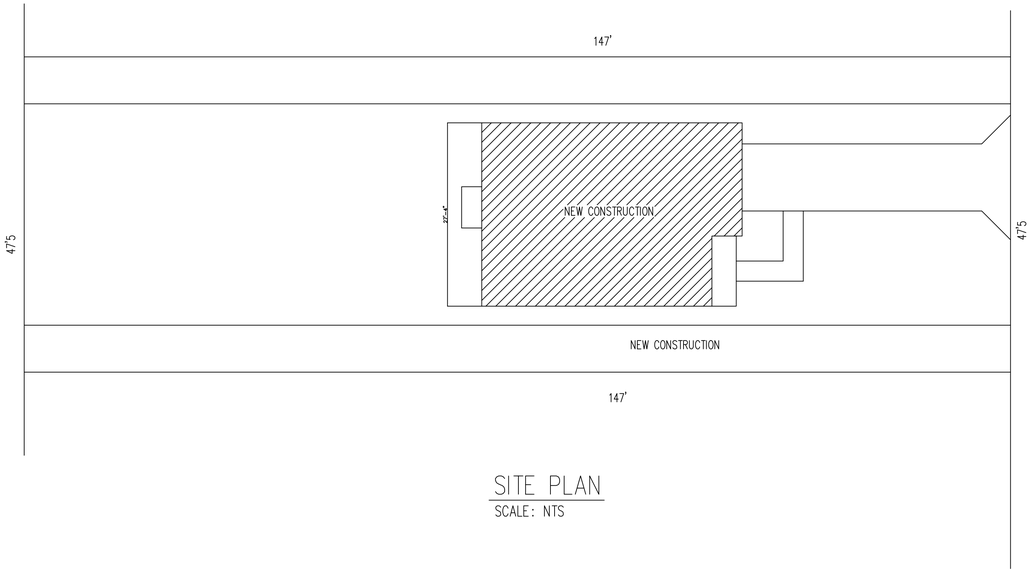
Respectfully submitted with thanks and anticipation,

Rodnick J Walker Date 11/13/23

Sunrise City CHDO, Inc.

Management.

"Helping Families…. To Help Themselves……"



SITE PLAN

SCALE: NTS



FRONT ELEVATION

SCALE: NTS

SITE AND SOIL PREPARATION STATEMENT

1. STRIPPING OF SITE:

ALL VEGETATION TOP SOILS, MARL, TREE STUMPS, ROOTS, ORGANIC ZONES, ASPHALT PAVEMENT (WITH LIMERICK BASE COURSE), AND OTHER DELETERIOUS MATERIALS MUST BE STRIPPED TO WHATEVER DEPTH IS NECESSARY, AND REMOVED FROM THE SITE. STRIPPING OF THE SITE WILL BE REQUIRED TO A DEPTH FOR COMPLETE REMOVAL OF ALL UNACCEPTABLE MATERIAL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. CONTACT SOIL ENGINEER FOR INSPECTION AND FINAL APPROVAL BEFORE CONTINUING.

2. COMPACTION AFTER STRIPPING:

THE COMPLETE COMPACTION PROCESS MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. THIS COMPACTION IS TO BE TESTED WITH 8 FEET STANDARD PENETRATION TEST BORINGS. FREQUENCY OF TESTS TO BE AT EVERY 1500 SQ. FT. THE UPPER 12" MUST BE TESTED FOR 95% OF THE MODIFIED PROCTOR (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING WITH THE COMPACTION. GENERAL CONTRACTORS TO EXERCISE CAUTION DURING COMPACTION OPERATIONS TO AVOID DAMAGE TO ANY NEARBY EXISTING STRUCTURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES.

3. STRUCTURAL FILLING AND BACKFILLING:

MADE IN LIFTS NOT EXCEEDING 12" IN DEPTH. COMPACTION WITH A VIBRATORY ROLLER TO ATTAIN 95 % COMPACTION OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). MUST BE COMPLETED UNIFORMLY. STRUCTURAL FILL TO CONSIST OF NON-ORGANIC, NON-PLASTIC, CLEAN, COARSE-GRAINED SAND/ROCK MATERIAL (ASTM D-1557). TESTS ARE TO BE OBSERVED AND APPROVED BY GEOTECHNICAL ENGINEER BEFORE CONTINUING. SAMPLES ARE TO BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK. NO PARTICLE SIZE GREATER THAT THREE INCHES AND LESS THAN 10 % PASSING THROUGH THE #200 SIEVE. THE COMPACTION OF EACH LIFT MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

4. FOUNDATION BEARING SURFACE PREPARATION:

THE UPPER 12" OF BEARING SOIL IN THE FOOTING EXCAVATION BOTTOM SURFACES (AFTER EXCAVATING FOR FOUNDATIONS) MUST BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK. AFTER APPROVAL ALL THE BEARING SURFACES MUST BE COMPACTED TO DENSITIES EQUIVALENT TO 98 % OF THE MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). SOILS WHICH ARE NOT APPROVED MUST BE REMOVED OR REPLACED, OR LOWERED TO A SATISFACTORY BEARING ELEVATION, OR FURTHER COMPACTED AS DETERMINED AND INSTRUCTED BY THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. THE COMPACTION OF THESE AREAS MUST ALSO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

5. TESTING:

TESTING OF COMPACTED EXISTING SOIL, OR OF STRUCTURAL BACKFILL TO MEET OR EXCEED 95 % OF MODIFIED PROCTOR DENSITY TEST (ASTM D-1557). FREQUENCY OF TESTS: ONE EACH 1500 SQ. FT. (OR A MINIMUM OF 3 IN ANY ONE BUILDING OR BUILDING ADDITION) AND AT EACH LIFT OF EXISTING OR BACKFILL, ONE OF EACH SPREAD FOOTING, AND ONE EACH 100 LIN. FT. OF CONTINUOUS FOOTINGS. GENERAL CONTRACTOR TO SUBMIT TESTING PLAN FOR APPROVAL BY ARCHITECT, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.

SLAB ON FILL

1. FILL AND BACKFILL TO BE COMPACTED TO 95 % OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINE BY THE STANDARD PROCTER TEST.

2. COMPACTION LAYERS NOT TO EXCEED 8 INCHES, SLABS ON FILL TO BE PLACED ON A CHECKEREBOARD PATERN WITH CASTING LIMITED TO 600 SQUARE FEET OR 25 FEET IN ANY DIRECTIONARD PATTERN.

3. PROVIDE 6-MILL VAPOR BARRIER (VISQUEEN) BELOW ALL INTERRIOR SLABS ON FILL. SOIL MUST BE TREATED FOR TERMITE. TO BE PERFORMED BY APPROVED TERMITE SPECIALIST

SHEET INDEX

#	SHEET DESCRIPTION
A1	COVER SHEET
A2	FLOOR PLAN AND DETAIL
A3	ELEVATION
A4	FOUNDATION
A5	MECHANICAL PLAN & DETAILS
A6	PLUMBING PLAN
A7	ELECTRICAL PLAN & DETAILS
A8	FRAMING
A9	DETAILS SHEET
A10	

ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH.PLUMB.ENERGY.ACCESSIBILTY.LIFE SAFETY .FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED.2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

THE BISMARCK SPEC HOME
710 N 22ND STREET
FORT PIERCE, FL 34950

SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
DRAFTING AND CONSTRUCTION
LIC. # CG - C1515114
(772) 201-2850

CONSULTING ENGINEERS
WAYNE GANDY, P.E.
PE 33142
DESIGNWEST ASSOCIATE

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Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER: SUNRISE CITY C.H.D.O. INC.	REVISIONS:
DATE: 01/27/2019	DRAWN BY F.R
SCALE AS SHOWN	CHK BY WG
SUBDIVISION:	

SHEET NO
A-1
OF_SHEETS

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STATE OF
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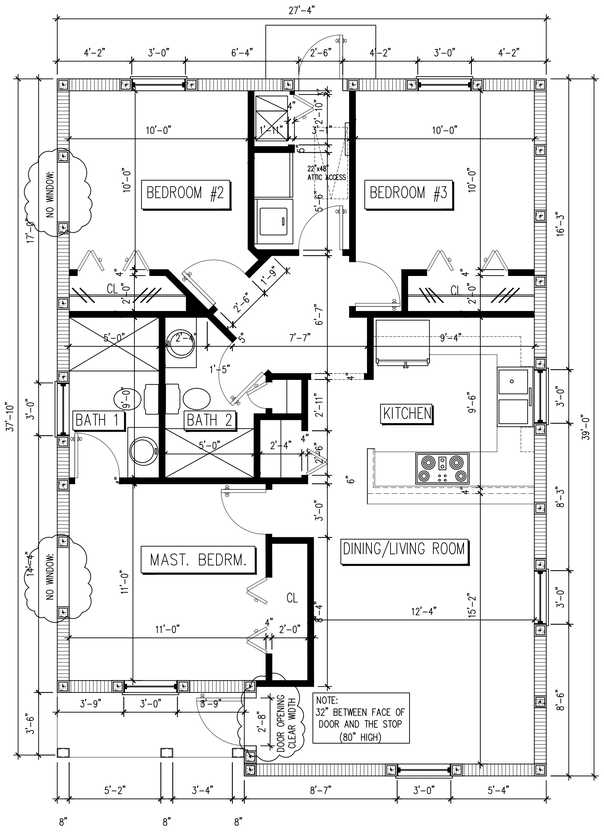
PROFESSIONAL ENGINEER



FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA BREAKDOWN	
LIVING AREA =	1,016 SQ. FT.
TOTAL	1,016 SQ. FT.
ENTRY AREA =	37 SQ. FT.
TOTAL AREA =	1,053 SQ. FT.

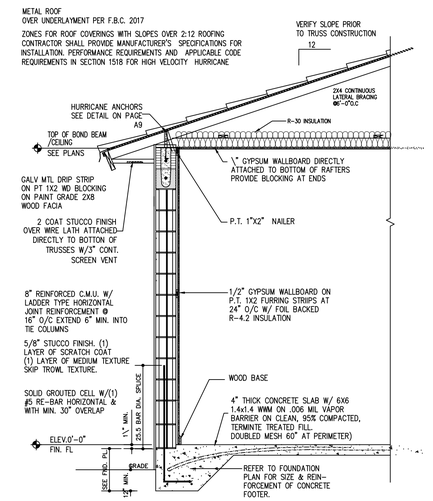
VENTILATION OF ATTIC SPACE PER 2017 FBC 2326.3.2	
RATIO OF NET FREE VENTILATION TO CEILING = 1/150	
ATTIC SPACE TO BE VENTILATED	1,050 SQ. FT.
NET AREA OF SCREEN VENTILATION REQUIRED 1,050 S.F. = 7.0 SQ. FT. 150	
SIZE AND SPACING OF SCREEN VENTS	7"x22" (1.06 S.F.) @ 8'-0" O.C.
MIN. NUMBER OF REQUIRED SCREEN VENTS	7.0 / 1.06 = 6 SCREEN VENTS
LINEAR FT OF EAVE (SOFFIT) AVAILABLE	132'-0" Ln. Ft.
NUMBER OF SCREEN VENTS PROVIDED	132' / 8' = 16 SCREEN VENTS
SEE "TYP. WALL SECTION" ON SAME SHT. FOR SREEN VENT LOCATION	

GENERAL NOTES:

1. ALL OPENINGS SHALL BE PROTECTED WITH APPROVED HURRICANE SHUTTERS. WITH THE EXCEPTION OF THE ENTRY DOOR AND THE GARAGE DOORS WHICH SHALL BE DESIGNED TO WITHSTAND HURRICANE IMPACT LOAD (APPLICABLE ONLY IF IMPACT GLASS IS NOT BEING USED)
2. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING
3. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE #2 YELLOW PINE, OR S.P.F.
4. WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS.- SEE SPECIFICATON REGARDING MEAN OF EGRESS BELOW.
5. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" X 2" WOOD FRAMING.
16. PROVIDE OUTLET AND SWITCHED LIGHT AT ALL ATTIC ACCESS
7. ALL INTERIOR DOOR SHALL BE HOLLOW CORE
8. ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING.
9. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
10. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
11. ALL LINEN CLOSET SHALL HAVE 5 SHELVES
12. ALL INTERIOR NON BEARING WALL SHALL BE METAL STUDS WITH GAGE & INSTALLATION PROCEDURE AS SPECIFIED BY MANUFACTURER
13. EXTERIOR SOFFITS & CLG. SHALL BE CLAD WITH STUCCO OVER EXP. METAL LATH APPLIED PER FBC 2001 CHAPTER 25, SECTION 2508.
14. GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER'S LITERATURE

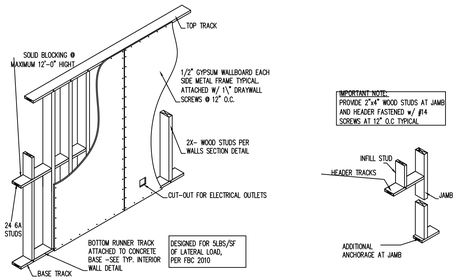
SPECIFICATIONS REGARDING MEANS OF EGRESS

THE MODE OF OPERATION OF EGRESS WINDOWS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, 5.7 SQ. FT. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.



WALL SECTION

SCALE: NTS



PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

PRODUCT	NOA FL. PRODUCT	MANUFACTURER:	MODEL	ATTACHMENT METHOD:	BUILDING DESIGN PRESSURES PFS	PRODUCT DESIGN PRESSURES PFS
ROOFING	FL FL2346-R7	UNION CORRUGATING	-	INSTALLED PER MANIFACTURES SPECS.	N/A	N/A
SWING DOOR	FL 22513	MASONITE	GLAZED SWING DOOR	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 14" O.C.	+50.0 -50.0 PSF	+1 -67 PSF
WINDOWS	FL14911.5	ANDERSON	SERIES 7800 SH FLANGE/FIN FRAME IMPACT LOW-E	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACED MAX 13 3/4" O.C. FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 9 1/4" O.C. FRAME SILL - NONE	N/A	+60 -60 PSF
SOFFIT	STUCCO		VENTED DECORATICE CIMENTATIOUS FINISH	VAPOR BARRIER .... W/FELT BACKED HIGH RIB LATHE ATTACHED W/ 1 1/2" GALV. ROOF NAILS AT 4" O.C. ON HIGH RIB W/ STUCCO	N/A	N/A
GARAGE DOOR	-	-	-			

NOTE: ALL WINDOW & DOOR BUCKS: CAULKED & SEALED.
ALL WINDOW & DOOR TO FOLLOW MANUFACTURES SPECIFICATIONS AS WELL AS THOSE LISTED

I HAVE REVIEWED THE ABOVE COMPONENTS AND CLADDING, AND I HAVE APPROVED THEIR USE IN THE STRUCTURE TO TO PROVIDE ADEQUATE RESISTANCE TO THE WIND LOAD AND FORCES SPECIFIED BY THE CURRENT CODE PROVISIONS. AS SIGNED BELOW.

ENGINEERING NOTES ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECHANICAL LIVE LOADS ACCESSIBILITY TO LIFE SAFETY PER FBC 2014
CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
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PE 33143
DESIGNWEST ASSOCIATE

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BUILDER: SUNRISE CITY C.H.D.O. INC.	DATE: 01/27/2019	DRAWN BY: F.R.	REVISIONS:
SUBDIVISION:	SCALE: AS SHOWN	CHK BY: WG	

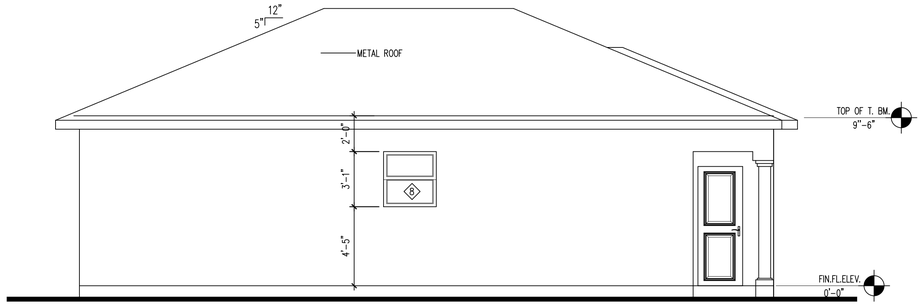
SHEET NO
A-2
OF_SHEETS

REVISED 12/21/2020

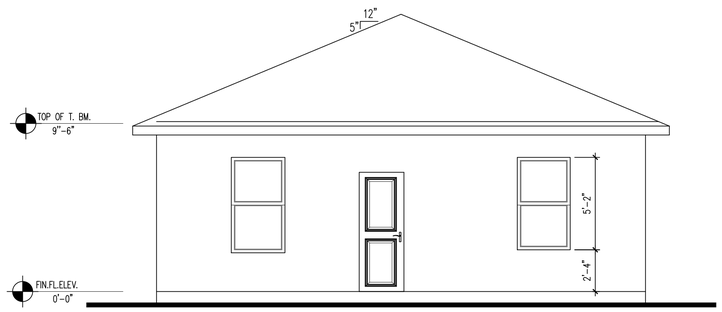
WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER



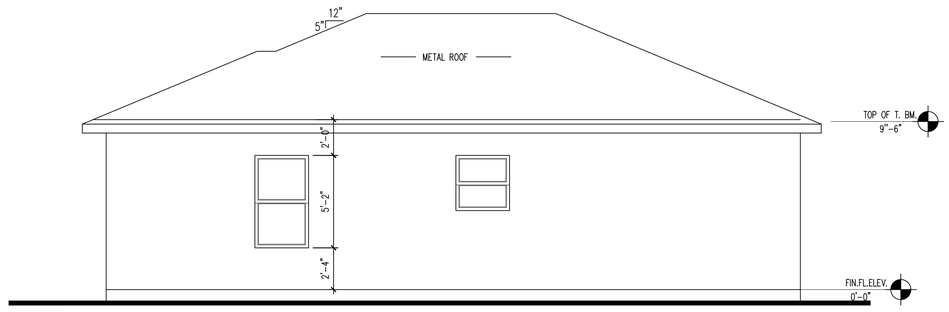
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
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SHEET NO
A-3
OF_SHEETS

REVISED 12/21/2020

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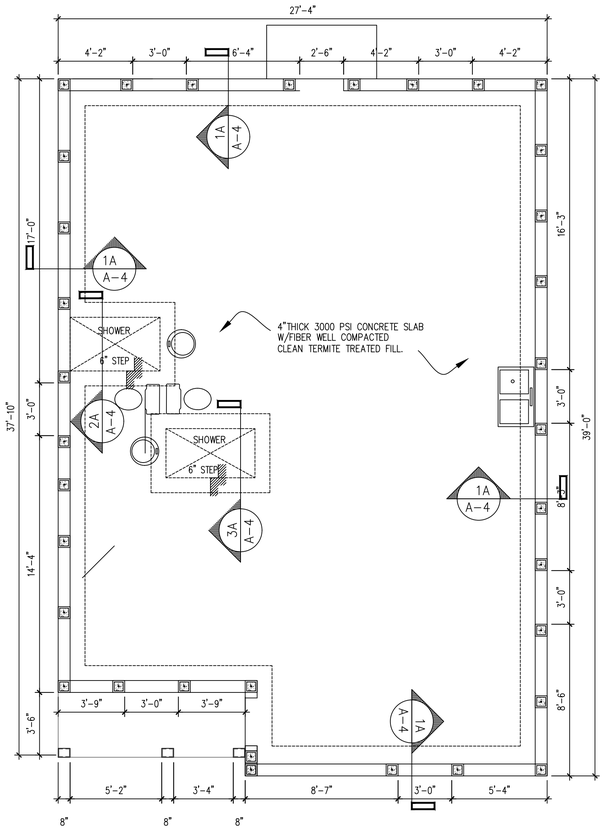
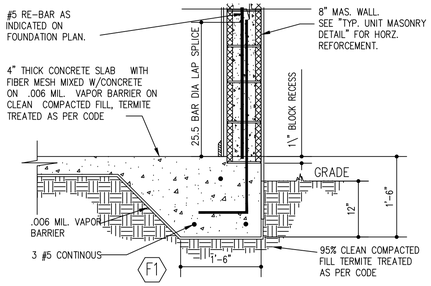
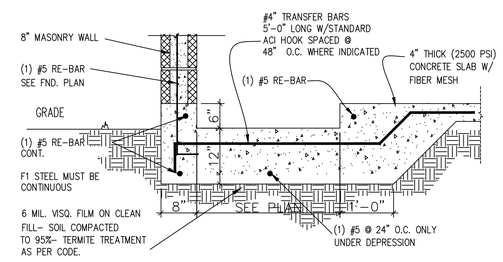


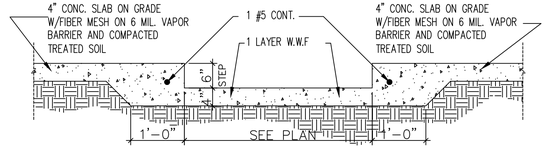
A4 FOUNDATION PLAN
SCALE : 1/4



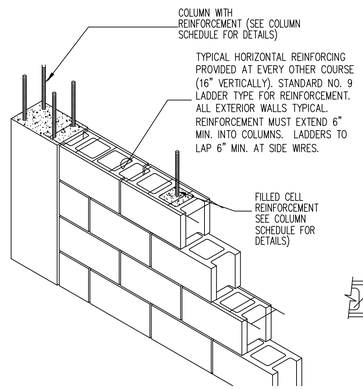
1 A4 SECTION 1/A4 – PERIMETER FOOTING
SCALE: 3/4" = 1'-0" TYPICAL AT ALL PERIMETER WALL (U.O.N.)

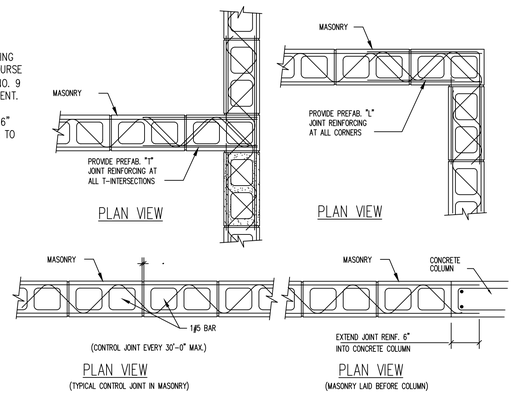


2 A4 SECTION 4/A4 – SLAB DEPRESSION AT SHOWER(S)



3 A4 SECTION 3/A4 – SLAB DEPRESSION AT SHOWER
SCALE: 3/4" = 1'-0"





COLUMN SCHEDULE

	TYPE	SIZE WIDTH	SIZE DEPTH	REINFORCING VERTICAL	REINFORCING HORIZONTAL	REMARKS
	C1	8"	8"	1 # 5	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM. MAX C.C. SPACING OF 48" (U.O.N.)
	C2	8"	16"	2 # 7	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C3	16"	16"	4 # 5	NONE	SOLID GROUTED MASONRY CELL LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C4	8"	12"	2 # 6	NONE	"O" BLOCK. REINF. LAP MIN 18 BAR DIA. INTO FOOTING AND TIE BEAM.
	C5			2 # 5	NONE	T994 RINKER BLOCK (45° ANGLE) w/ 2–#5 VERT.
	C6	T.S. 3\"x3\"x¼" COLUMN				CONC. FILLED STEEL COLUMN
	C7	16" DIA. ROUND COLUMN BLK.		4 # 5	#3 @ 12" O.C	RINKER BLK. (ROUND) 16" DIAM.

PROVIDE 8 X 8 FILL CELLS W/#5 @ MAX. 5'-0" O.C.

FOOTING SCHEDULE

	TYPE	SIZE LENGTH	SIZE DEPTH	REINFORCING LENGTHWISE NO.	REINFORCING LENGTHWISE SIZE	REINFORCING LENGTHWISE LENGTH	REINFORCING LENGTHWISE SPACE	TRANSVERSE BAR NO.	TRANSVERSE BAR SIZE	TRANSVERSE BAR LENGTH	TRANSVERSE BAR SPACE	TRANSFER BAR NO.	TRANSFER BAR SIZE	TRANSFER BAR LENGTH	TRANSFER BAR SPACE	REMARKS
	F1	18"	CONT.	3	#5	(1) CONT. ON TOP (2) CONT. ON BOT		1	#4		#48"	1	#4	60"	48"	MONOLITHIC
	TE	8"	CONT.	1	#5	CONT. ON BOT.										THICK EDGE
	TE	12"	CONT.	1	#5	CONT. ON BOT.										THICK EDGE
	F2	24"	24"	3	#5	EA. WAY										FND. PAD
	F3	36"	36"	4	#5	EA. WAY										FND. PAD
	F4	42"	42"	5	#5	EA. WAY										FND. PAD
	F5	36"	6'-8"	4	#5	LONG WAY			#5		96" O.C SHORT WAY					FND. PAD

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Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

REVISIONS	DRAWN BY	CHK BY
	F.R	WG

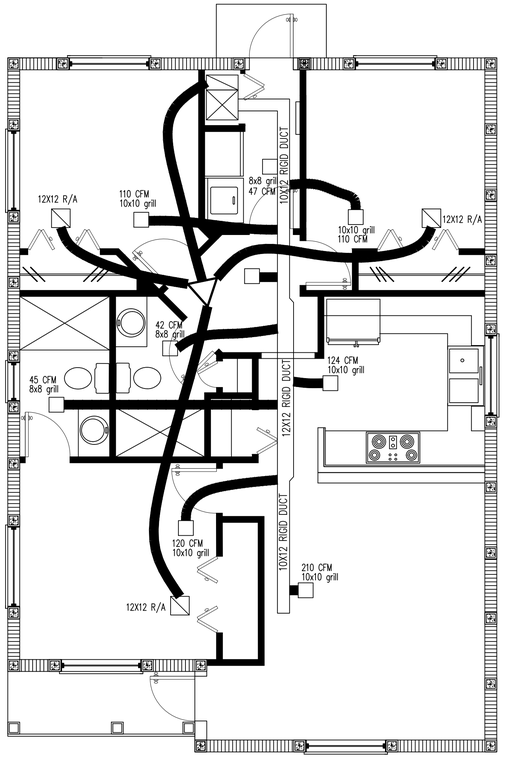
DATE: 01/27/2019 SCALE AS SHOWN

BUILDER: SUNRISE CITY C.H.D.O. INC. SUBDIVISION:

SHEET NO
A-4
OF_SHEETS

REVISED 12/21/2020

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER



A/C PLAN
SCALE: 1/4" = 1'-0"

AIR CONDITIONING SPECIFICATION

GENERAL

* DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE DRAWINGS FOR THE EXTACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC.
* THESE DRAWINGS DO NOT SHOW EVERY MINOR DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE, ACCEPTABLE WORKING INSTALLATION.
* ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUB-CONTRACT.
* CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
* ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
*ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
* ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES, AND ORDINANCES.
* ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
* THE MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE. EQUIPMENT SHALL BE U.L. APPROVED.
* ARCHITECURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.

INSTALLATION

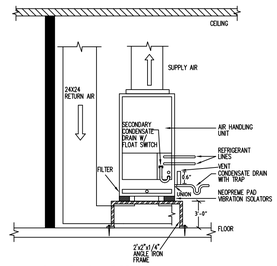
* THE MECHANICAL CONTRACTOR SHALL PROVIDE HVAC EQUIPMENT AS SCHEDULED WITH THE CAPACITIES SHOWN ON THE PLAN.
*SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
* THE MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS, RELAYS, CONTACTORS, SMOKE DUCT DETECTORS, ETC.
* THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES AND INSTALL ALL CONTROL WIRING.
* A/C UNIT SUPPLY AND RETURN AIR DUCTS SHALL BE R-6 JOHNS MANVILLE MAT-FACED MICRO-AIRE FIBERGLASS DUCT BOARD, TYPE 800 (UL APPROVED) , INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
* ALL DUCTWORK SHALL CONFORM TO S.M.A.C.N.A. STANDARDS. ALL DUCTWORK SIZES ARE NET INSIDE DIMENSIONS.
* ALL A/C SUPPLY DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES.
* BRANCH TAKEOFFS MUST BE PROVIDED WITH APPROVED, ADJUSTABLE, ACCESSIBLE AIR SPLITTER DAMPERS.
* ROUND DUCT ELBOWS SHALL HAVE AN INSIDE RADIUS NOT LESS THAN 1.5 TIMES THE WIDTH OF THE DUCT.
* CLAMP FLEXIBLE DUCTS TO COLLARS. MAXIMUM LENGTH SHALL BE 10 FEET.
* ALL EXHAUST AND OUTSIDE AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL.
* ANY DUCTWORK ABOVE THE ROOF TO BE SHEET METAL, WEATHERPROOFED AND PAINTED. INSULATION TO BE 2" THICK, RIGID ON INTERIOR AND INSTALLED IN AN APPROVED MANNER.
* INSTALL SMOKE DUCT DETECTORS IN THE SUPPLY DUCT OF ALL A/C UNITS EXCEEDING 1999 CFM (INTERLOCK WITH ON/OFF CONTROLS OF AIR HANDLER.
* AIR DISTRIBUTION ACCESSORIES SHALL BE PER SCHEDULE ON PLANS. REFRIGERANT PIPING TO BE TYPE "K" COPPER WITH SOLDER FITTINGS. INSULATE ALL REFRIGERANT SUCTION LINES WITHIN BUILDING SPACES WITH ½" ARMAFLEX OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
* CONNECT CONDENSATE DRAIN PIPING FROM UNIT THROUGH A TRAP TO CONDENSATE DRAIN PLUMBING CONTRACTOR MAY INSTALL DRAIN WITHIN 6 FEET OF UNIT IF CONTRACTED TO DO SO.
* SET AIR CONDITIONING HANDLER AND CONDENSATE UNITS ON APPROVED BASES WITH VIBRATION ISOLATORS.
* ALL OUTDOOR AIR INTAKES SHALL BE SCREENED WITH A CORROSION-RESISTANT MATERIAL NOT LARGER THAN ½" MESH.
* MOUNT THERMOSTATS 5'-6" ABOVE FLOOR, UNLESS NOTED OTHERWISE.
* THERMOSTATS FOR A/C UNIT SHALL BE HEAT/OFF/COOL AND FAN/AUTO/ON SWITCHED AND SHALL BE APPROVED BY EQUIPMENT MANUFACTURER.
* FURNISH AND INSTALL ALL TEMPERATURE CONTROLS UNDER THIS CONTRACT, INCLUDING HUMIDITY CONTROLS WHEN APPLICABLE.
* FIRE DAMPERS SHALL BE INSTALLED IN ALL DUCTS PENETRATING FIRE RATED ROOFS AND CEILINGS AND WHERE REQUIRED BY CODES. PROVIDE ACCESS DOORS AT EACH FIRE DAMPER LOCATION.

WARRANTIES

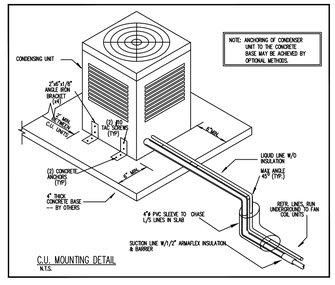
* CORRESTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
* CONTRACTOR SHALL ADJUST, TEST AND BALANCE ALL SYSTEMS. BALANCED AIR FLOWS WITHIN 10 PERCENT OF THE DESIGN VALUES. SUBMIT COPY OF WORKSHEET TO ENGINEER/ARCHITECT.

NOTES TO A/C CONTRACTOR:

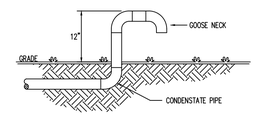
x DIGITAL, PROGRAMMABLE T-STATS TO BE INSTALLED FOR EACH AIR HANDLER UNIT.
x C.U.'S AREA TO BE LOCATED ON 4" THICK PADS ABOVE THE AREA FLOOD PLANE (FMC 301.14). CONTRACTOR SHALL VERIFY REQUIRED ELEVATIONS WITH CITY OFFICIALS.
x ALL AHU'S AREA TO HAVE ACCULIARY DRAIN PANS WITH A MINIMUM DEPTH OF 1-1/2", AND CONSTRUCTED OF A CORROSION RESISTANT MATERIAL APPROVED BY THE ENGINEER. A WATER LEVEL DETECTOR OR FLOAT SWITCH DEVICES SHALL BE LOCATED IN AUX. DRAIN PAN AND USED TO CONTROL OVERFLOW BY AUTOMATIC SHUTDOWN OF THE UNIT.
x ALL AHU'S SHALL HAVE A MINIMUM OF 4" CLEAR SPACE AROUND EACH UNIT.
x ALL R/A GRILLES TO BE LOCATED A MINIMUM OF 3'-0" FROM SMOKE DETECTORS.
x ALL AHU'S LOCATED IN ATTIC SPACE SHALL BE PROVIDED ACCESS WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW THE REMOVAL OF THE AHU WITHIN 5'-0" OF THE UNIT (FMC 306.3).
x EXHAUST DUCTS SHALL BE A MIN. OF 4"ø AND 26 GAGE SHEET METAL PIPE.
x DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR SURFACE AND MUST NOT EXCEED THE MAXIMUM ALLOWABLE LENGTH PER CODE.
x TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.



AIR HANDLING UNIT DETAIL
N.T.S.



C.U. MOUNTING DETAIL
N.T.S.



CONDENSATE DISCHARGE DETAIL
N.T.S.

SCOPE OF WORK

INSTALL COMPLETE NEW AIR CONDITIONING UNITS
INSTALL NEW AIR DUCTS
INSTALL NEW RETURNS
PROVIDE NEW CONC. PAD FOR EXTERIOR UNIT

SEE ATTACHED ENERGY AND HEAT LOAD CALCS.

VENTILATION PER F.B.C. 403.3

VENTILATION PER TABLE 403.3
OCCUPANCY: RESIDENCE
OF PEOPLE: 10
CFM/PERSON: 15

O/A REQUIRED: 10 x 15 = 150 CFM

AIR CONDITIONING LEGEND

▽	SUPPLY LINE MIXING BOX SEE PLAN ON THIS SHT. FOR NECK SIZE, LOCATION AND AIR FLOW	SUPLIED BY G.C.
▨	CEILING RETURN AIR GRILL SEE PLAN ON THIS SHT FOR NECK SIZE AND LOCATION	SUPLIED BY G.C.
⊠	CEILING DIFUSER AT DRYWALL CLG. SEE PLAN ON THIS SHT FOR NECK SIZE AND LOCATION	SUPLIED BY G.C.
☢	EXHAUST FAN	SUPLIED BY G.C.
▬	INSULATED FRESH AIR SUPLY DUCT SEE PLAN FOR SIZE.	SUPLIED BY G.C.

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ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH.PLUMB.ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED 2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

THE BISMARCK SPEC HOME
710 N 22ND STREET
PORT ST LUCIE , FL 34950

CONSULTING ENGINEERS
WAYNE GANDY, P.E.
PE 33143
DESIGNWEST ASSOCIATE

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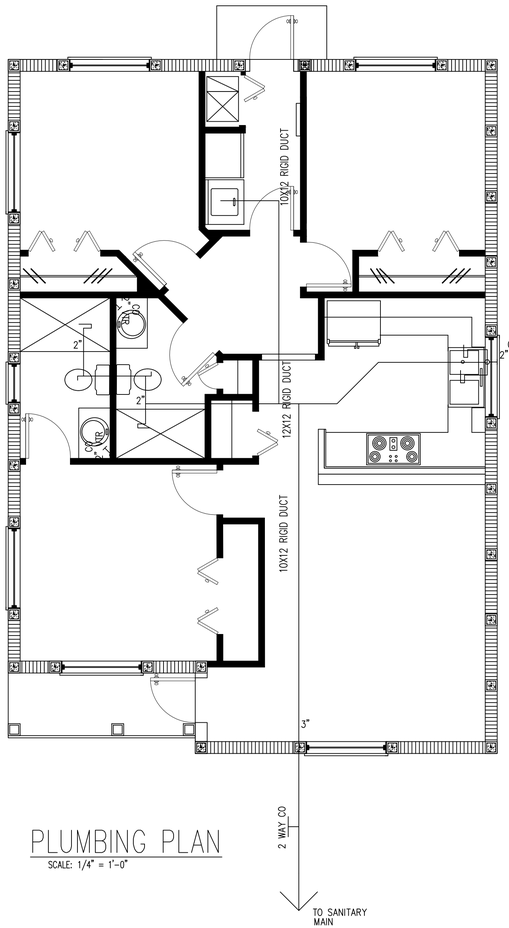
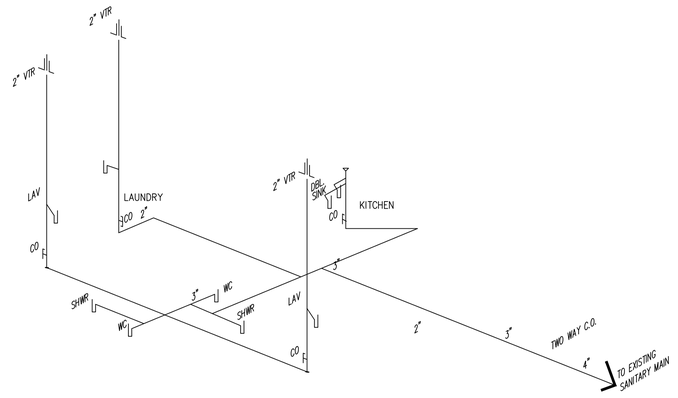


PLUMBING PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES – PLUMBING

1. CONTROL VALVES REQUIRED AT TUBS AND SHOWERS
2. PLUMBING CONTRACTOR SHALL SUBMIT "AS BUILT" RISER DIAGRAM TO THE BUILDING DEPARTMENT. AS REQUIRED
3. ALL CLEANOUTS SHALL BE INSTALLED AS PER CODE.
4. ANTI-SCALD VALVE REQUIRED AT SHOWERS. (120 DEGREE MAX.)

FIXTURE COUNT

FIXTURE	NO.
W.C	3
BIDET	0
LAV.	4
WASH MACH.	1
L.T.	0
KIT. SK.	2
VEGGIE SK.	0
SHOWER	1
TUB	3
TOTAL	14

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED 2, BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

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THE BISMARCK SPEC HOME
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SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
BRATINK AND CONSTRUCTION
LIC. # CG – C1515114
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FPE 33143
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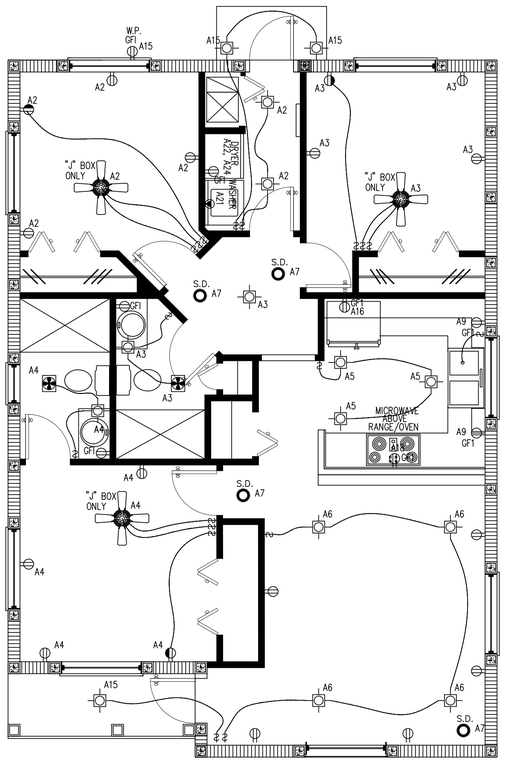


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

TYPE: :SQUARE D OR APPROVED EQUAL
SERVICE 200 AMPS
VOLTAGE : 240 /120V – 3 WIRE (SINGLE PHASE)
MOUNTING: :FLUSH

PANEL SCHEDULE "A"

MAIN BUS. 200 AMPS
NEUTRAL
MAINS LUGS ONLY
LOCATION SHOWN

BRKS	PO-LE	TOTAL V.A.	CON-DUIT	WIRE		CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TOTAL V.A.	PO-LE	BRKS
15	1	3,371		#14	GEN. LIGHT & RECEPT.	1	2	GEN. LIGHT & RECEPT	#14		3,371	1	15
						3	4						
						5	6						
					KITCHEN LIGHT. & SMOKE DET.	7	8						
20	1	1,500		#12	BATH GFI	9	10	GEN. LT. GAR. & EXTERIOR GFI					
					SPARE	11	12	SPARE					
					SPARE	13	14	SPARE					
20	1	1,200		#12	EXT LIGHT & GFI	15	16	KITCHEN SMALL APPL. GFI	#12		1,500	1	20
20	1	1,200		#12	MICROWAVE	17	18	KITCHEN SMALL APPL. GFI					
20	1	1,200		#12	REFRIGERATOR	19	20	DINING RM. SMALL APPL.					
20	1	1,500		#12	WASHER	21	22	DRYER	#10		5,000	2	30
20	1	1,200		#12	DISPOSAL	23	24						
50	2	8,000		#8	RANGE	25	26	DISHWASHER	#12		1,200	1	20
						27	28	A/C #1*	#10		5,000	2	30
30	2	4,500		#10	WATER HEATER	29	30						
						31	32	A/C #2*	#10		5,000	2	30
45	2	7,500 *		#8	AHU #1	33	34						
						35	36						
45	2	7,500 *		#8	AHU #2	37	38						
						39	40						
					SPACE	41	42						
		22,118									9,537		

CONNECTED LOAD LESS A/C= 31,655 WATTS

* = NON-CONCURENT LOAD

FIRST 10000 WATTS @ 100%=	10000	WATTS
REMAINDER @ 40%=	8,662.0	WATTS
TOTAL DEMAND LESS AC	18,862.0	WATTS
GREATER OF AHU @65% OR A/C @ 100 % =	15,000	WATTS
	33,862.0	WATTS
TOTAL DEMAND LOAD =	33,862.0	WATTS /240V=141.09 AMPS ⇨ 200 AMPS

FEEDER: 3 #2/0 THHN & 1# 6 C.U. BOND IN 2" PVC COND.

FED FROM: SERVICE

GENERAL LIGHTING CALCULATION

GENERAL LIGHTING TOTAL LOAD SHALL INCLUDE:

1 – THE TOTAL A/C SQUARE FOOTAGE MULTIPLY BY 3 VOLT/AMP.

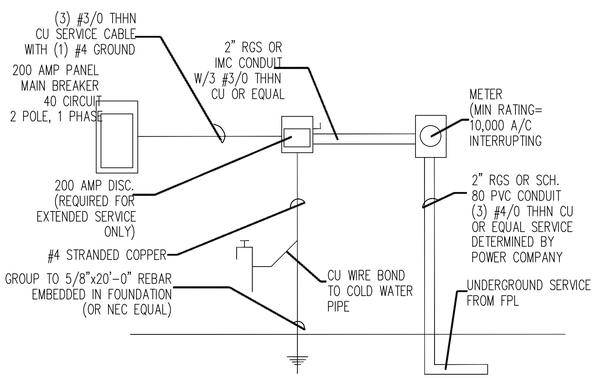
2 – MOTOR OPERATED APPLIANCE, SUCH AS PADDLE FAN AS PER N.E.C. 210-11, AND 220-3

GENERAL LIGHTING LOAD CALCULATION

TOTAL A/C AREA * 3	1,013 *3	= 3,039 WATTS
FAN LOAD * QUANTITY	200 * 3	= 600 WATTS
TOTAL GN.LT. LOAD		= 3,639 WATTS

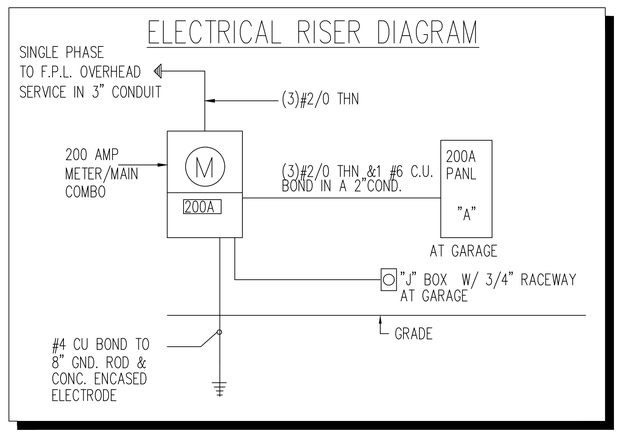
ELECTRICAL LEGEND

- DUPLEX RECEPTACLE OUTLET
- CEILING LIGHT FIXTURE
- RECESS LIGHT (HI-HAT)
- CEILING EXHAUST FAN W/LIGHT
- $ SINGLE POLE SWITCH
- GFI GFI DUPLEX RECEPTACLE OUTLET
- SPLIT-WIRED DUPLEX RECEPTACLE OUTLET
- CEILING FAN (J BOX ONLY)



UNDERGROUND ELECTRICAL RISER
120/240 V, 1 PHASE, 3 WIRE SERVICE NOT TO SCALE

ELECTRICAL RISER DIAGRAM



ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH-PLUMB-ENERGY-ACCESSIBILITY-LIFE SAFETY-FIRE CODE AND NEC 2014
CONSTRUCTION FOR MWFRS-COMPONENTS AND CLADDING-RISK CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

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PE 33143
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SHEET NO
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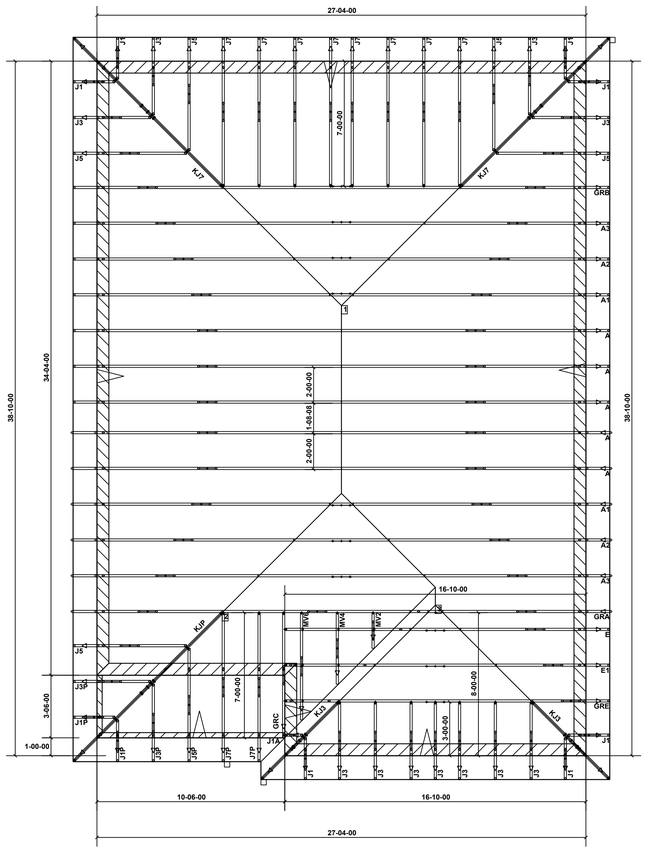
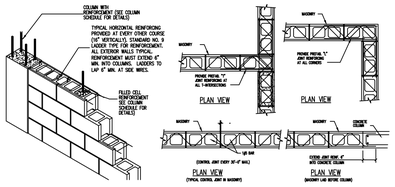
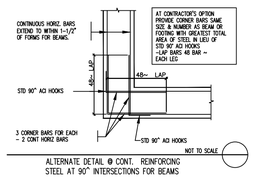
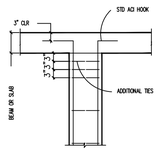
Hatch Legend
BRG WALL @ 9'- 6"



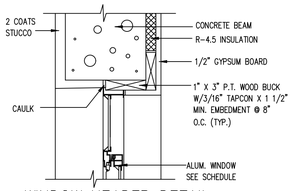




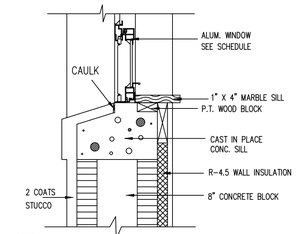
ALTERNATE DETAIL @ CONT. REINFORCING STEEL AT 90° INTERSECTIONS FOR BEAMS



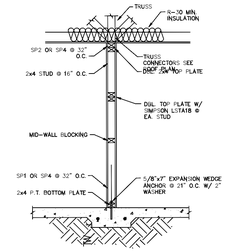
3 / A-9 TYPICAL COLUMN DETAIL @ BEAM OR SLAB
NOT TO SCALE



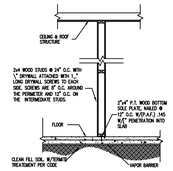
WINDOW HEADER DETAIL
N.T.S.



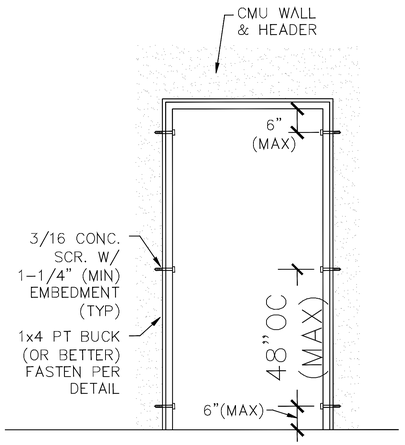
2 / A-9 WINDOW SILL DETAIL
N.T.S.



1 / A-9 TYPICAL EXT/INT KNEE WALL DETAIL
SCALE : 3/4"=1'-0" (FRAME EXTERIOR WALL SIMILAR - USE J-BOLTS)

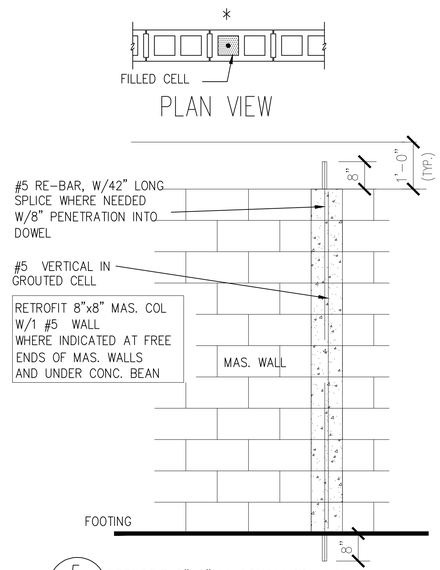


TYP. INTERIOR NON-BRG WALL DETAIL
SCALE: NTS

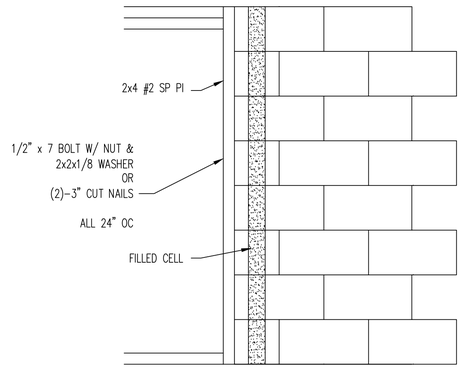


FASTENING FOR DOORS UP TO 3080

4 / A-9 DOOR FASTING DETAIL CONCRETE BLOCK WAL L
SCALE: NOT TO SCALE



5 / A-9 RETROFIT 8"x8" MASONRY COLUMN
N.T.S.



6 / A-9 FRAME WALL TO BLOCK WALL CONNECTION
SCALE : NONE

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE 6TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY ,FIRE CODE AND NEC 2014
CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

DESIGN WEST ASSOCIATES, INC.

THE BISMARCK SPEC HOME
710 N 22ND STREET
FORT PIERCE, FL 34950

SUNRISE CITY
C.H.D.O. INC.
(from conception to construction)
DRAFTING AND CONSTRUCTION
LIC. # CG - C1515114
(772) 201-2850

SUNRISE CUSTOM HOMES

CONSULTING ENGINEERS
WAYNE G. GANDY, P.E.
FL. LIC. 33134
DESIGNWEST ASSOCIATE

Designwest hereby reserves its copyright and other property rights in these plans. These plans and drawings are not to be written. Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings. These plans and specifications are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any parties without first obtaining written permission and consent.must be notified of any variation from the dimensions and conditions shown by these drawings. the designer, "not" are they to be assigned to any parties without first obtaining written permission and consent.must be notified of any variation from the dimensions and conditions shown by these drawings.

DESIGNWEST ASSOCIATES INC.
Fine Architectural Design
1510 E. COLONIAL DR.STE.230,ORLANDO,FL.32803
Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER: SUNRISE CITY C.H.D.O. INC.	DATE: 01/27/2019	DRAWN BY F.R	REVISIONS:
SUBDIVISION:	SCALE AS SHOWN	CHK BY WG	

SHEET NO
A-9
OF_SHEETS

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA PROFESSIONAL ENGINEER

Charter Mortgage L.L.C.

15155 NW 7th Avenue Suite 102 • Miami, FL. 33169 or don@CharterML.com

www.CharterML.com

201 E. Abram St. Arlington, TX. 76010

Cell Phone (786) 379-0868 • Fax (888) 388-2194

NMLS ID 1414207

Friday, November 10th, 2023

To Whom it may concern,

We are pleased to inform you that Sunrise City Concrete Services is pre-approved for the purchase price of up to $600,000.00 that they requested for the acquisition and development of Single family homes in the City of Fort Pierce FL.

We have verified assets, cash reserves, personal and business credit, and income. This pre-approval is based on verified information provided.

If you have any questions regarding this loan pre-approval, please feel free to contact me at any time.

Thank you,

Don

Donald D. Forrester
President
NMLS ID# 842745

***Buyer's **credit, assets, and income has been examined within the past 14 days** ***

JOURNEY

EQUITY PARTNERS, LLC.

RFP No. 2024-012

DISPOSITION OF CITY SURPLUS PROPERTIES

1620 AVENUE E

DUE NOVEMBER 13, 2023 2:30 PM

FORT PIERCE, FL · THE SUNRISE CITY ·

FPRA FORT PIERCE REDEVELOPMENT AGENCY

JOURNEY
EQUITY PARTNERS, LLC.

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Invitation to bid and bidder acknowledgement
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Bidders Checklist
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Preliminary building plans
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Detailed Description with no drawings
Timeline to complete the construction.
Detailed Cost Estimate from our internal estimating division
Estimated Total Cost
Landscaping Plans
Proof of Financial Ability/Letter from Financial
Property Development Utilization
Summary/Narrative of Development
Company Profile
(Includes Florida General Contractors License, Resumes, Bond Info, and Further info)



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**	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2024-12**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES – 1620 AVENUE E**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time **2:30PM, MONDAY, NOVEMBER 13, 2023**	**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: Journey Equity Partners, LLC. **Mailing Address:** 1147 NE 7th Avenue	***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 proposer.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Lauderdale, FL 33304	**Typed or Printed Name:** Jarad Wahl
Type of Entity (Select one): **Corporation** LLC. **Partnership** _____ **Proprietorship** _____	**Title:** Principal
Incorporated in the State of: Florida **Year:**2020	**Delivery in _____days, After Receipt Order**
Phone Number: (954) 368-7700	**Payment Terms:**
Fax Number: n/a	**FEIN or SS Number:** 82-2027969
E-Mail Address: jwahl@journeycdg.com	**Local Business:** ___Y ✓N **MWBE:** ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ **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 CITY SURPLUS PROPERTIES
Bid No. 2023-027

Date: November 7, 2023

I/we propose to purchase property located at: 1620 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): Journey Equity Partners LLC.

Address: 1147 NE 7th Avenue Fort Lauderdale, FL 33304

Day-time Phone Number: (954) 368-7700 Mobile Number: _____

Email: jwahl@journeycdg.com, cmoore@journeycdg.com

INTENDED USE

I/we propose to use the property for:

Development of (1) steel manufactured energy efficient duplex featuring a modern design.

Will this property be your primary residence? _____ Yes ✓ No

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

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 of modern designed multi-family residential duplex, concrete block construction and built to Miami-Dade Storm Code. Property will feature new landscaping, updated plumbing/irrigation, exterior lighting,and hardscapes. Duplexes will be rented out to families on the City of Fort Pierce's Affordable housing program's list.

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $328,493.55

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce **$7,505.00** for the property.

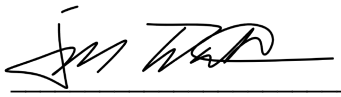
REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

✓ Yes	___ No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
✓ Yes	___ No	**Timeline to complete construction project**
✓ Yes	___ No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
✓ Yes	___ No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

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 Bidder, 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 bid is not met according to an agreed upon timeline.



Bidder of Authorized Representative

Jarad Wahl

Typed Name

November 7, 2023

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 the Bidder's Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Is the Development Plan included:	✓	
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	✓	
Bid envelope is marked accordingly.	n/a	

PLEASE SIGN AND RETURN WITH BID: _____

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTY 1620 AVENUE E
RFP NO. 2024-012

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: _____
Manual

Signature: Jarad Wahl
Typed or Printed

Company Name: Journey Equity Partners LLC.

Address: 1147 NE 7th Avenue, Fort Lauderdale, FL 33304

Date: 11/07/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

JOURNEY

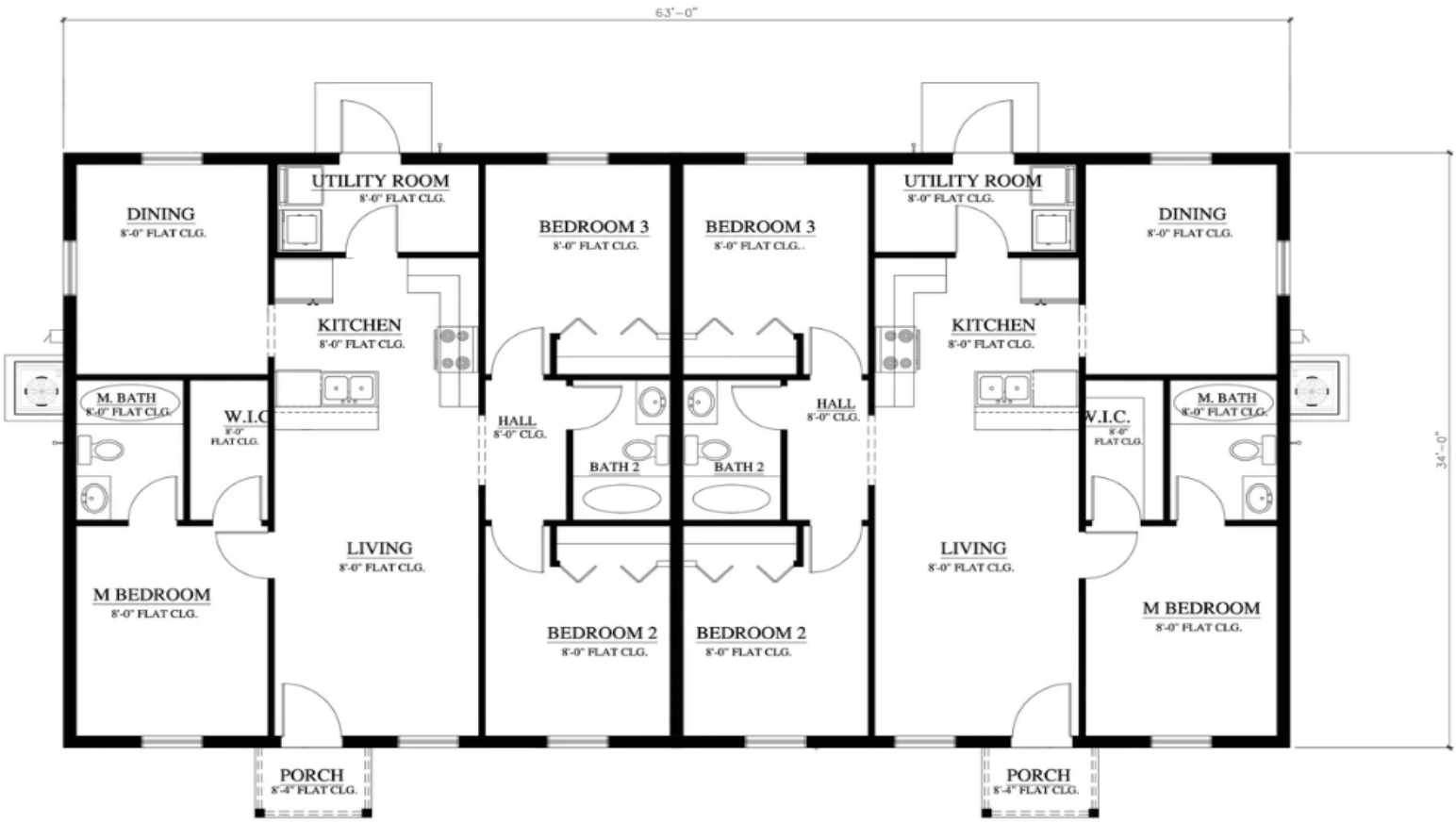
1620 Avenue E
2404-816-0003-000-2



DEVELOPMENT PLAN



Preliminary building plans



Renderings of buildings



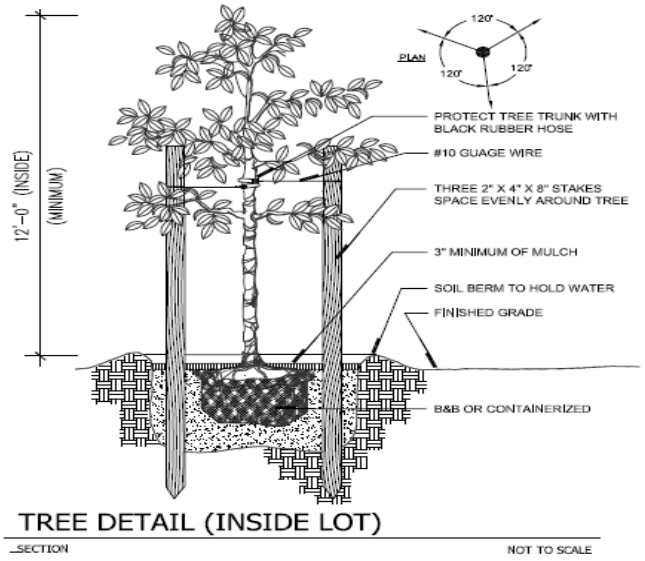


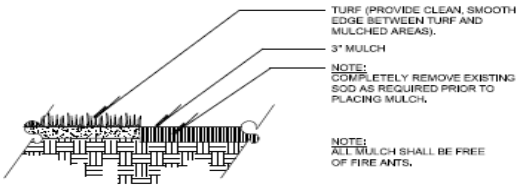


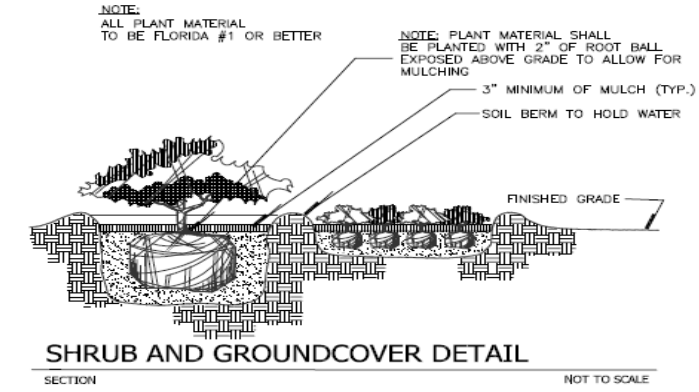


Landscaping Plans

The landscape plans for this project will meet the requirements set forth in SEC 123-36.









Our landscaping deign will feature native plants to the treasure coast region of Florida. We will focus on installing species such as culusia, bromeliads, fountain grasses, and palm trees.









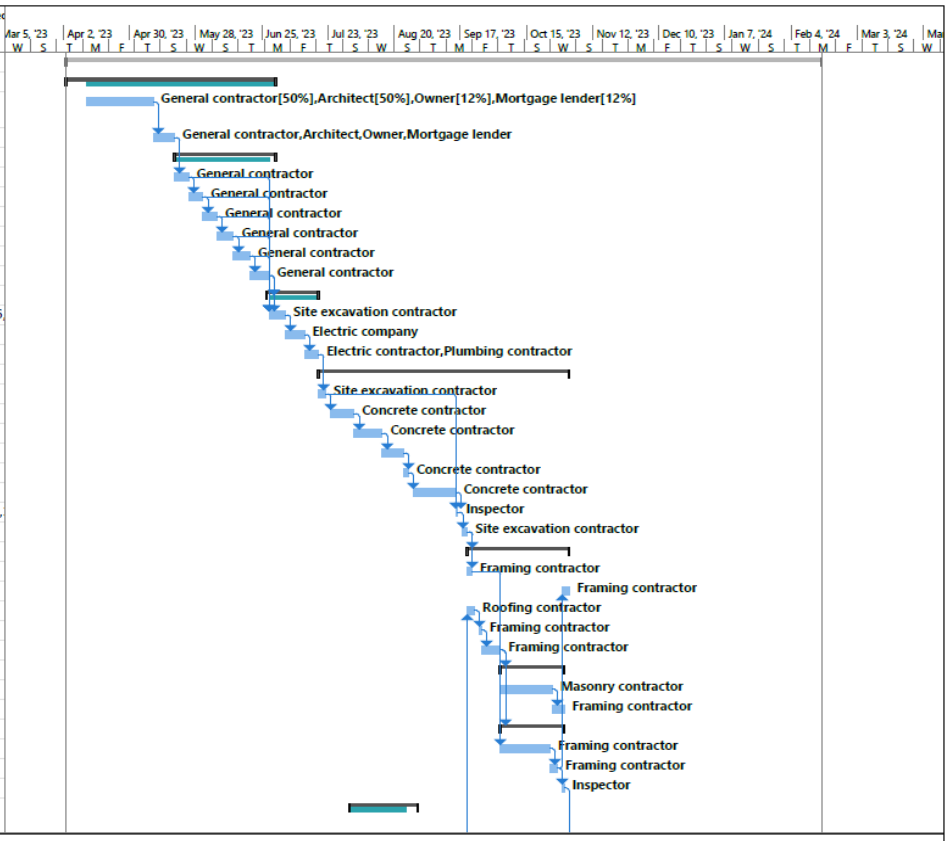
Detailed Description

The duplex model we will build is just at 2,142 square feet and will consist of the following:

- Modern front with large windows
- 3 Bedrooms 2 Full Baths
- Full Kitchen
- Impact Doors and Windows
- Concrete Block structure
- Central A/C Duct system
- Tankless water heater
- Utility Room
- Connection for washer and dryer
- LED Lights
- Hurricane resistant (178 MPH Winds)
- State of Florida Building Council Approved

Timeline to complete the construction

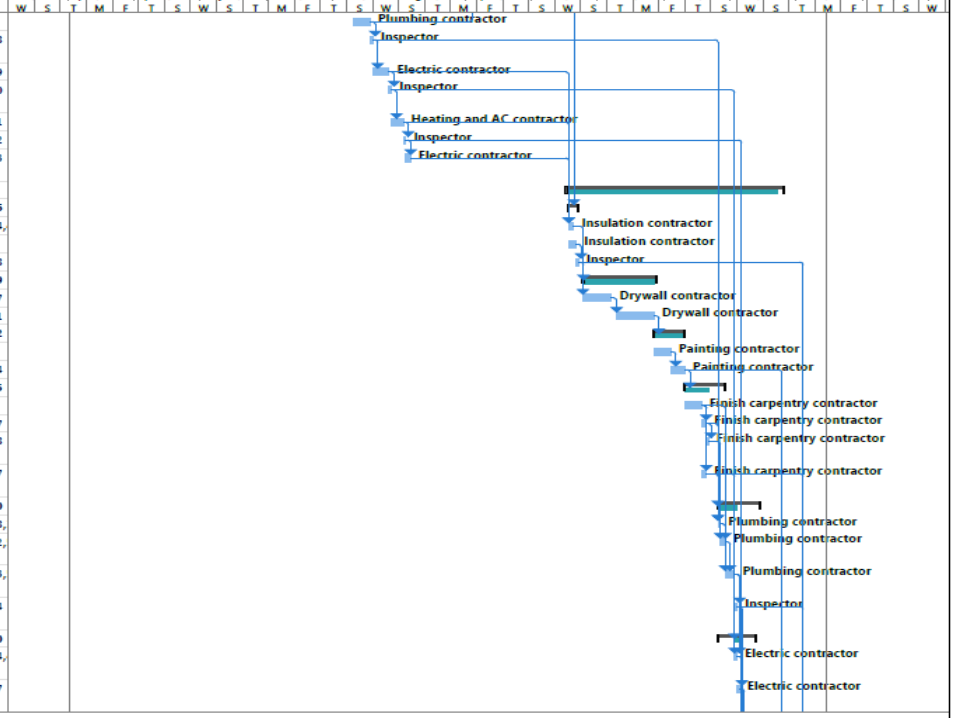
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
0		**Residential Construction**	**230 days**	**Mon 4/3/23**	**Fri 2/16/24**	
1		**General Conditions**	**65 days**	**Mon 4/3/23**	**Fri 6/30/23**	
2		Finalize plans and develop estimate with owner, architect	20 days	Wed 4/12/23	Tue 5/9/23	
3		Sign contract and notice to proceed	7 days	Wed 5/10/23	Thu 5/18/23	2
4		**Apply for Permits**	**31 days**	**Thu 5/18/23**	**Fri 6/30/23**	
5		Secure foundation permit	4 days	Fri 5/19/23	Wed 5/24/23	3
6		Secure framing permit	4 days	Thu 5/25/23	Tue 5/30/23	5
7		Secure electrical permit	4 days	Wed 5/31/23	Mon 6/5/23	6
8		Secure plumbing permit	5 days	Tue 6/6/23	Mon 6/12/23	7
9		Secure HVAC permit	5 days	Tue 6/13/23	Mon 6/19/23	8
10		Secure miscellaneous permits	6 days	Tue 6/20/23	Tue 6/27/23	9
11		**Site Work**	**16 days**	**Tue 6/27/23**	**Tue 7/18/23**	10
12		Clear and grub lot	5 days	Wed 6/28/23	Tue 7/4/23	5,6,
13		Install temporary power service	6 days	Wed 7/5/23	Wed 7/12/23	12
14		Install underground utilities	4 days	Thu 7/13/23	Tue 7/18/23	13
15		**Foundation/CMU**	**76 days**	**Wed 7/19/23**	**Wed 11/1/23**	
16		Excavate for foundations	3 days	Wed 7/19/23	Fri 7/21/23	14
17		Form footings	8 days	Mon 7/24/23	Wed 8/2/23	16
18		Place concrete for foundations	8 days	Thu 8/3/23	Mon 8/14/23	17
19		Cure footings for 7 days	7 days	Tue 8/15/23	Wed 8/23/23	18
20		Strip forms	2 days	Thu 8/24/23	Fri 8/25/23	19
21		Install CMU walls	14 days	Mon 8/28/23	Thu 9/14/23	20
22		Perform foundation inspection	1 day	Fri 9/15/23	Fri 9/15/23	21,
23		Backfill foundation	2 days	Mon 9/18/23	Tue 9/19/23	22
24		**Dry In**	**31 days**	**Wed 9/20/23**	**Wed 11/1/23**	23
25		Fly Truss and Install	2 days	Wed 9/20/23	Thu 9/21/23	23
26		Install roof decking	3 days	Mon 10/30/23	Wed 11/1/23	35
27		Install felt, flashing and shingles	3 days	Wed 9/20/23	Fri 9/22/23	38
28		Hang exterior doors	1 day	Mon 9/25/23	Mon 9/25/23	27
29		Install windows	6 days	Tue 9/26/23	Tue 10/3/23	28
30		**Exterior Finishes**	**19 days**	**Wed 10/4/23**	**Mon 10/30/23**	29
31		Complete Lathe	16 days	Wed 10/4/23	Wed 10/25/2	
32		Complete Stucco	3 days	Thu 10/26/23	Mon 10/30/23	31
33		**Framing**	**19 days**	**Wed 10/4/23**	**Mon 10/30/23**	29
34		Install metal interior studs	15 days	Wed 10/4/23	Tue 10/24/23	25
35		Complete roof framing	3 days	Wed 10/25/23	Fri 10/27/23	34
36		Conduct framing inspection	1 day	Mon 10/30/23	Mon 10/30/23	35
37		**Utility Rough-B97Ins and Complete Concrete**	**21 days**	**Tue 8/1/23**	**Tue 8/29/23**	



Project: Residential Constructio
Date: Thu 2/23/23

Task | Project Summary | Manual Task | Start-only | Deadline
Split | Inactive Task | Duration-only | Finish-only | Progress
Milestone | Inactive Milestone | Manual Summary Rollup | External Tasks | Manual Progress
Summary | Inactive Summary | Manual Summary | External Milestone

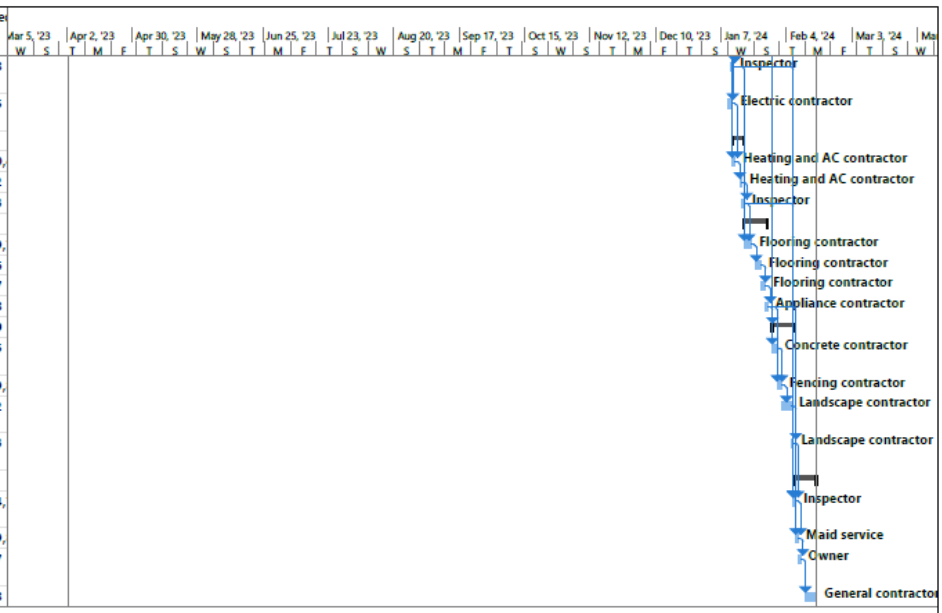
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
38		Rough-in plumbing	5 days	Tue 8/1/23	Mon 8/7/23	
39		Conduct rough-in plumbing inspection	1 day	Tue 8/8/23	Tue 8/8/23	38
40		Rough-in electrical	5 days	Wed 8/9/23	Tue 8/15/23	39
41		Conduct rough-in electrical inspection	1 day	Wed 8/16/23	Wed 8/16/23	40
42		Rough-in HVAC	3 days	Thu 8/17/23	Mon 8/21/23	41
43		Conduct rough-in HVAC inspection	1 day	Tue 8/22/23	Tue 8/22/23	42
44		Rough-in communication - phone, cable, computer, alarm	2 days	Wed 8/23/23	Thu 8/24/23	43
45		**Interior Finishes**	**66 days**	**Mon 10/30/2**	**Mon 1/29/24**	
46		**Insulation**	**4 days**	**Tue 10/31/2**	**Fri 11/3/23**	36
47		Place wall insulation	2 days	Tue 10/31/2	Wed 11/1/23	44,
48		Place ceiling insulation -	3 days	Tue 10/31/2	Thu 11/2/23	
49		Conduct insulation inspection	1 day	Fri 11/3/23	Fri 11/3/23	48
50		**Drywall**	**23 days**	**Mon 11/6/2**	**Wed 12/6/2**	49
51		Install drywall walls	10 days	Mon 11/6/23	Fri 11/17/23	47
52		Tape and float drywall	12 days	Mon 11/20/2	Tue 12/5/23	51
53		**Paint and Wallpaper**	**9 days**	**Wed 12/6/2**	**Mon 12/18/**	52
54		Paint all except entry and kitchen	5 days	Wed 12/6/23	Tue 12/12/2	
55		Paint exterior siding & trim work	4 days	Wed 12/13/2	Mon 12/18/2	54
56		**Cabinets**	**13 days**	**Tue 12/19/2**	**Thu 1/4/24**	55
57		Fabricate Cabinets	5 days	Tue 12/19/2	Mon 12/25/2	
58		Install 1st floor - kitchen cabinets	2 days	Tue 12/26/2	Wed 12/27/2	57
59		Install 1st floor - master bath and guest cabinets	1 day	Thu 12/28/23	Thu 12/28/23	58
60		Install chair rails, crown moldings, trim	2 days	Tue 12/26/23	Wed 12/27/23	57
61		**Finish Plumbing**	**14 days**	**Tue 1/2/24**	**Fri 1/19/24**	60
62		Complete- kitchen plumbing	1 day	Tue 1/2/24	Tue 1/2/24	58,
63		Complete master bath and guest plumbing	2 days	Wed 1/3/24	Thu 1/4/24	62,
64		Complete hall bath and private bath plumbing	2 days	Fri 1/5/24	Mon 1/8/24	63,
65		Conduct finish plumbing inspection	1 day	Tue 1/9/24	Tue 1/9/24	64
66		**Finish Electrical**	**12 days**	**Tue 1/2/24**	**Wed 1/17/24**	60
67		Complete 1st floor circuits to service panel	1 day	Tue 1/9/24	Tue 1/9/24	64,
68		Complete 2nd floor circuits to service panel	1 day	Wed 1/10/24	Wed 1/10/24	67



Project: Residential Constructio
Date: Thu 2/23/23

Task | Project Summary | Manual Task | Start-only | Deadline
Split | Inactive Task | Duration-only | Finish-only | Progress
Milestone | Inactive Milestone | Manual Summary Rollup | External Tasks | Manual Progress
Summary | Inactive Summary | Manual Summary | External Milestone

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
69		Conduct finish electrical inspection	1 day	Thu 1/11/24	Thu 1/11/24	68
70		Complete communications wiring - phone, cable, computer, alarm	2 days	Wed 1/10/24	Thu 1/11/24	65
71		**Finish HVAC**	**3 days**	**Fri 1/12/24**	**Tue 1/16/24**	
72		Complete 1st floor - zone 1 HVAC	1 day	Fri 1/12/24	Fri 1/12/24	70,
73		Complete 2nd floor - zone 2 HVAC	1 day	Mon 1/15/24	Mon 1/15/24	72
74		Conduct HVAC inspection	1 day	Tue 1/16/24	Tue 1/16/24	73
75		**Carpet, Tile and Appliances**	**8 days**	**Wed 1/17/24**	**Fri 1/26/24**	
76		Tile entry, kitchen and baths	3 days	Wed 1/17/24	Fri 1/19/24	69,
77		Carpet 1st floor	2 days	Mon 1/22/24	Tue 1/23/24	76
78		Carpet 2nd floor	2 days	Wed 1/24/24	Thu 1/25/24	77
79		Install appliances	1 day	Fri 1/26/24	Fri 1/26/24	78
80		**Landscaping and Grounds Work**	**7 days**	**Mon 1/29/24**	**Tue 2/6/24**	**79**
81		Pour concrete driveway and sidewalks	2 days	Mon 1/29/24	Tue 1/30/24	55
82		Install backyard fence	2 days	Wed 1/31/24	Thu 2/1/24	79,
83		Sod and complete plantings - front yard	2 days	Fri 2/2/24	Mon 2/5/24	82
84		Sod and complete plantings - backyard	1 day	Tue 2/6/24	Tue 2/6/24	83
85		**Final Acceptance**	**8 days**	**Wed 2/7/24**	**Fri 2/16/24**	
86		Complete final inspection for certificate of occupancy	1 day	Wed 2/7/24	Wed 2/7/24	84,
87		Cleanup for occupancy	1 day	Thu 2/8/24	Thu 2/8/24	79,
88		Perform final walk-through inspection	1 day	Fri 2/9/24	Fri 2/9/24	87
89		Complete punch list items	5 days	Mon 2/12/24	Fri 2/16/24	88



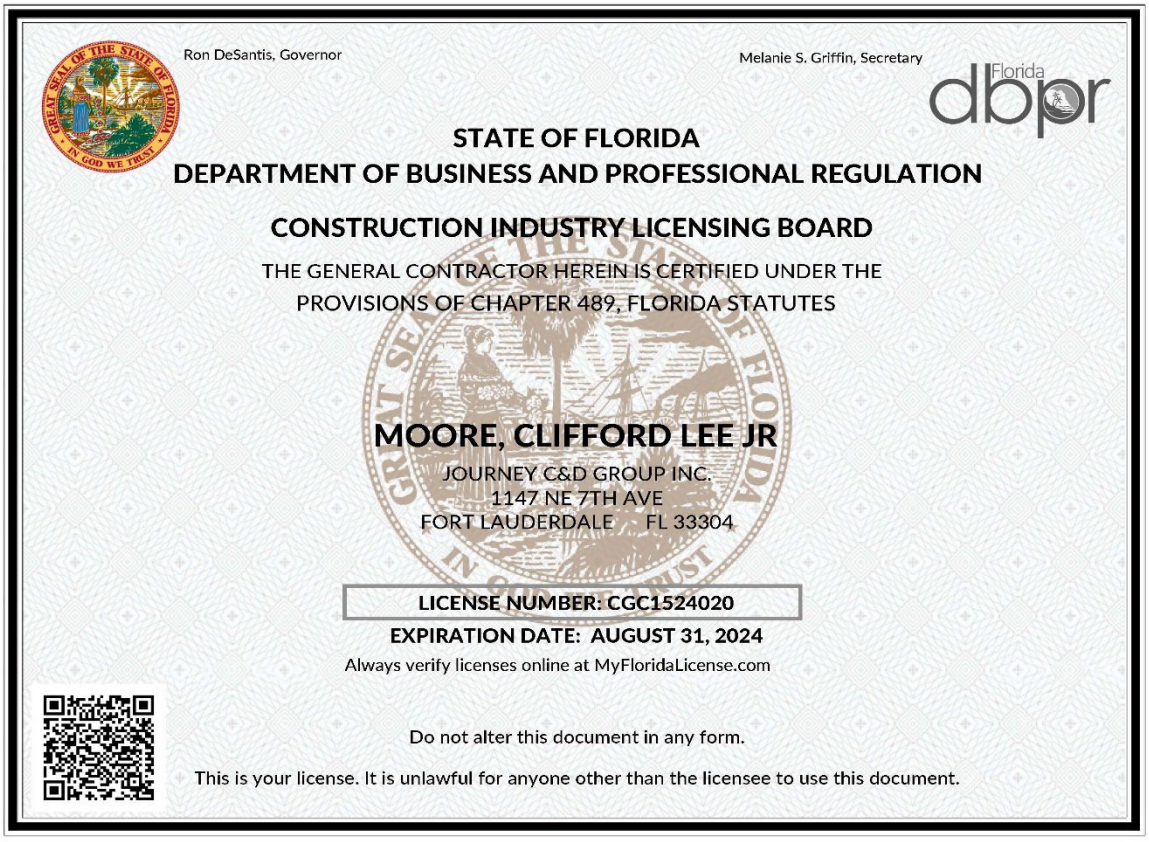
Project: Residential Constructio
Date: Thu 2/23/23

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone

Detailed Cost Estimate by a Licensed General Contractor

As a fully Licensed and State Certified construction firm, we have our own internal estimating division that allows us to be more precise and efficient when cost estimating on all our all projects.

Our internal estimating team has put together a cost estimate to complete construction that we as an organization believe is current to the market trends and not comprising material quality for cost.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MOORE, CLIFFORD LEE JR

JOURNEY C&D GROUP INC.
1147 NE 7TH AVE
FORT LAUDERDALE FL 33304

LICENSE NUMBER: CGC1524020
EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

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Detailed Cost Estimate

JOURNEY **Journey C+D Group, Inc**
Powered by RedTeam

COST ESTIMATE

2210002 - Fort Pierce Duplex Development

Manager: Clifford Moore

As of 2/23/2023

Original Scope

	Description	Quantity	U/M	Labor ($)	Material ($)	Subcontract ($)	Equipment ($)	Other ($)	Total ($)
01300	County Impact Fees	1.00	l/s	0.00	0.00	6,500.00	0.00	0.00	6,500.00
	Duplex	1.00	ea	Subcontract @	6,500.00 =				6,500.00
01500	Temporary Facilities and Controls - Electrical and Plumbing	1.00	l/s	0.00	0.00	2,000.00	0.00	0.00	2,000.00
	Temporary Facilities and Controls	1.00	l/s	Subcontract @	2,000.00 =				2,000.00
02300	Earthwork	1.00	l/s	0.00	0.00	21,146.00	0.00	0.00	21,146.00
	Earthwork	1.00	l/s	Subcontract @	21,146.00 =				21,146.00
05500	Metal Fabrications	1.00	l/s	0.00	0.00	500.00	0.00	0.00	500.00
	Metal Fabrications	1.00	l/s	Subcontract @	500.00 =				500.00
07400	Roofing Flashing and Seam	1.00	l/s	0.00	0.00	2,500.00	0.00	0.00	2,500.00
	Roofing Flashing and Seam	1.00	l/s	Subcontract @	2,500.00 =				2,500.00
09500	Ceilings	1.00	l/s	0.00	0.00	4,000.00	0.00	0.00	4,000.00
	Ceilings - Plaster at Seam	2.00	l/s	Subcontract @	2,000.00 =				4,000.00
09600	Flooring	1.00	l/s	0.00	0.00	12,000.00	0.00	0.00	12,000.00
	Flooring Tile Allowance	2,400.00	sf	Subcontract @	2.00 =				4,800.00
	Floor Setting Materials and Grout	2,400.00	sf	Subcontract @	0.50 =				1,200.00
	Flooring Labor Installation	2,400.00	sf	Subcontract @	2.50 =				6,000.00
010000	General Conditions	1.00	l/s	0.00	0.00	400.00	0.00	2,050.00	2,450.00
	Porta Potty	1.00	mths	Subcontract @	400.00 =				400.00
	Office Supplies, Water, Ice, Small Hand Tools	1.00	l/s	Other @	1,500.00 =				1,500.00
	Office Space/Trailer	1.00	mths	Other @	550.00 =				550.00
010000	Permitting and Builders Risk	1.00	l/s	0.00	0.00	9,900.00	0.00	0.00	9,900.00
	Builders Risk	1.00	l/s	Subcontract @	2,100.00 =				2,100.00
	Permitting	1.00	l/s	Subcontract @	7,800.00 =				7,800.00
013100	Project Management and Coordination	1.00	l/s	20,500.00	0.00	0.00	0.00	0.00	20,500.00
	Part Time Project Manager	2.00	mon	Labor @	5,000.00 =				10,000.00
	General Superintendent	1.50	mths	Labor @	7,000.00 =				10,500.00
13120	Concrete Shell, drywall and Roofing	1.00	l/s	0.00	0.00	150,580.00	0.00	6,000.00	156,580.00
	Duplex (2 Units)	1.00	ea	Subcontract @	147,080.00 =				147,080.00
	Appliances (Stove, Refrig, Microwave, Washer and Dryer, and Garbage Disposal, Dishwer.	2.00	ea	Other @	3,000.00 =				6,000.00
	Crane	1.00	ea	Subcontract @	3,500.00 =				3,500.00
15400	Plumbing Underground Rough and Connection	1.00	l/s	0.00	0.00	6,050.00	0.00	0.00	6,050.00
	Underground Rough and Connection	2.00	l/s	Subcontract @	3,025.00 =				6,050.00
15700	Heating, Ventilating, and Air Conditioning Equipment & Installation	1.00	l/s	0.00	0.00	10,000.00	0.00	0.00	10,000.00
	Heating, Ventilating, and Air Conditioning Equipment & Installation	2.00	l/s	Subcontract @	5,000.00 =				10,000.00
16200	Electrical Power	1.00	l/s	0.00	0.00	7,000.00	0.00	0.00	7,000.00
	Electrical Power	2.00	l/s	Subcontract @	3,500.00 =				7,000.00
017400	Cleaning and Waste Management	1.00	l/s	0.00	0.00	3,125.00	0.00	0.00	3,125.00
	Dumpster	1.00	l/s	Subcontract @	725.00 =				725.00
	Final Interior Clean	2.00	ea	Subcontract @	1,200.00 =				2,400.00
022100	Surveys, Elevation Certificate, Tests	1.00	l/s	0.00	0.00	1,900.00	0.00	0.00	1,900.00
	Surveys - Elevation, 4-Corner, Setback	1.00	l/s	Subcontract @	1,200.00 =				1,200.00
	Soil Test	1.00	ea	Subcontract @	350.00 =				350.00
	Concrete Test	1.00	ea	Subcontract @	350.00 =				350.00
024100	Landscape and Irrigation	1.00	l/s	0.00	0.00	8,700.00	0.00	0.00	8,700.00
	Landscape Per Lot	1.00	ea	Subcontract @	5,200.00 =				5,200.00

Detailed Cost Estimate and Final Cost

	Irrigation	1.00	ea	Subcontract @	3,500.00	=			3,500.00
070000	Stucco - Thermal and Moisture Protection	1.00	l/s	0.00	0.00	15,000.00	0.00	0.00	15,000.00
	Stucco Entire House - Smooth	2.00	l/s	Subcontract @	7,500.00	=			15,000.00
099100	Exterior Painting	1.00	l/s	0.00	0.00	9,500.00	0.00	0.00	9,500.00
	Exterior Painting	2.00	l/s	Subcontract @	4,750.00	=			9,500.00
102800	Shower Glass Door Allowance	1.00	l/s	0.00	0.00	3,000.00	0.00	0.00	3,000.00
	Shower Glass Door Allowance	2.00	l/s	Subcontract @	1,500.00	=			3,000.00

SUBTOTAL DIRECT COSTS	**20,500.00**	**0.00**	**284,301.00**	**0.00**	**8,050.00**	**312,851.00**
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	**20,500.00**	**0.00**	**284,301.00**	**0.00**	**8,050.00**	**312,851.00**
Profit Margin					4.76%	15,642.55

Supplemental Markups:

TOTAL PRICE	**328,493.55**

Proof of Financial Ability

11/08/2023

Re: Approval of Credit

To Whom It May Concern:

Journey C&D Group, Inc. Has been approved for Kiavi Funding Corporation's Bridge Pro Lending program. This program entails a funding commitment of $500,000.00 in aggregate loans outstanding, available for the acquisition and renovation of residential properties. Before approval of each loan, Kiavi will require an acceptable valuation supporting the property value and all conditions to be met.

If you have any questions or would like additional information, please feel free to contact me via the information provided below.

Respectfully,

Lorena Diaz

Regional Director, Strategic Accounts

Lorenaa.diaz@kiavi.com

315 Montgomery St, Floor 15, San Francisco, CA 94104

P: 954-398-4285 | NMLS:1314639 | Company NMLS ID:1125207

Property Development Utilization

Growing up in Fort Pierce makes this project truly hit home (pun intended). We understand the commitment and responsibility to come back and build a development that is a part of a bigger picture revitalizing and transforming Fort Pierce. While reviewing the sites we wanted to ensure that we could maximize its potential and utilization. We believe four modern multifamily units will add to this changing community.

We are committed to hire only subcontractors such as electricians, plumbers, air conditioning, concrete, and roofers for this project that are from the immediate local area of Fort Pierce. By hiring local subcontractors, an immediate economic impact to the area can be made. As a Minority-Owned Business Enterprise, we value seeking and partnering with those other local firms who are also disadvantaged.

While construction of the development is underway, our management team will focus on communicating with the Fort Pierce Affordable Housing program, to get those who are qualified and in need of a quality residence, identified and ready for a move in date. Affordable housing is a national issue in the United States and our commitment is to find opportunities by utilizing our resources to develop sustainable affordable housing. Whether it be a single parent or a family of six, we will provide an affordable solution that is energy efficient and sustainable to the environment.

Once construction is complete, our management team will employ a property management firm local to Fort Pierce to ensure there is immediate service and assistance available to our tenants. Our goal is to have this development built by the community for the community. We strongly believe in supporting the local area businesses and by utilizing their services, we can provide a better overall footprint as a sustainable housing developer.





Development Narrative

Fort Pierce is one of Florida's historic cities poised with opportunity in the eyes of our team.

Our multi-family duplex development would bring in a multitude of positive take aways for the city and our end-user Tenants. Those features this development focuses on, are the following:

- Two Additional affordable housing alternative units within the immediate area.
- Modern design Duplex with modern luxuries
- Restore the urban landscape and add trees to along the sidewalks.
- Connect local small business and minority/disadvantage business for concentrated economic growth.
- *Assist* in the vision of the city by their enabling private sector development of new residential units to update existing development patterns.

Our plan for 1620 Avenue E. is to deliver an atheistically modern multi-family duplex that is for those local families in need of affordable housing while striving to be a contributor of the future of Fort Pierce.

We are committed to ensuring those families in that are in need of housing in the City of Fort Pierce, can be provided a quality place to live at an affordable cost.

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE) Certificate of Eligibility

JOURNEY C&D GROUP INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26

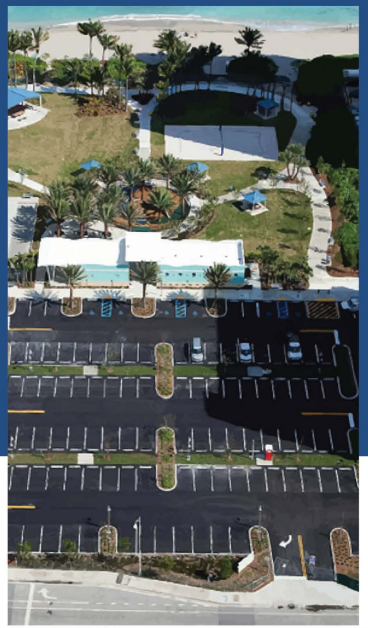
APPROVED NAICS CODES:

236220

Dwayne Moore

DBE & Small Business Development Manager

Florida Department of Transportation



ABOUT US

The life we are blessed with is not so much about the beginning or the end, but more about the **"Journey"** between. In the same way when you are developing or building, you can get any reputable construction management firm to build your project, but the difference maker is the Journey. The **Journey** will dictate the future.

MESSAGES FROM CEO

Dear Valued Member,

Journey C+D Group, Inc. is pleased to present our qualifications. We bring a team of accomplished leaders with a demonstrated record of successfully leading design and construction projects. Our experience gives us the best practices in construction that will strongly benefit your organization in safety, quality, on-time delivery and cost. We pride ourselves on cost effective, on-time and minimally disruptive project delivery-we will partner with you to ensure your operational goals are exceeded.

Journey C+D Group, Inc. emphasizes accountability and transparency in all of our engagements. We will uphold the highest standards of professionalism delivering elite level services, leveraging experience, expertise, and knowledge in a manner that mitigates risk and enhances return. We aim to be your trusted partner, supporting your construction needs in the highest professional manner at all times.

-Clifford L. Moore Jr. / Chief Executive Officer

OUR SERVICES

Founded in 2018, Journey C+D Group, Inc. is a construction management firm based out of South Florida.

From planning, design, and engineering to consulting and construction management, we deliver professional services throughout the project life cycle.

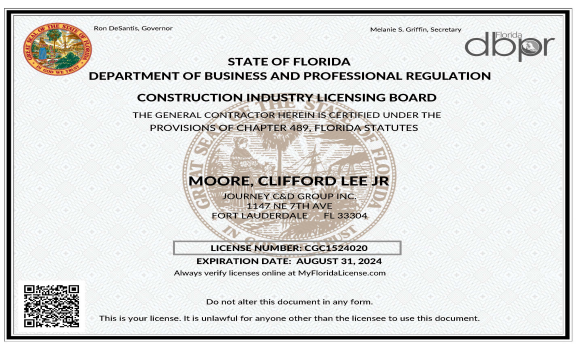


PRE-CONSTRUCTION SERVICES

CONSTRUCTION MANAGEMENT

SITE SAFETY MANAGEMENT

PROFESSIONAL LICENSES AND CERTIFICATIONS



Ron DeSantis, Governor
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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MOORE, CLIFFORD LEE JR
JOURNEY C&D GROUP INC.
1147 NE 7TH AVE
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State of Florida Certified General Contractor

State of Florida Minority Certified Business

Palm Beach County SMBE
The School Board of Palm Beach SMBE
City of West Palm Beach SMBE
Broward County SMBE
The School Board of Broward County SMBE

Miami Dade County SMBE
The City of Miami SMBE

Florida Department of Transportation
South Florida Water Management District S/MBE
Miami Dade Public Schools MBE & Vendor

OUR COMPANY

Journey C+D Group, Inc. is a fully integrated construction management firm. Our core components are Construction Management/Development and EHS Services,. Our clients trust our team to help deliver their most complex projects, as we understand every assignment presents unique goals and challenges.



"The highest form of recommendation comes when you hire the contractor you want to keep working with and Brooks + Scarpa could think of no one better than Journey C+D Group Inc. when we decided to build our new South Florida studio. They are easy to work with, honest and always available."

Jeff Huber, Principal, Brooks + Scarpa Architects

OUR CORE VALUES

- Commitment
- Loyalty
- Communication
- Trust

OUR SAFETY RECORD

Zero Reported injuries since our inception.







BONDING CAPACITY

NHC NIELSON, WOJTOWICZ, NEU & ASSOCIATES
A NIELSON HOOVER GROUP COMPANY

February 10, 2023

Re: **Journey C&D Group Inc.**

To Whom It May Concern:

This is to advise you that Nielson, Wojtowicz, Neu and Associates provides bid, performance, and payment bonds for **Journey C&D Group Inc.** The name of their surety is **American Contractors Indemnity Company**, which carries an A.M. Best Rating of **A++ XV,** and it is listed in the Department of Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, **American Contractors Indemnity Company** should be in a position to provide **Journey C&D Group Inc.** Performance and Payment Bonds for single projects in the amount of **$3,000,000** and aggregate support in the amount of **$6,000,000**. We reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds.

Journey C&D Group Inc. is an excellent contractor and we hold them in highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Kevin Wojtowicz
Producer

1000 Central Avenue
Suite 200
St. Petersburg, FL 33705
P: 727.209.1803
F: 727.209.1335
www.nielsonbonds.com

SMART, UNCOMPROMISING, TIMELY EFFECTIVE. NIELSON, HOOVER & COMPANY, INC. SURETY SOLUTIONS THAT MAKE A DIFFERENCE.

Single Limit $3,000,000
Aggregate $6,000,0000

*Ability for higher bonding capacity based on project specifics/Clients Needs.

OUR **PRIORITIES**

Journey C+D Group is passionate about giving back to the communities we build in. We constantly look for opportunities to help, uplift, and support organizations that can make a lasting impact.

Humane Society

5000 Role Models of Excellence Project

St. Jude Children's Hospital – Active Volunteer

American Red Cross – Community Volunteer



OUR APPROACH

We believe having qualified teams of professionals that lead reputable subcontractors throughout a project life cycle is key. By combining talented teams and state of the art software, we are able to efficiently and succussfully build projects.

TECHNOLOGY

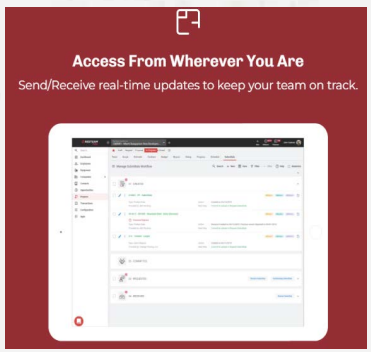
Reduce risk, control cost and increase predictability.

RedTeam is a highly customizable construction management solution trusted by many construction professionals. Designed to help mid to enterprise-level contractors, RedTeam Flex helps you manage your construction projects from start to finish:

- **Maximize communication, performance and productivity in the field**
- **Improve your overall administration, estimating, and bid solicitation**
- **Annotate, publish and share drawing files on web or mobile**
- **Share the project's financial status with clients in an easy, understandable format.**

JOURNEY DISPLAYS THE MOST NEEDED TRAITS IN A CONSTRUCTION COMPANY, WHICH IS HONESTY AND ACCOUNTIBILITY ABOVE ALL.

-CONTIN DESIGN & ARCHITECTURE



OUR LEADERSHIP

Our team is comprised of knowledgeable, professional and honest leadership.



Clifford Moore Jr.
Chief Executive Officer

Clifford L. Moore Jr. is the CEO of Journey C+D Group Inc. headquartered in South Florida. As a general contractor Clifford has been instrumental in building and maintaining the company's growth, and focus on providing professional construction management, quality service and craftsmanship. Clifford understands the importance of establishing partnerships and strategic alliances, also engaging local workforces in a collaborative effort to construct community centers and community projects. Clifford has taken his experiences and real-time education and applied it to every development and project.



Jarad Wahl
Chief Operating Officer

As Journey C+D Group's COO, Jarad is committed to collaborating with clients, employees and the community to promoting a transparent and positive culture that allows us to build with the experience in mind. He developed strategies and cultivated partnerships that have grown the company into multiple domestic markets and various development projects. His focus on corporate culture, building leaders within, and relationships with the community have combined for several successful project experiences for the end users. He is a certified general contractor in the State of Florida.

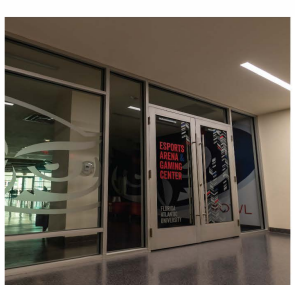
OUR PROJECTS

1 FLORIDA ATLANTIC UNIVERSITY STUDENT UNION RENOVATIONS

Boca Raton,FL











2 BROOKS SCARPA ARCHITECTS

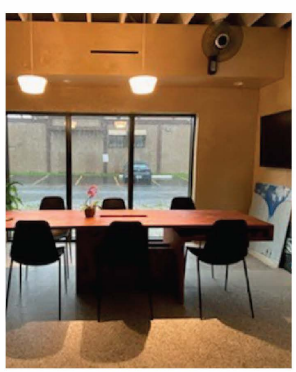
SOUTH FLORIDA STUDIO

Fort Lauderdale, FL

Brooks + Scarpa is a collective of architects, designers and creative thinkers dedicated to enhancing the human experience. Honored with the Smithsonian Cooper- Hewitt National Design Award, the firm is a multi-disciplinary practice that includes architecture, landscape architecture, planning, environmental design, materials research, graphic, furniture and interior design services that produces innovative, sustainable iconic buildings and urban environments.

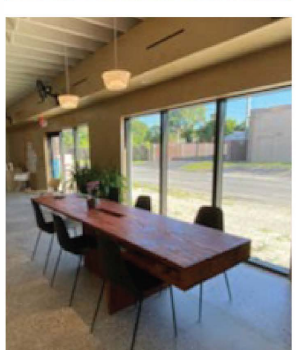
Ranked 2nd Overall top Architecture Firm in the USA by Architect Magazine and 333rd worldwide by Design Intelligence, Brooks + Scarpa is considered one the premier design firms in architecture, having been recognized with some of the most prestigious honors in the profession.

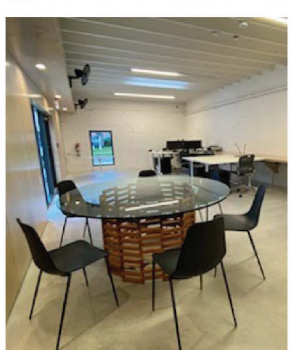
The firm's work has been exhibited worldwide including venues such as The Museum of Contemporary Art Los Angeles, The National Building Museum, Portland Museum of Art, the Kwangju Bienale and has also appeared on The Oprah Winfrey Show.

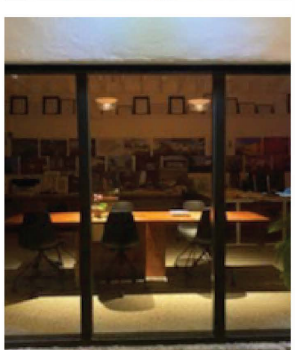












3 Palm Beach County: Wellington Library

West Palm Beach, FL



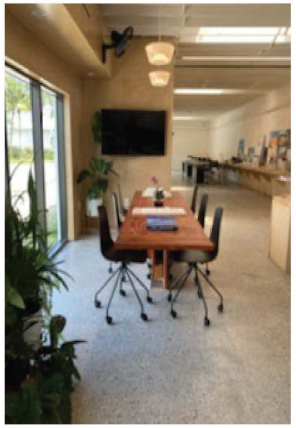




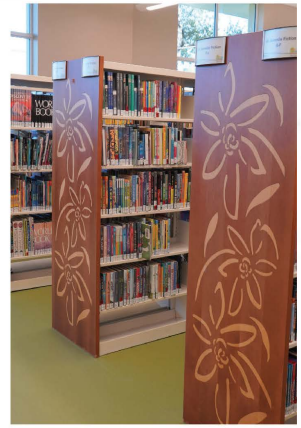


4 Palm Beach County: Lantana Library

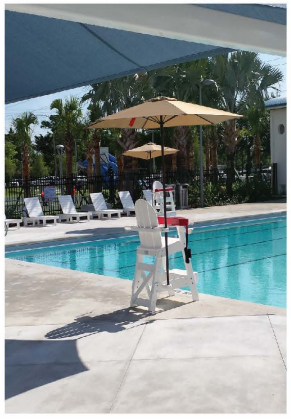
Lake Worth, FL













NOTABLE PARTNERS

BROOKS + SCARPA

CONTIN ARCHITECTURE + DESIGN

PL

STUART ARCHITECTURE

Song + Associates, Inc. Architecture • Planning • Interior Design

Professional Bank

PGAL

invesis investors and experts in sustainable infrastructure

COLLECTIVE EMPOWERMENT GROUP, Inc. of SOUTH FLORIDA

NOTABLE CLIENTS

THE SCHOOL DISTRICT PALM BEACH COUNTY

Palm Beach INTERNATIONAL AIRPORT

SEMINOLE TRIBE OF FLORIDA Tribal Council IN GOD WE TRUST

WELLSPRING community

PALM BEACH COUNTY FLORIDA

HEALTHTRUST Workforce Solutions | HCA Healthcare

Hallandale Beach

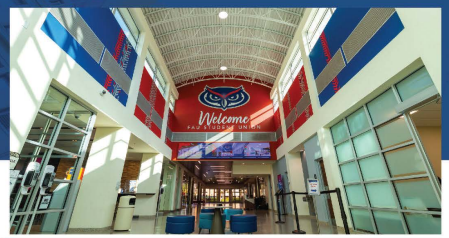
Hallandale Beach COMMUNITY REDEVELOPMENT AGENCY

FLORIDA ATLANTIC UNIVERSITY EST. 1961

Integral

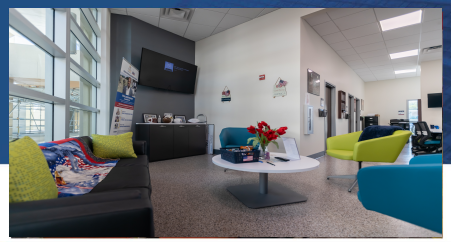
STEELHOMES MODULAR

OUR PROJECTS



Florida Atlantic University Student Union

Boca Raton, FL



FAU Veterans Affairs Office Renovations

Boca Raton, FL



Brooks + Scarpa South Florida Studio

Fort Lauderdale, FL



Health Trust Workforce Solutions Lobby Renovations

Sunrise, FL,



Wellington Library

Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed



Lantana Library

Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed



Sugar Sand Park

Boca Raton, FL



Joseph Scavo Park

Hallandale Beach, FL



Prince Field Park

Miami Springs, FL



B.F. James Park

Hallandale Beach, FL



South City Beach Park

Hallandale Beach, FL



West Riviera Beach Elementary School (2024)

Riviera Beach, FL



The Florida Highwayman Museum

Fort Pierce, FL (In-progress)



Wellspring Health Medical Center

Miami, FL (2024)



Miami Beach Police HQ Renovations

Miami Beach,FL (In progress)



The Historic Barclay Apartments

Miami,Beach, FL (In Progress)



Hallandale Beach Affordable Housing Development

Hallandale Beach, FL (In-Progress)



PBC Water Treatment Plant No. 2 Renovations

Boynton Beach, FL (In-progress)



Ahfachkee Lower School, and Gym

Clewiston, FL



Exotic Optical Eyewear

Fort Lauderdale, FL



PBIA Fire-Rescue Station #81 Renovations

Palm Beach, FL

Planning Board **6. e.**

Meeting Date: 01/08/2024

Re: N 25th Street Lot 1 & Lot 2

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

Information

SUBJECT:

RFP 2024-013 - Disposal of Surplus Property – N. 25th Street, Lot 1 & 2
Parcel IDs: 2408-501-0066-000-6 and 2408-501-0067-000-3

SUMMARY:

The City of Fort Pierce is the owner of real property located at TBD N 25th St, identified by Parcel IDs: 2408-501-0066-000-6 & 2408-501-0067-000-3, with a legal description of: EMANCIPATION PARK BLK 5 LOT 1-LESS E 10 FT and EMANCIPATION PARK BLK 5 LOT 2-LESS E 10 FT. The properties were declared surplus by the Fort Pierce City Commission on January 19, 2021, via Resolution 21-R10. Request for Proposal (RFP) number 2024-013 was issued on October 27, 2023. The invitation was sent to 455 vendors. Ten (10) vendors requested specifications with two (2) responding.

City staff evaluated the responses cumulatively as follows:

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	TOTAL
Larry Lee Jr and Family, LLC	**55**	**61**	**65**	**80**	**261**
Progression Properties, LLC	**70**	**43**	**60**	**65**	**238**

RECOMMENDATION:

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), staff recommends the Planning Board review the request and forward a recommendation to the City Commission for approval of the sale of real property located at TBD N 25th St, identified by Parcel IDs: 2408-501-0066-000-6 & 2408-501-0067-000-3, with a legal description of: EMANCIPATION PARK BLK 5 LOT 1-LESS E 10 FT and EMANCIPATION PARK BLK 5 LOT 2-LESS E 10 FT to Larry Lee Jr. & Family, LLC.

ALTERNATIVES:

Do not recommend award.

RESPONSIBLE STAFF:

Miriam Garcia, Redevelopment Specialist

COORDINATED WITH:

Economic Development Manager
Purchasing Division

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2024
Account: N/A
Amount: 10,100
OTHER INFORMATION:
Purchase price $10,100

Attachments

RFP No 2024-013 Proposal Doc
Evaluation Criteria - 013
Cumulative Evaluation Results
Submittal - Larry Lee Jr. & Family LLC
Submittal - Progression Properties, LLC

Form Review

Form Started By: Miriam Garcia Started On: 12/21/2023 04:50 PM
Final Approval Date: 01/03/2024

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**	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-013**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTIES – N. 25TH STREET LOT 1 & LOT 2**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time **3:00PM, MONDAY, NOVEMBER 13, 2023**	**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.**
Proposer Name: _____ **Mailing Address:** _____ _____	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.*** **X_____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation** _____ **Partnership** _____ **Proprietorship** _____	**Title:**
Incorporated in the State of: **Year:**	**Delivery in _____days, After Receipt Order**
Phone Number:	**Payment Terms:**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

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SECTION I

GENERAL CONDITIONS, INSTRUCITONS, AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE BID SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO RESPONSE

If not submitting a bid, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine the lateness of any proposal. It is the

Proposer's sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.cityoffortpierce.com and Demandstar https://www.demandstar.com .

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail, and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail, and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document. The invoice shall contain the Bidder's

Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 8. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a

subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, “All or None”, or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Offer to Purchase/Invitation to Bid and the monies which may become due hereunder are not assignable except with the

prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product bid, and capable of producing or providing the items bid, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. PUBLIC RECORDS

Sealed proposals, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the proposals, proposals, or final replies, whichever is earlier.

33. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

34. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

35. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-439(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. RFP OPENING DATE

Proposals are due on or before **3:00PM, Monday, November 13, 2023**.

2. SUBMISSIONS OF PROPOSALS

Electronic format only.

OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided in the attachment sections of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 3:00PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. INQUIRIES/QUESTIONS

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Redevelopment Specialist with a copy to the Purchasing Manager:

TO
Miriam Garcia
Redevelopment Specialist
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
mgarcia@cityoffortpierce.com

COPY
Gelencia Carter, MPA
Purchasing Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
purchasing@cityoffortpierce.com

3.2 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.
Are as follows:

SECTION III

STATEMENT OF WORK

1. OBJECTIVE

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area (FPRA) and City of Fort Pierce as a whole. One way to accomplish this goal is to dispose of surplus property owned by the City/FPRA. The City of Fort Pierce and Fort Pierce Redevelopment Agency sell City and FPRA-owned real property declared as surplus. Once the property has been declared as surplus by the City Commission/FPRA Board, the property shall be offered for sale to the public with a Request for Proposals (RFP).

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have declared surplus and now offer for sale the following described real properties (the "Properties") owned by the City of Fort Pierce or Fort Pierce Redevelopment Agency (the "FPRA"):

- **N. 25TH STREET - 2408-501-0066-000-6 AND**
- **N. 25TH STREET - 2408-501-0067-000-3**

2. GENERAL PROPERTY CONDITIONS

The subject property is listed as follows:

N. 25TH STREET – Parcel ID #: 2408-501-0066-000-6

The subject property is located at the corner of Booker Street and North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant property is cleared and ready to build, zoned General Commercial C-3.

The St. Lucie County Property Appraiser property detail for 2408-501-0066-000-6 is included as Exhibit "A".

N. 25TH STREET – Parcel ID #: 2408-501-0067-000-3

The subject property is located on a major corridor of Fort Pierce at North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant property is cleared and ready to build, zoned General Commercial C-3.

The St. Lucie County Property Appraiser property detail for 2408-501-0067-000-3 is included as Exhibit "A".

N. 25TH STREET - 2408-501-0066-000-6 AND N. 25TH STREET - 2408-501-0067-000-3 are being offered in combination and proposals separating the parcels will not be accepted.

3. TERMS AND CONDITIONS

Sale of this property will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and

encumbrances.

The sale shall be conditioned upon the offer and submittal requirements. The Proposer will be responsible for all costs to meet code requirements, and other construction costs, if necessary. If the buyer does not commence construction within 18 months of closing, there may be a possibility of reverter. The City, at its sole option, may exercise its reversionary interest in the event the developer does not comply with the deed restrictions.

4. MANDATORY DEPOSIT

A security deposit of ten percent (10%) of the purchase price will be due from the highest ranked proposer in the form of a certified or cashier's check, payable to the City of Fort Pierce. The security deposit must be submitted within 7 calendar days of notification of highest ranked proposer. The deposit must be received prior to the recommendation of award to appropriate governing body. If the deposit is not received, the City at its sole discretion may award to the second highest ranked respondent, cancel, or reissue the solicitation.

The security deposit will be returned if the proposal is not accepted by the governing body within ninety (90) days. Should the proposal be accepted, the deposit will be applied to the purchase cost.

5. PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following three (3) tabs:

TAB 1: PROPOSER SUMMARY

1. Developer – If you are a developer – 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. OR
2. Owner/Occupant – If you are neighboring property owner or future occupant, please provide a letter explaining why you want to purchase the property.
3. Financial Capacity - Proposers proof of financial ability to complete the development project including the construction. 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.

TAB 2: DEVELOPMENT PLAN

1. Preliminary Building Plans- Preliminary building plans including elevations floor plans, facades, and landscaping.
2. Project Timeline- Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.

3. Construction Budget/Cost Estimates - improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.
4. Utilization - Will this be your primary residence? If not, what do you intend to develop the property for?
5. Required Forms
    a. Request for Proposer Acknowledgement Page
    b. Offer to Purchase/Bid Response Form

6. SELECTION PROCESS/EVALUATION CRITERIA

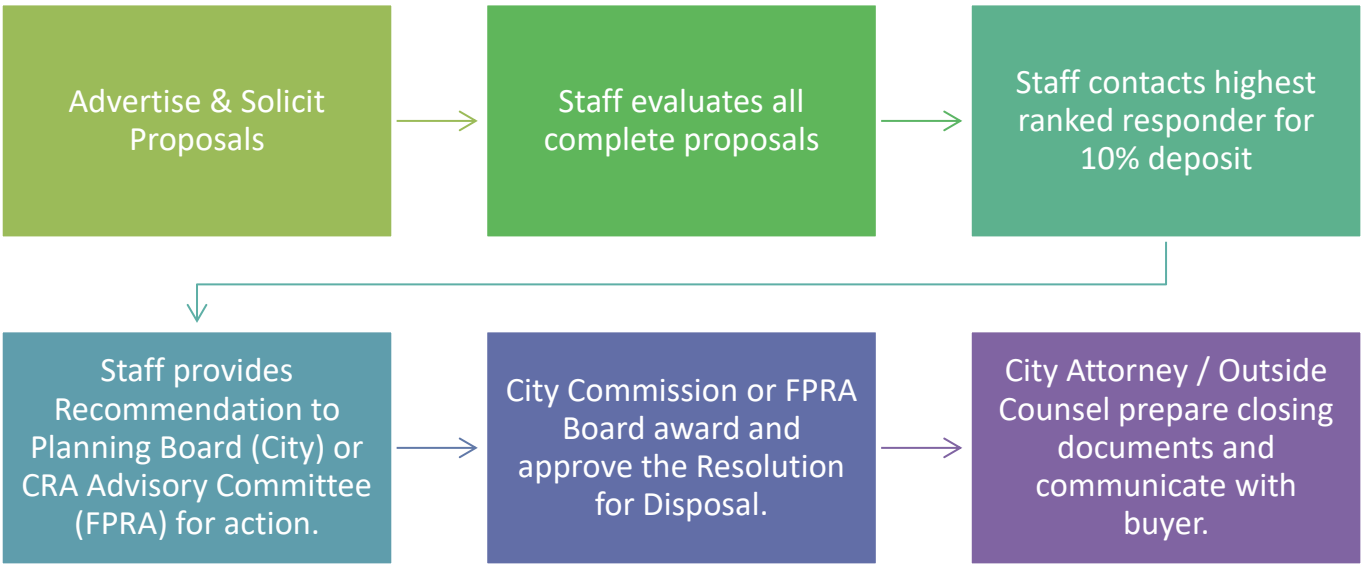
The City of Fort Pierce shall select the best responsive proposer/proposal based upon the evaluation criteria, see below.

Proposals will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the proposal itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

Commercial Property C-3 Scoring/Evaluation Criteria For Acceptance of Submittals	**Possible Points**
Development Plan	**MAX 25**
Preliminary building plans including elevations, floor plans, facades, landscaping plan	25
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	**MAX 20**
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	**MAX 10**
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase and construct)	**MAX 15**
Property Utilization - Developed for Commercial Use	**MAX 15**
C-3 – Permitted Use	15
C-3 – Conditional Use	10
Narrative/Summary of development	**MAX 15**
Total Project Score	**100**

7. AWARD PROCESS



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-013

I/we propose to purchase property located at: N. 25TH Street – 2408-501-0066-00-6 and N. 25th Street – 2408-501-0067-000-3

PROPOSED SUBMITTED BY:

Legal Name (s): _____

Address: _____

Day time Phone Number: _____ Mobile Number: _____

Email: _____

INTENDED USE:
I/we propose to use the property for:

_____

_____

_____

Will this property be your prime residence? _____ Yes _____ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

_____
_____
_____
_____
_____
_____
_____(Attach pages as needed)

Total value of all proposed improvements to the property: $_____

PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: $_____ 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 in the tabbed format as describe above. Only complete bids will be considered

_____Yes	____No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
_____Yes	____No	**Timeline to complete construction project**
_____Yes	____No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
_____Yes	____No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

_____
Bidder of Authorized Representative

_____
Typed Name

_____
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?		
Is the proof of Financial Ability/Letter from financial institution included?		
Does the Development Plan included:		
Preliminary building plans included		
Timeline to complete the construction project		
Construction cost estimates included		
Landscaping plans		
Property development utilization		
Is Invitation to Bid cover page (page 1) completed, signed, and attached?		
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?		
Proposal envelope is marked accordingly		

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

EXHIBIT “A”

Property Information Card

N 25th Street
2408-501-0066-000-6



The subject property is located at the corner of Booker Street and North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant property is cleared and ready to build, zoned General Commercial. N. 25th STREET – 2408-501-0066-000-6 And N. 25th STREET - 2408-501-0067-000-3 are being offered in combination and proposals separating the parcels will not be accepted.

PARCEL ID:

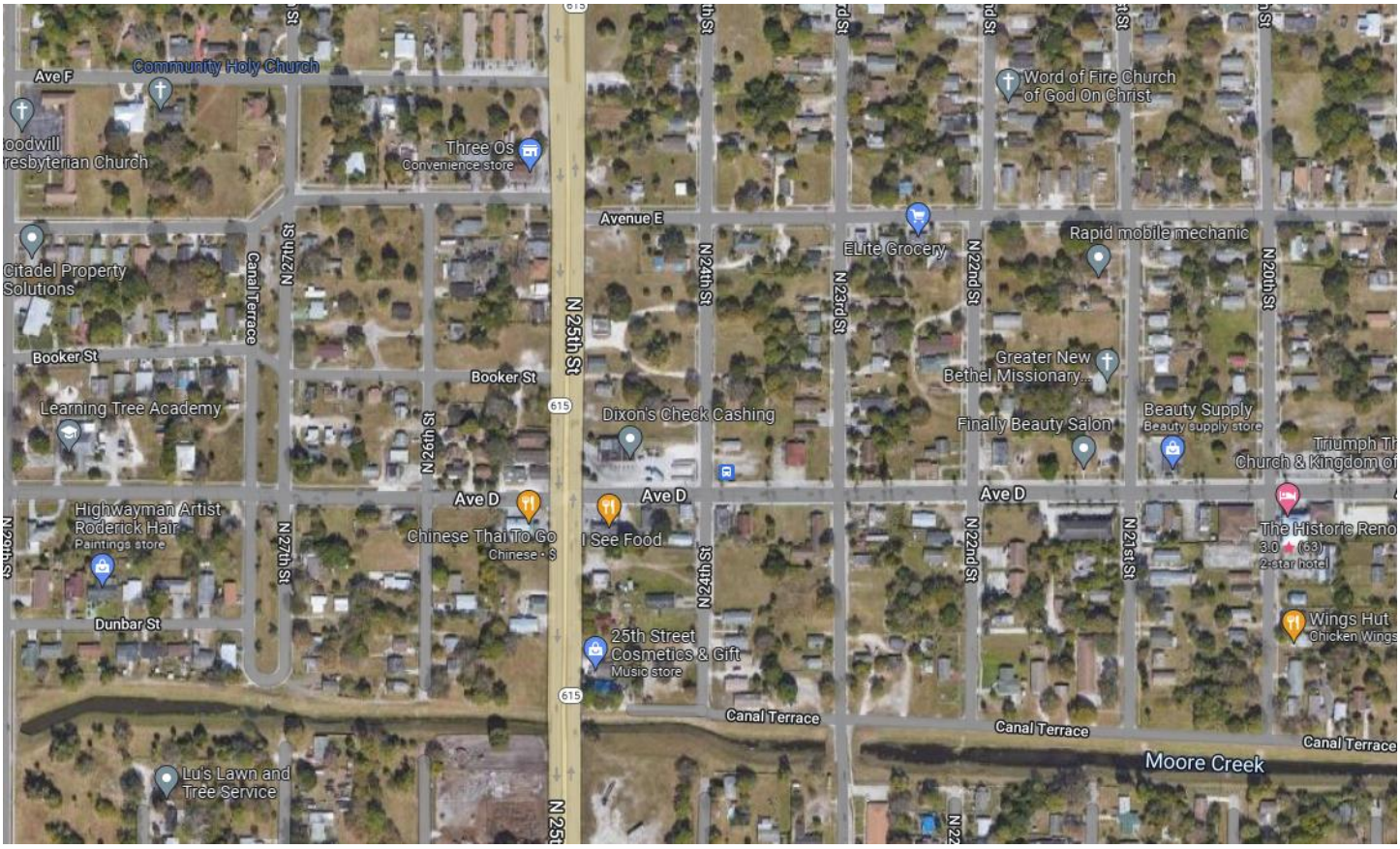
2404-823-0007-050-7

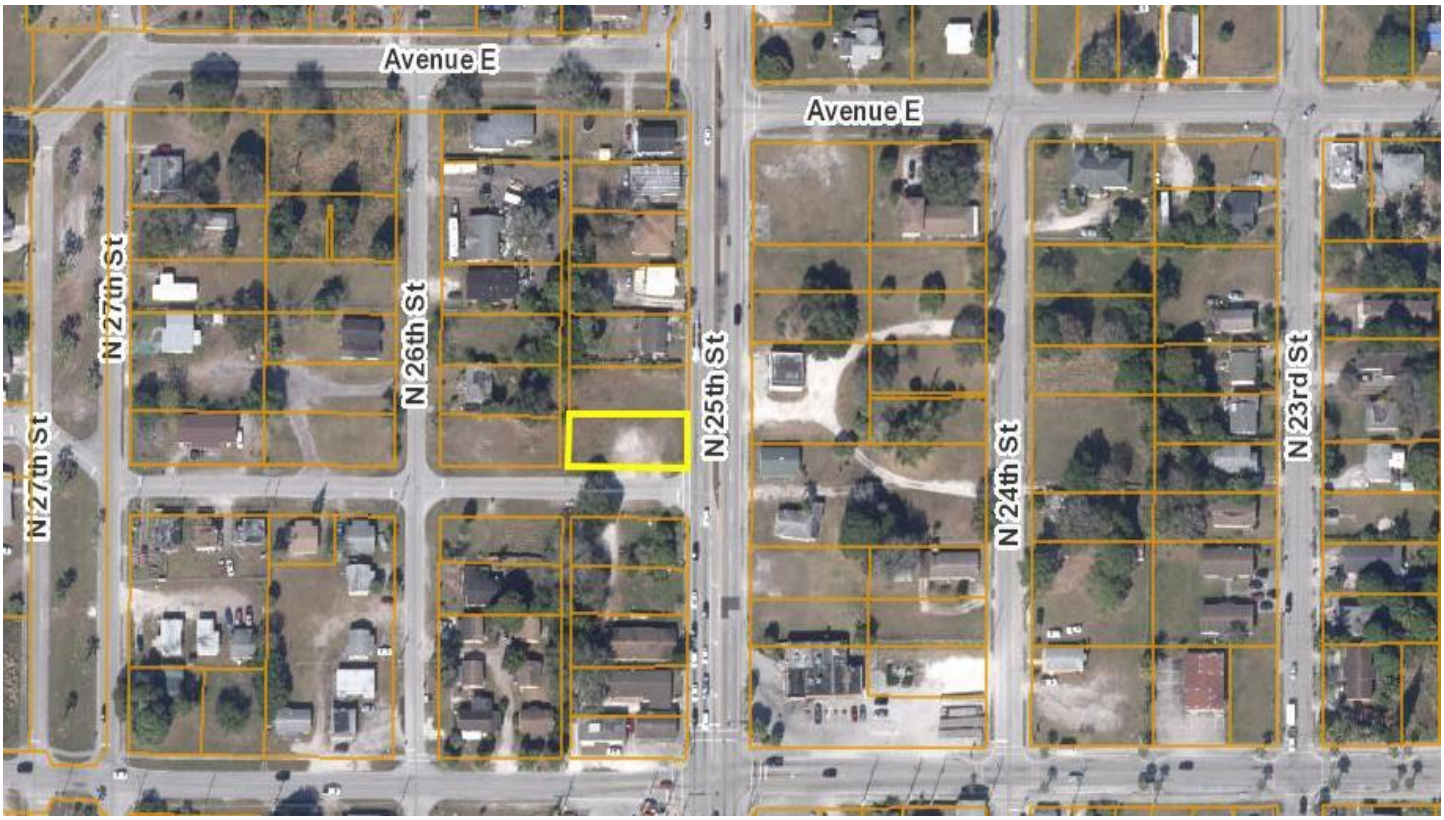
LOT SIZE:

0.29 ac or 12,470 sf

ZONING:

R3 – Medium Density Residential


Community Holy Church
Ave F
Three Os
Convenience store
Word of Fire Church of God On Christ
Avenue E
Elite Grocery
Rapid mobile mechanic
Citadel Property Solutions
Canal Terrace
N 25th St
N 24th St
N 23rd St
N 22nd St
N 20th St
Booker St
Greater New Bethel Missionary...
Learning Tree Academy
Dixon's Check Cashing
Finally Beauty Salon
Beauty Supply
Beauty supply store
N 26th St
Ave D
Highwayman Artist Roderick Hair
Paintings store
Chinese Thai To Go
Chinese · $
I See Food
N 27th St
N 21st St
Dunbar St
25th Street Cosmetics & Gift
Music store
Wings Hut
Chicken Wings
615
Canal Terrace
Moore Creek
Lu's Lawn and Tree Service


Avenue E
Avenue E
N 27th St
N 26th St
N 25th St
N 24th St
N 23rd St
N 27th St

N 25th Street
2408-501-0067-000-3



The subject property is located on a major corridor of Fort Pierce at North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant propety is cleared and ready to build, zoned General Commerical. N. 25th STREET – 2408-501-0066-000-6 AND N. 25TH STREET – 2408-501-0067-000-3 are being offered in combination and proposals separating the parcels will not be accepted.

PARCEL ID:

2408-501-0066-000-6

LOT SIZE:

0.14 ac or 6,250 sf

ZONING:

C3 –General Commercial

EVALUATION MATRIX
DISPOSITION OF CITY SURPLUS PROPERTY - N. 25th ST, LOT 1 AND 2
RFP NO. 2024-013

CRITERIA		RESPONDENTS	
		Larry Lee Jr. /Family Port St. Lucie, FL	**Progression Properties, LLC** Vero Beach, FL
DEVELOPMENT PLAN - MAX 25			
Preliminary bulding plans including elevations, floor plans, facades landscaping plan	25		
Sketches of plans to be developed	15		
Detailed description with no drawings	5		
TIMELINE TO COMPLETE CONSTRUCTION - MAX 20			
Within one year	20		
Between 1 to 2 years	15		
More than 2 years but less than 3 years	5		
PROOF OF FINANCIAL ABILITY - MAX 15			
Letter from Financial institution, proof of financial ability to purchase lot & construct			
CONSTRUCTION COST ESTIMATES - MAX 10			
Detailed cost estimate from licensed contractor	10		
Proposer estimated cost with no 3rd party backup	5		
PROPERTY UTILIZATION - DEVELOPED FOR COMMERICAL USE - MAX 15			
C-3 - Permitted Use	15		
C-3 - Conditional Use	10		
NARRATIVE/SUMARY OF DEVELOPMENT - MAX 15			
TOTAL		0	0

RFP NO. 2024-013
DISPOSITION OF CITY SURPLUS PROPERTIES - N. 25TH ST LOT 1 2
CUMULATIVE EVALUATION MATRIX

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	Total
Larry Lee Jr and Family, LLC Port St. Lucie, FL	55	61	65	80	**261**
Progression Properties, LLC Vero Beach, FL	70	43	60	65	238

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	**RFP No: 2024-013**
Mandatory Site-Visit: **N/A**	**RFP Title: DISPOSITION OF CITY SURPLUS PROPERTIES – N. 25TH STREET LOT 1 & LOT 2**
Mandatory Site-Visit Location: **N/A**	**Proposal/Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time **3:00PM, MONDAY, NOVEMBER 13, 2023**	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.
Proposer Name: LARRY LEE JR AND FAMILY, LLC **Mailing Address:** 7936 SADDLE BROOK DRIVE	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* X _____ **Authorized Signature (Manual)**
City, State, Zip Code: PORT SAINT LUCIE, FL	**Typed or Printed Name:** LUCIAN LEWIS III
Type of Entity (Select one): Corporation ✓ Partnership _____ Proprietorship _____	**Title:** AUTHORIZED REPRESENTATIVE
Incorporated in the State of: FL **Year:** 2011	**Delivery in _____days, After Receipt Order**
Phone Number: 772.529.2232	**Payment Terms:** CASHIER CHECK
Fax Number:	**FEIN or SS Number:** 27-4725083
E-Mail Address: LARRY.LEE51@GMAIL	**Local Business:** ✓ Y ___ N **MWBE:** ___ Y ___ N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-013

I/we propose to purchase property located at: N. 25TH Street – 2408-501-0066-00-6 and N. 25th Street – 2408-501-0067-000-3

PROPOSED SUBMITTED BY:

Legal Name (s): LARRY LEE SR AND FAMILY LLC / LUCIAN LEWIS III

Address: 475 NW DOVER COURT, PORT SAINT LUCIE, FL 34983

Day time Phone Number: 772.577.1166 Mobile Number: _____

Email: LUCIANLEWIS1000@GMAIL.COM

INTENDED USE:
I/we propose to use the property for:

COMMERCIAL OFFICE BUILDING FOR LEASED OUT OFFICE SPACES TO THOSE PROFESSIONALS ASPIRING TO HAVE SPACE IN THE LINCOLN PARK CORRIDOR

Will this property be your prime residence? _____ Yes ✓ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

THE BUSINESS WILL CONSIST OF SEVERAL SPACES WITH A SHARED RECEPTIONIST, CONFERENCE ROOM AND WAITING AREA AS A NOTE, ALL PARKING, GREEN SPACE REQUIREMENTS AND CODES WILL BY THE CITY OF FORT PIERCE GUIDELINES WILL BE MET.

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 400,000

PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: $ 10,100 DOLLARS 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 in the tabbed format as describe above. Only complete bids will be considered

✓ Yes	___ No	**Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.
✓ Yes	___ No	**Timeline to complete construction project**
✓ Yes	___ No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
✓ Yes	___ No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

Bidder or Authorized Representative

LUCIAN LEWIS III
Typed Name

NOV 10, 2023
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Does the Development Plan included:		
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization	✓	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	✓	
Proposal envelope is marked accordingly	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

To: **The City of Fort Pierce**

From: Lucian Lewis Authorized Agent for Larry Lee Jr and Family LLC

Date: November 13, 2023,

Dear, Evaluators,

Thank you for your consideration on the bid for this parcel. The Larry Lee Jr and Family, LLC would like to present the VILLAGE BUSINESS CENTER, which will be located on the property listed for bid. As the Lincoln Park corridor continues to grow, the focus has to concentrate on available facilities and services to encourage spend and revitalization within the community. Our plan is to provide a hub for business in a fully furnished environment, for those seeking a turn key operation. The above entity, has evaluated local needs by answering the call with this concept.

In addition to the formally submitted proposal, the Larry Lee Jr Family, has collaborated with LOCAL vendors to ensure that all work performed onsite, will benefit workers living near the project or within the city. This move will ensure that local contractors and subs, benefit from the project and aligns with the vison by the city to support its residents in every way possible.

On behalf of the Larry Lee Jr and family LLC, I ask that you view this proposal and consider its content and contribution to the community.

Thank you for your consideration and time in advance.

Lucian (Luke) Lewis III

Authorized Agent

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
2112 South US Highway 1
Suite 201
Fort Pierce, Florida 34950

(772) 461-5511
(772) 461-5512 (fax)
CRIcpa.com

November 13, 2023

To Whom It May Concern:

This letter is to confirm that Mr. Larry Lee, Jr. and Larry Lee Jr. and Family, LLC have the financial means to fund a $400,000 office building project on the vacant land that is up for bid from the City of Fort Pierce Redevelopment Agency.

Thank you for your attention to this matter.

Theresa M Myers CPA

Theresa M. Myers, CPA

VILLAGE BUSINESS CENTER

N 25th Street



NORTH 25th STREET LOT 1 AND 2 TIME LINE

- Submit bid by 11/13/23
- Await city review and approval of acceptance
- 75 Days-Upon award review drawings with the city for changes/edits
- 150 Days- respond back with items noted for review corrections
- 6 months - Apply for any permits needed to move forward
- 10-12 months – finalize plans with Subs
- 1 year - Engage city during build for recommendations
- 15 months – commence project
- 2 years- finalize project
- Final- Ribbon cutting ceremony

GA
CONSTRUCTION GROUP
WE BUILD BY FAITH

March 6, 2023

Larry Lee Jr and Family LLC

We have viewed the property and your proposed building plan. It is my professional opinion that you will incur development cost of $350K to $550K to complete the project as proposed, based on today's pricing. We offer full-service design and construction services to assist with your project goals.

Regards

Joseph S. Cooper
CGC-1513938

4618 N Hiatus Road
Sunrise, FL 33351

Office: 954.239.7090
Fax: 877.629.0669

www.gaconstructiongroup.com

LANDSCAPE PLANS

A copy of the attached rendering outlines a visual of the landscape conceptional drawing for the proposed project. As an overview, the landscape will exceed the city's requirement for trees and scrubs, as the intended use for this project is a garden like environment.

The front view of the project will be lined with hedges in accordance with the city's requirement and be bordered on both sides with like kind scrubs. The rear of the property will host royal palms, while the interior of the garden will embrace ixora plants, crotons and annual flowering planted around benches, to ensure colors year round.

Additional trees will be planted throughout the property to provide shade for visitors.



LANDSCAPE PROPOSAL

To Larry Lee Jr and Family LLC

Date: 3/4/2022

The below submittal consists of work to be performed at North 25th Street LOT 1 and 2 as described below.

Combined, the total estimate for work at the properties are noted below. Total area is 0.28 acres

- Site survey for the property
- Obtain necessary permitting
- Mobilize equipment needs for the job
- Off-site fueling charge
- Deploy dump trucks for removal of yard waste
- Estimated dump fees
- Grade and level property for preparation
- Bring in fill to meet city elevation requirements
- Prepare landscape with irrigation
- Install irrigation pumps
- Prepare and layout sidewalk for pavers
- Install/fill/seal pavers
- Landscape property with plantings
- Transport and lay sod

Clear/grade/removal charges- $8500 dollars

Paver sidewalk cost/Installation $6500 Dollars

Irrigation system and lines $4000 Dollars

Flowers/Sod including labor $ 4900 Dollars

LANDSCAPE ESTIMATE: **$23,900.00**

Property Utilization Summary

Lincoln Park is a culturally and historically rich community. It was home to Zora Neale Hurston, author of "Their Eyes Were Watching God." It is also home to many of the world-renown Florida Highwaymen artists, a group of 26 African-American self-taught, self-mentoring landscape artists inducted into the Florida Artists Hall of Fame in 2004. The neighborhood is also home to the historic Lincoln Theater, one of only four African-American owned theaters in the country, and Lincoln Park Academy, an academic magnet school, one of the nation's top performing schools.

The City of Fort Pierce, along with Lincoln Park residents have been instrumental in revitalization efforts, such as streetscape and infrastructure projects, along with the removal of substandard housing units to help encourage businesses to return to the area.

The project proposed, is a 2000 square foot office building that will house 4 shared offices and one anchor business. The building will also share a common break room and conference room for those occupants utilizing the facility. To ensure consistency and theme, the shared spaces will be furnished for users.

The Larry Lee Jr and Family LLC, is spearheading this project that will be funded with private investor dollars with local ties to the community.

On behalf of the interested parties, we ask that you consider this bid for the property in mention, to help improve both image and value to the N 25th Street corridor.

Best Regards,

Lucian Lewis III

Authorized Agent for the Larry Lee Jr and Family LLC

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	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSAL** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, (772) 467-3749	RFP No: 2024-013
Mandatory Site-Visit: N/A	RFP Title: DISPOSITION OF CITY SURPLUS PROPERTIES – N. 25TH STREET LOT 1 & LOT 2
Mandatory Site-Visit Location: N/A	Proposal/Bid Opening Location: Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Proposal Due Date & Time 2:00PM, MONDAY, NOVEMBER 13, 2023	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.
Proposer Name: Progression Properties LLC Mailing Address: 2415 Lake Ibis Lane sw	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Vero Beach, FL 32962	Typed or Printed Name: Pamela C. Wright
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Managing Partner
Incorporated in the State of: Nevada Year: 2016	Delivery in _____ days, After Receipt Order
Phone Number: 407-257-1678	Payment Terms:
Fax Number: 772-257-6908	FEIN or SS Number: 81-4752136
E-Mail Address: progressionpropertiesllc@gmail.com	Local Business: ✓Y ___N MWBE: ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL	

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-013

I/we propose to purchase property located at: N. 25TH Street – 2408-501-0066-00-6 and N. 25th Street – 2408-501-0067-000-3

PROPOSED SUBMITTED BY:

Legal Name (s): Progression Properties LLC

Address: 2415 Lake Ibis Lane SW Vero Beach FL 32962

Day time Phone Number: 407-257-1678 Mobile Number: 407-257-1678

Email: progressionpropertiesLLC@gmail.com

INTENDED USE:
I/we propose to use the property for:

Construct a two-story mixed-use building, first floor leased for retail/commercial office space and second floor apartments

Will this property be your prime residence? _____ Yes ✓ No

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

IMPROVEMENTS
In consideration for the City of Fort Pierce transferring the property, I/we propose to make the followingimprovements. (Provide a detailed description of the project outlining intended use of the property witha description of rehabilitation, renovation, modifications, or new construction):

New construction of a two-story, mixed-use building, to be leased for retail and/or office space on the first floor and apartment rentals on the second floor. See details in the intended use section of the proposal on page 2 of cover letter.

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 280,000

PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: $ 12,600- 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 in the tabbed format as describe above. Only complete bids will be considered

✓ Yes	___ No	**Development Plan –** Preliminary building plans including elevations floor plans, facades and landscaping.
✓ Yes	___ No	**Timeline to complete construction project**
✓ Yes	___ No	**Construction Cost Estimate-** improvements by a knowledgeable & experienced third-partyprofessional, e.g., an engineer, architect, or licensed 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	**Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?
✓ Yes	___ No	**Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.

P L Wright

Bidder of Authorized Representative

Pamela C. Wright

Typed Name

11/12/2023

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is the Proposer Narrative/Summary included?	✓	
Is the proof of Financial Ability/Letter from financial institution included?	✓	
Does the Development Plan included:		
Preliminary building plans included	✓	
Timeline to complete the construction project	✓	
Construction cost estimates included	✓	
Landscaping plans	✓	
Property development utilization	✓	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	✓	
Proposal envelope is marked accordingly	N/A	

PLEASE SIGN AND RETURN WITH PROPOSAL: [signature]

November 6, 2023

CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTIES N. 25TH STREET, LOT 1 & LOT 2
RFP NO. 2024-013

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

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

Signature: _____
Manual

Signature: Pamela C. Wright
Typed or Printed

Company Name: Progression Properties LLC

Address: 2415 Lake Ibis Lane SW
Vero Beach, FL 32962

Date: 11/12/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

Progression Properties, LLC

Progressive Real Estate Development Co.

2415 Lake Ibis Lane sw, Vero Beach, FL 32962

Phone: 407-257-1678; Fax: 772-257-6908

Email: progressionpropertiesllc@gmail.com

www.progressionproperties.net

11/12/2023

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, Florida 34950

Dear Selection Committee,

I am pleased to present this proposal for the purchase of the property located at 25th Street Lot 1 & 2, Parcel Identification 2408-501-0066-000-6 and 2408-501-0067-000-3, Fort Pierce, Florida. I am very familiar with the location of this property and the intimately knowledgeable of the City's proposed revitalization plans for the Lincoln Park community. I believe the proposed development plans presented in this offer for purchase further the mission of the City's revitalization vision for Lincoln Park and addresses the need of the community for affordable housing.

I am a veteran, woman owned minority business since 2016. I am uniquely in tune with the cultural and heritage of Lincoln Park and view the development and workable housing infill through the lens of the community. The current entry-level housing market is in need of single-family homes that will complement the existing infrastructure, in line with future growth and development for the surrounding area while increasing property values.

The current trend in building materials and supplies has increased on average some 60% since the onset of the pandemic. The increase in prices are a direct result of the pandemic and the trend in higher costs for materials has remained steady over the past 24 months. This trend has created a financial bubble for builders, contractors, suppliers and transport companies and the cost of business is being passed on to the end consumer. It can be predicted that by the end of the year, supply will catch up with the market and costs will decrease to pricing that will make building less expensive. This will be timely for our project as permits will be obtained and land clearing will take place.

Our team is excited about the opportunity to build homes for working families to make memories and support the local economy at the same time.

I look forward to presenting our vision to your committee.

Sincerely,

Pamela E. Carithers
Managing Partner

Intended Use of Property

Develop a two-story building with first floor leased for commercial retail and/or office space of a financial institution. The second floor used apartment rental. This project will further the economic mobility of the Lincoln Park community with access to not only finances but the potential for lending and borrowing opportunities. Besides, there currently exist no financial institution north of Orange Avenue, which makes not only economic sense but practical and marketing sense as well; considering the number of churches in the area per density. A branch bank concept serves as a great opportunity to uplift a community through parishioners committing to monthly deposits.

Minority Participation and Outreach Plan

Progression Properties is owned and operated by a Veteran, Woman Owned, African American Minority Business Enterprise located in Vero Beach, Florida. Our policy is to make a concerted effort to contract with minority and women owned businesses in Fort Pierce and St. Lucie County. The local projects have been contracted with the same General Contractor, which is a minority; the Electrical, Plumbing, A/C subcontractors are all minorities; and the crews consists of members of the minority group. This team is the same team that moves from one house to the next for all local projects. This model ensures a consistent, professional work product and contributes to the local economy. Our outreach program is to continue to contract with minority vendors in the Fort Pierce and St. Lucie County area in every phase of the project. This approach bridges the generational investment in the local workforce and levels the playing field in the contracts awarded to minority/women owned business enterprises (M/WBE).

Proposed Commitment Date

The proposed commencing date is within six months after the sale of the property to develop a full set of plans and apply for permits. Upon approval of permits, we will break ground and commence to land clearing and building the single-family home. Anticipated project completion 18-24 months.

Value of Improvements:

Total cost of construction is __$280,000.00.__ ***See attached as attachment A.***
This figure is based on contractor grade materials and supplies and estimated labor at a rate of $120.00 per square foot for a 3,500 square foot mixed-use development. Landscape improvements will be living trees, and shrubs planted for the purpose of enhancing the aesthetic value of the property.

Proof of Financial Ability

Bader's Financial Center, 359 Lanternback Island Drive, Satellite Beach, FL has provided a proof of funds by an approval letter. ***See attached as attachment B.***

Summary of Experience:

Developer/Investor

Progression Properties LLC, is a real estate investment firm specializing in the acquisition of properties both residential and commercial at a discount since 2016. Pamela Carithers, managing partner, holds an MBA in Marketing and a B.S. in Computer Information Systems. She has more than 25 years of corporate; architectural, engineering and construction; nonprofit and real estate investing experience.

Progression Properties portfolio of properties includes four active properties and one property under contract to sell with a closing date of 3/22/2023. Progression Properties has renovated four properties, of which two were sold to the open market and two more are in the pipeline of being completed and will be sold. Of the remaining properties, one is a multi-family triplex and the other is a single family residence. Progression Properties owns four properties in Fort Pierce, one multi-family and three single family residences. The property in Boynton Beach will be sold upon completion of renovations.

Contractor

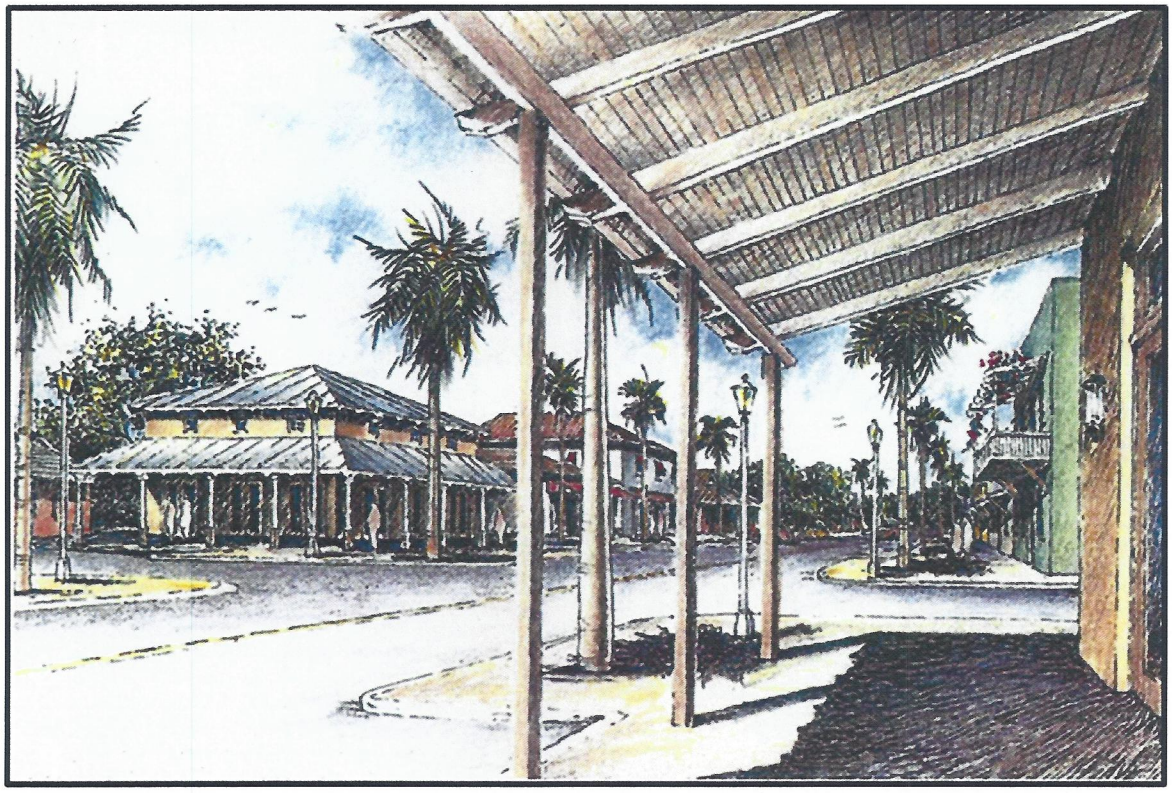
Andros Construction and Andros Roofing, is a general contractor and roofing contractor with more than 18 years of experience in the construction. Andros Construction specializes in commercial and residential roofing and foundations. The company started in 2000. And while they perform all types of building structural projects, they specialize in both roofing and foundations, projects requiring all phases of low-slope roofing, architectural sheet metal, and specialized steep slope applications. They offer help, education and advise to their customers when their customers are making decisions about material and specification choices.

They have 18 years of experience in the roofing industry and 20 years of experience in foundation work. They have a team of hard-working professionals who bring skill and "attention to detail," to every project. In 2018, they opened up our larger office on Frist Blvd in Fort Pierce to meet the rising demand for qualified roofers in this area. There sales have increased each year in business, and have completed projects of all sizes.

Andros construction has established a reputation as one of St. Lucie County's leading roofing contractors. We strive to consistently deliver high-end results at an affordable price. Our customers trust us to protect their families and investments with quality craftsmanship, and courteous, reliable service. A copy of the license and liability insurance is included as ***Attachment C.***

ATTACHMENTS

ATTACHMENT A
VALUE OF IMPROVEMENTS/COSTS





ATTACHMENT B
PROOF OF FINANCIAL ABILITY

BADER'S FINANCIAL CENTER INC.

359 Lanternback Island Drive, Satellite Beach, Fl. 32937
305-310-1018 baderfinancial@gmail.com

November 10, 2023

Buyer: 25th Street Land Trust, Common Wealth Trust Services, LLC, Andrea Hosch, Esq. as Trustee and Progression Properties, Beneficiary
(Andrea Hosch, Esq. (407) 755-1010, 122 E. Lake Avenue, Longwood FL 32750)

Subject: $ 12,600.00 and The Purchase of:

Property: 25th Street, Lot 1 & 2, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2408-501-0066-000-6 and 2408-501-0067-000-3 Legal Description: EMANCIPATION PARK BLK 5 LOT 1 - LESS E 10 FT and EMANCIPATION PARK BLK 5 LOT 2 – LESS E 10 - FT

Seller: Fort Pierce Redevelopment Agency 100 N. US Highway 1, Ft. Pierce, Fl. 34950

To Whom It May Concern: (City of Fort Pierce – 100 N. US Hwy 1, Ft. Pierce, Fl.31950,

This is to confirm the above borrower has been pre-qualified and approved by our Private Lending Company for a First Mortgage in an amount sufficient to purchase the above mentioned property.

This letter is issued on their behalf after a thorough analyses of their credit, income, savings and the required cash to close.

We have also received all documents as requested and in a timely manner.

Please feel free to call me if you have any questions whatsoever.

Yours truly,

Omer S. Bader *(Signature on file as of 11/10/2023)*

President NMLS 393590

ATTACHMENT C
PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)

1908 Avenue G, Fort Pierce

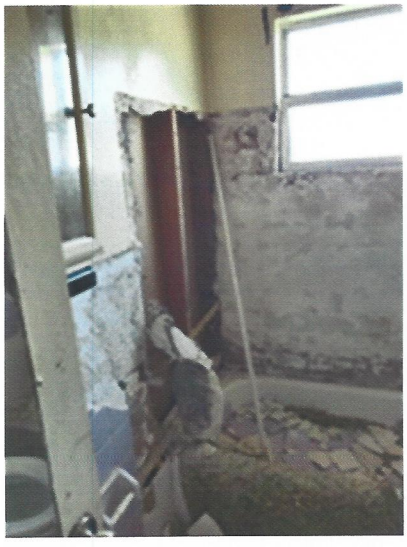
Before and After Pics













1902 N. 16th Street, Fort Pierce

Before and After













2903 Avenue R, Fort Pierce













ATTACHMENT D
CONTRACTORS LICENSE & INSURANCE

2:30:44 PM 1/12/2021

Licensee Details

Licensee Information

Name:	**CONSTANT, LLOYD MITCHELL (Primary Name)** **ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	**2706 ATLANTIC AV** **FORT PIERCE FL 34947**
County:	**ST. LUCIE**
LicenseLocation:	

License Information

License Type:	**Certified General Contractor**
Rank:	**Cert General**
License Number:	**CGC1516095**
Status:	**Current,Active**
Licensure Date:	**09/08/2008**
Expires:	**08/31/2022**

Special Qualifications	**Qualification Effective**
Construction Business	**09/08/2008**

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

2:31:10 PM 1/12/2021

Licensee Details

Licensee Information

Name:	**CONSTANT, LLOYD MITCHELL (Primary Name)** **ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Certified Roofing Contractor**
Rank:	**Cert Roofing**
License Number:	**CCC1327225**
Status:	**Current,Active**
Licensure Date:	**03/28/2006**
Expires:	**08/31/2022**

Special Qualifications	**Qualification Effective**
Construction Business	**03/28/2006**

Alternate Names

View Related License Information

View License Complaint

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2:31:43 PM 1/12/2021

Licensee Details

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	**ANDROS ROOFING*CONSTRUCTION LLC (Primary Name)**
Main Address:	**2706 ATLANTIC AVE** **FORT PIERCE Florida 34947**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Construction Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**03/28/2006**
Expires:	

Special Qualifications — **Qualification Effective**

Alternate Names

View Related License Information
View License Complaint

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

IMPACT INSURANCE SERVICES LLC
18064 SW 33 Court
Miramar, FL 33029

CONTACT NAME: PAULETTE BROWN
PHONE (A/C, No, Ext): (954)885-3884 FAX (A/C, No): (954)885-3885
E-MAIL ADDRESS: impactserv@msn.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : NAUTILUS INSURANCE COMPANY	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

ANDROS ROOFING CONSTRUCTION LLC
2706 ATLANTIC AVENUE
FORT PIERCE, FL 34947

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			NN1181292	10/10/2020	10/10/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL CONTRACTOR - ROOFING CONSTRUCTION

CERTIFICATE HOLDER

CITY OF PORT ST LUCIE
BUILDING DEPT
121 SW PORT ST LUCIE BLVD.
BUILDING B
PORT ST LUCIE, FL 34984

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette Brown

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ATTACHMENT E
PROJECT SCHEDULE/TIMELINE

Project Timeline
Progression Properties LLC

Start Week	1-Jul-24

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Starting	1-Jul	24-Jul	10-Sep	5-Nov	12-Nov	12-Jan	15-Jan		6-Feb	24-Feb	15-Mar	25-Mar	30-Mar	1-Apr	20-Apr	1-May	15-May	28-May	Jun	July	
Phase One	Meeting with Contractor Team																				
		Meet with Design Team																			
			Develop New Contruction Drawings																		
				Submit Permit for Clearing Land																	
					Submit Permit Application																
Phase Two						Sign Subcontractor Agreements															
							Plans Review w/Planning & Building Dept														
							Present Plans to CRA Advisory Board														
									Present Design Plans to City Commission												
										Clearing land and grounds for site											
										Lay Foundation											
										Complete Rough Framing											
										Complete Rough Plumbing, Electrical, HVAC											
Phase Three											Install Insulation										
												Complete Drywall and Interior Fixtures									
													Start Exterior Finishes								
													Finish Interior Trim, Install Exterior Walkway								
														Install Hard Surface Flooring, Countertops								
														Complete Exteropr Grading								
														Finish Mechanical Trims, Install Bathroom Fixtures								
Phase Four																Install Mirrors, Shower Doors, Finish Flooring					
																	Exterior Landscaping				
																	Final Walk-Through				
																		Prsentation To City			

Planning Board **6. f.**

Meeting Date: 01/08/2024

Re: Annexation - Harry Blue Annexation - Parcel IDs: 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

Information

SUBJECT:

Annexation - Harry Blue Annexation - Parcel IDs: 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

SUMMARY:

Request for review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, Residential High Density, and a City Zoning of R-4, Medium Denisty Residential.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to the City Commission.

ALTERNATIVES:

- Recommendation of approval with conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 12/29/2023 02:20 PM

Final Approval Date: 01/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

January 8th, 2023

Harry Blue Annexation

Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6

APPLICANT

Harry Blue

PROPERTY OWNER(S)

Harry Blue

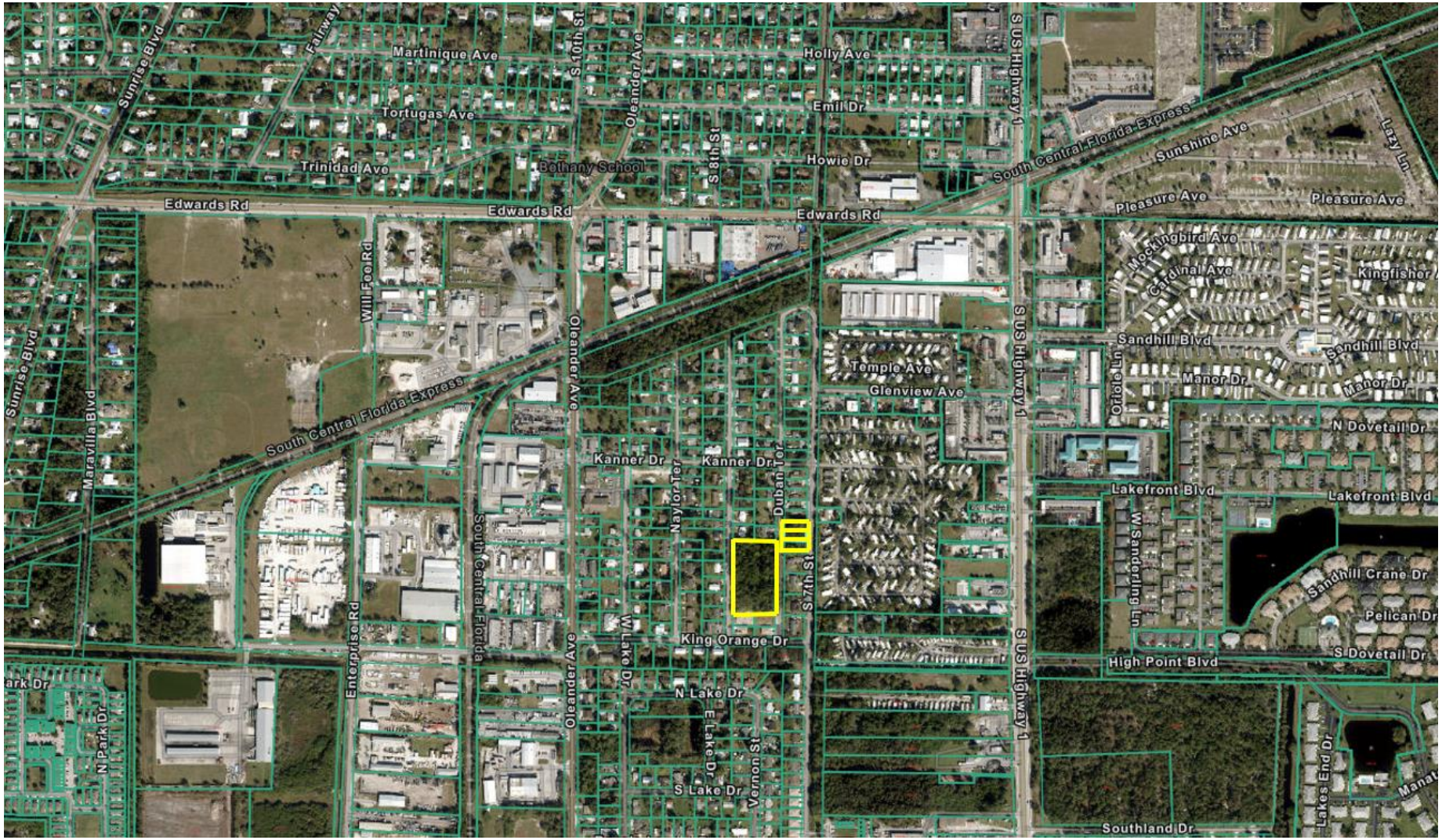
PARCEL ID #(S):

2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6

SUMMARY

Request for review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential.

SITE LOCATION



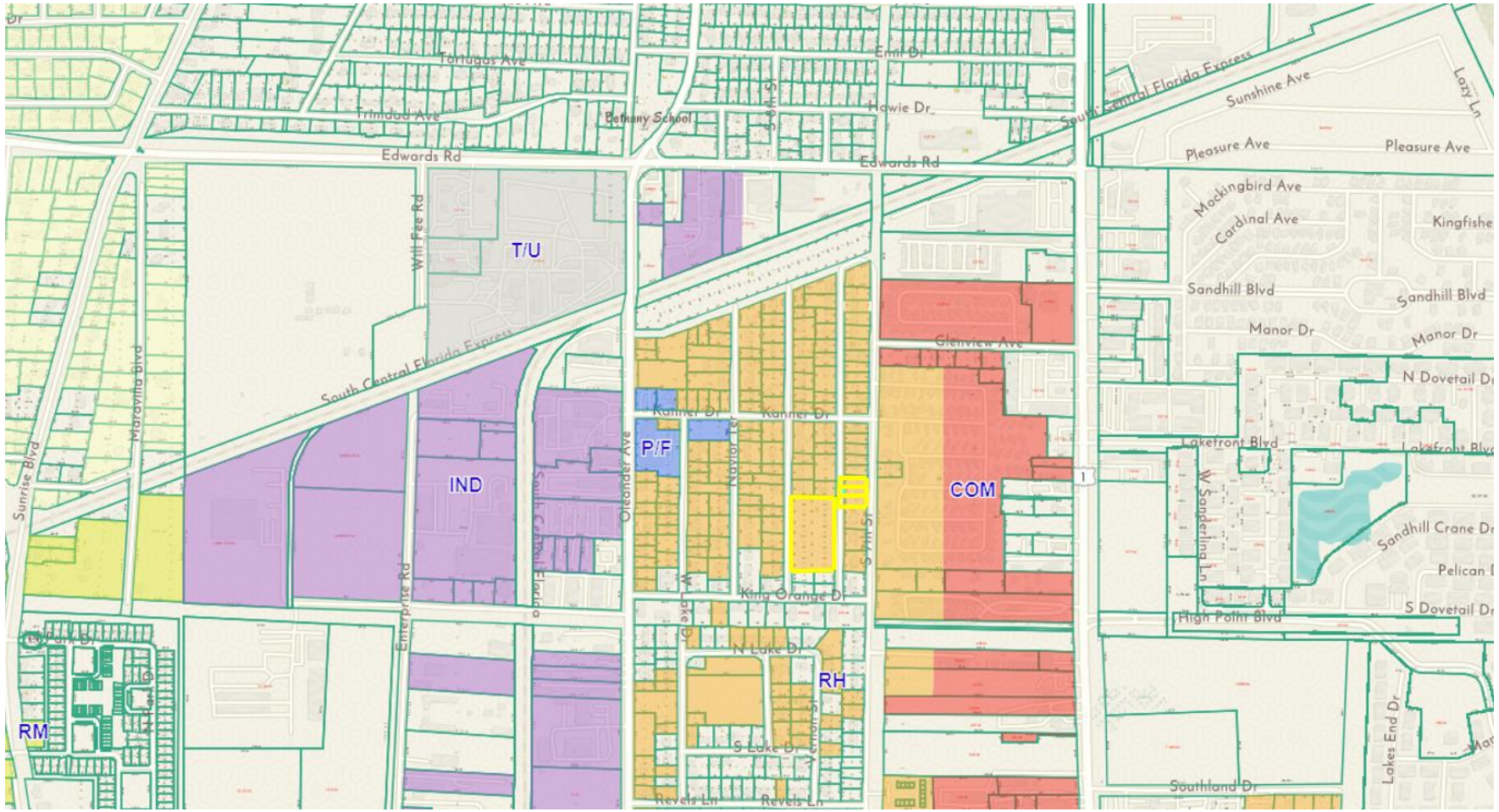
SITE AREA= 2.95 +/- Acres

Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – ANNEXATION

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RH (Residential High – St. Lucie County)

Proposed FLU: RH (High Density Residential– City of Fort Pierce)

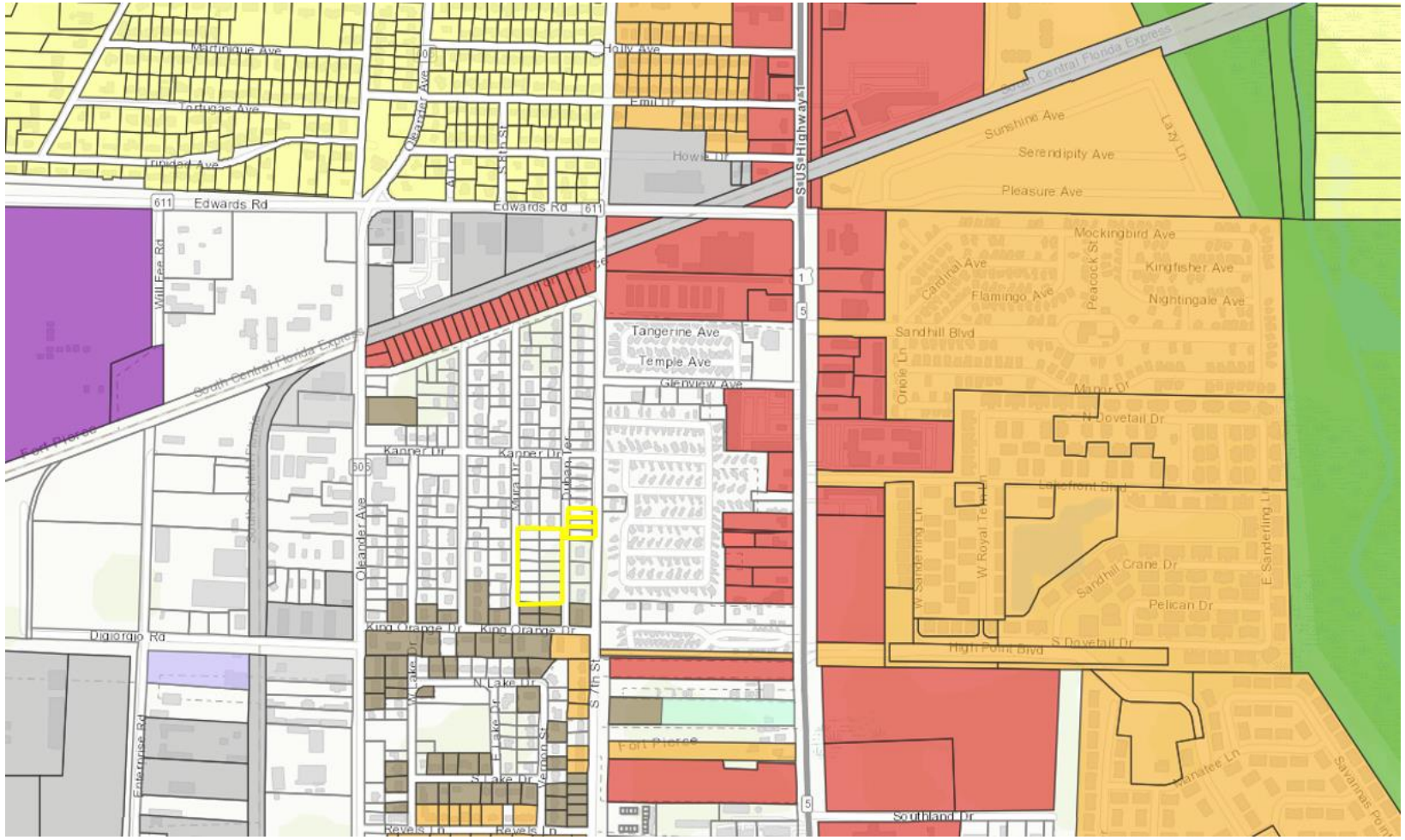


Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – ANNEXATION

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RH
(Residential High – St. Lucie County)

Proposed FLU: RH (High Density Residential– City of Fort Pierce)

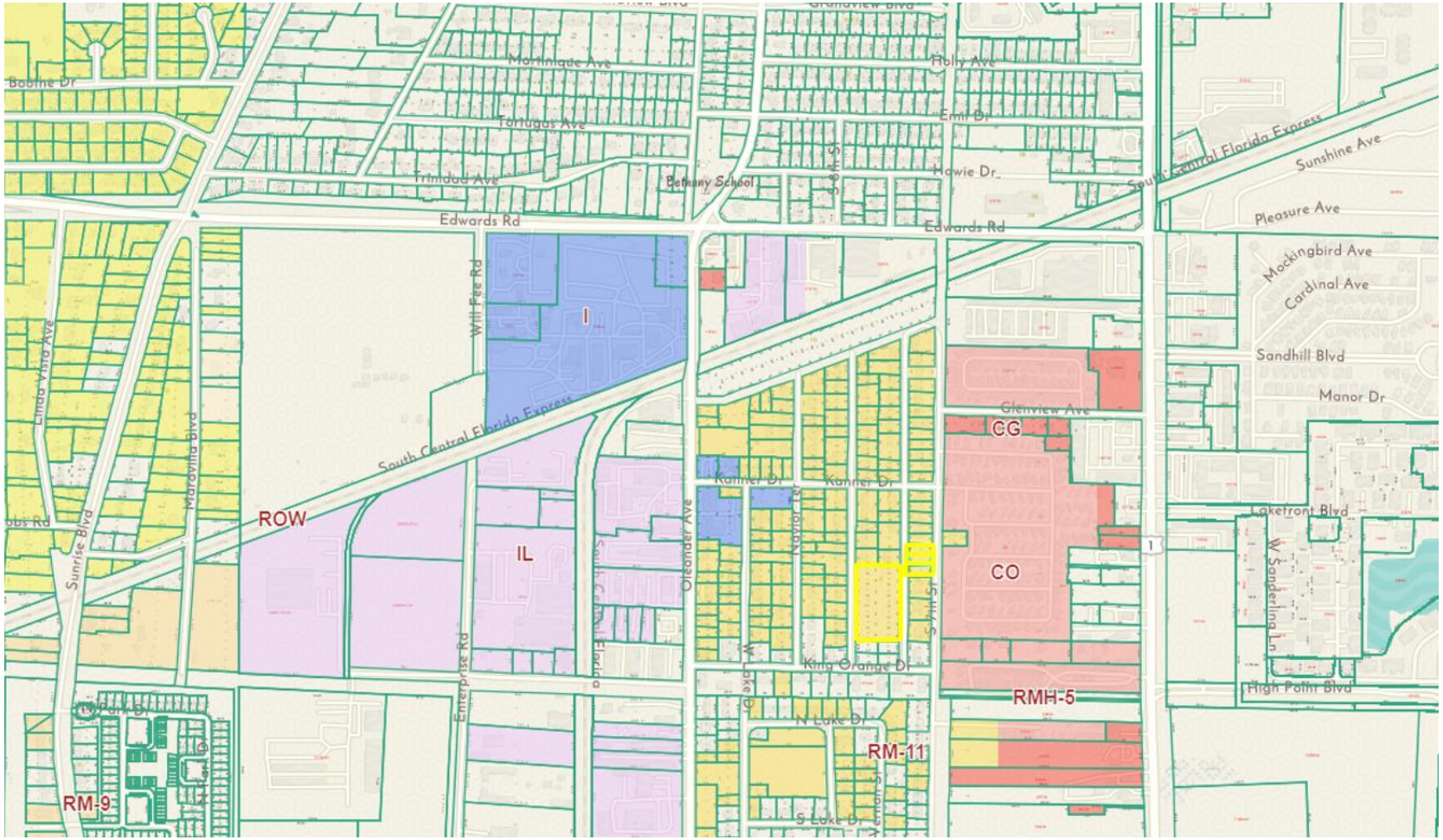


Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – ANNEXATION

EXISTING/PROPOSED ZONING

Currently Zoned: RM-11 (Residential, Multiple-Family 11 – St. Lucie County)

Proposed Zoning: R-4 (Medium Density Residential – City of Fort Pierce)

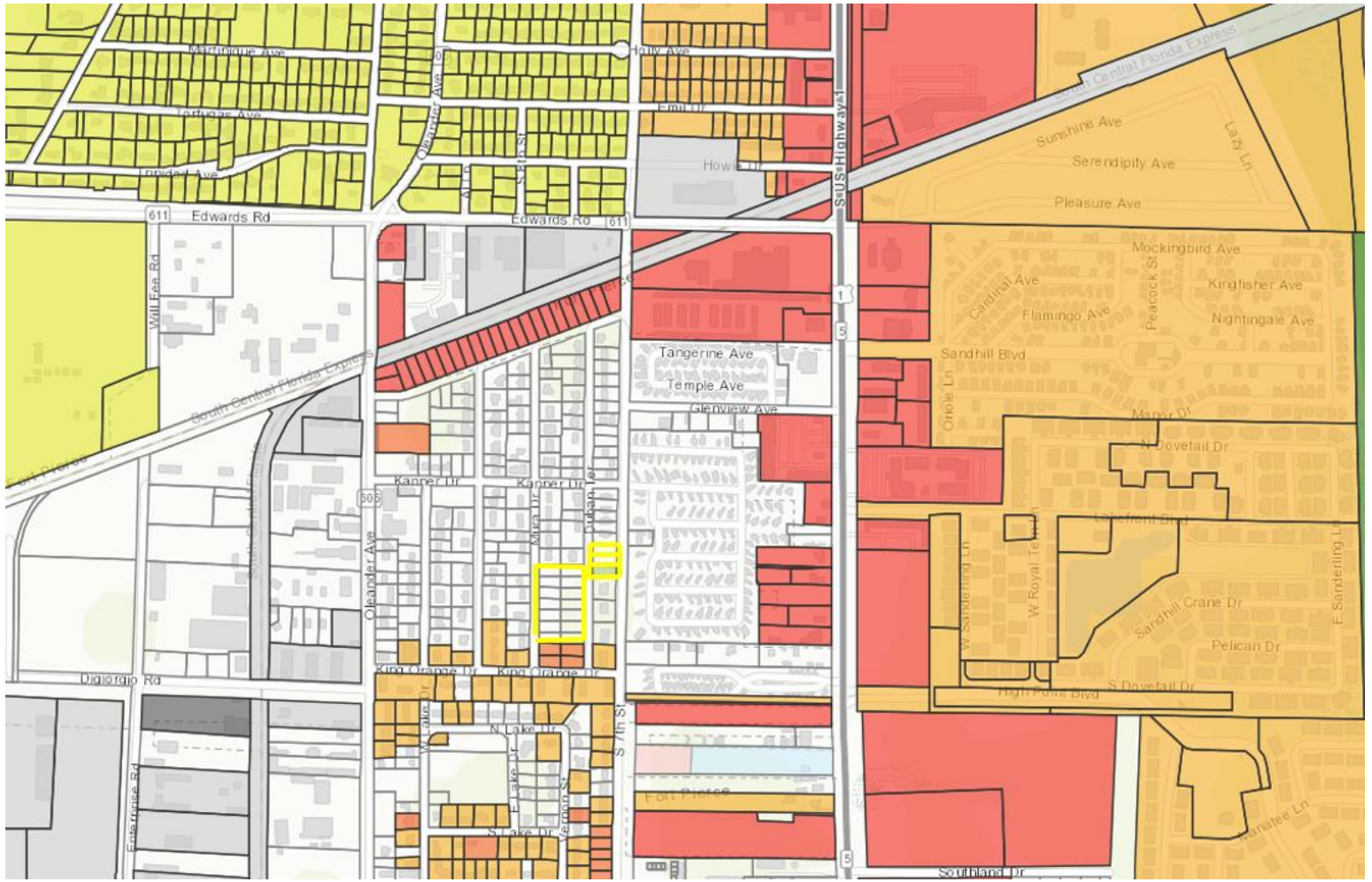


Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – ANNEXATION

EXISTING/PROPOSED ZONING

Currently Zoned: RM-11
(Residential, Multiple-Family 11 – St. Lucie County)

Proposed Zoning: R-4
(Medium Density Residential – City of Fort Pierce)



Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – ANNEXATION

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

January 8th, 2023

Harry Blue Annexation

Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **HARRY BLUE ANNEXATION - 23-02000012**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **12/29/2023**

STAFF REPORT

Owner: Harry Blue

Applicant: Harry Blue

Requested Action: Review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential.

Location: N/A

Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6

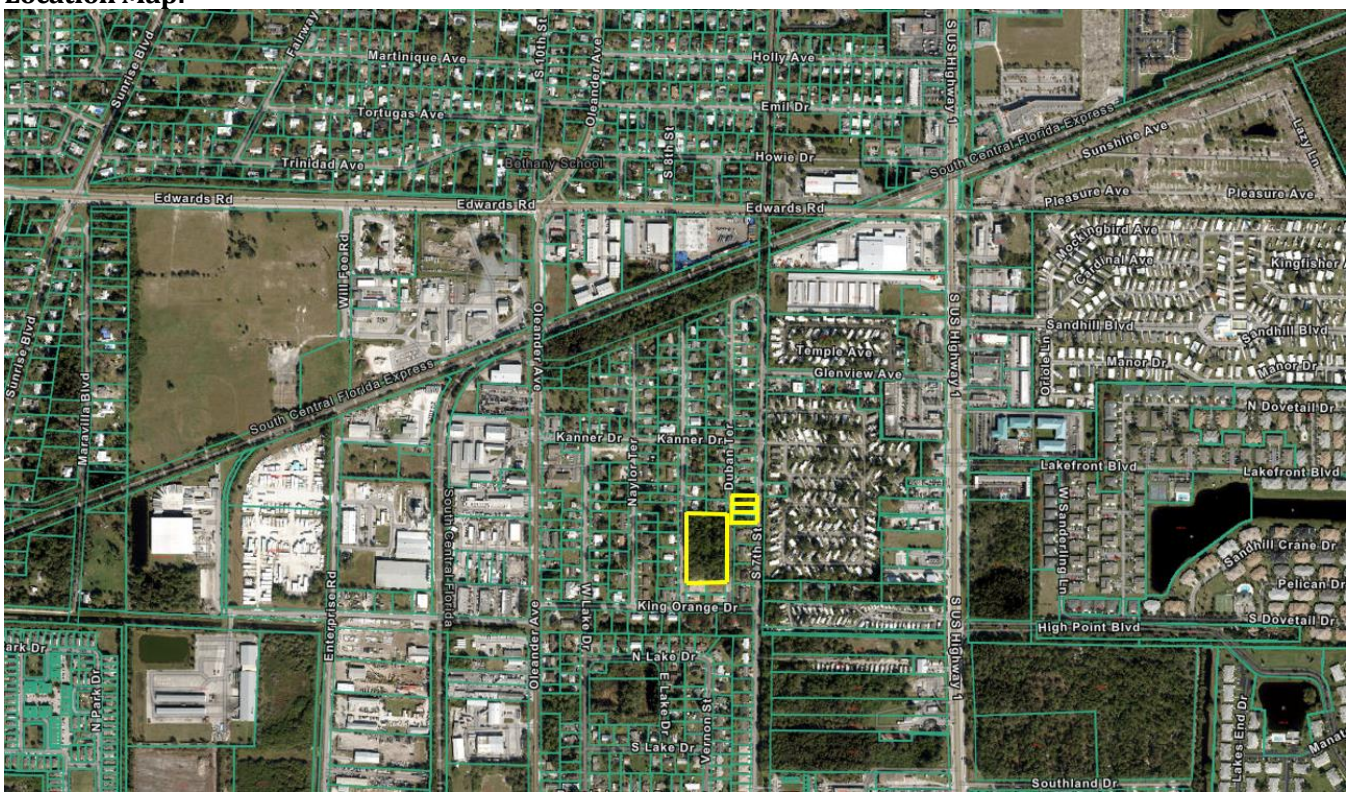
Current Zoning: RM-11 (Residential Multi-Family 11 – County)

Proposed Zoning: R-4 (Residential Medium Density – City)

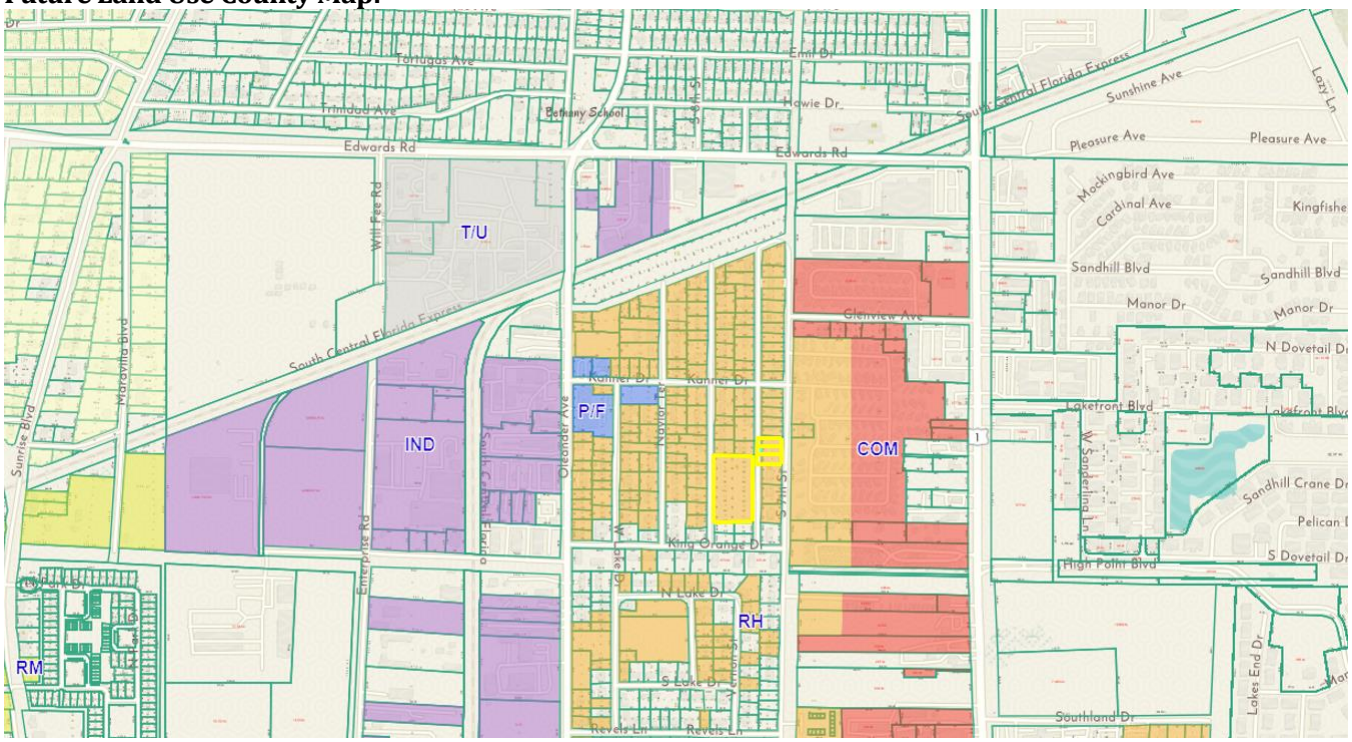
Current Future Land Use: RH (Residential High – County)

Proposed Future Land Use: RH (Residential High Density – City)

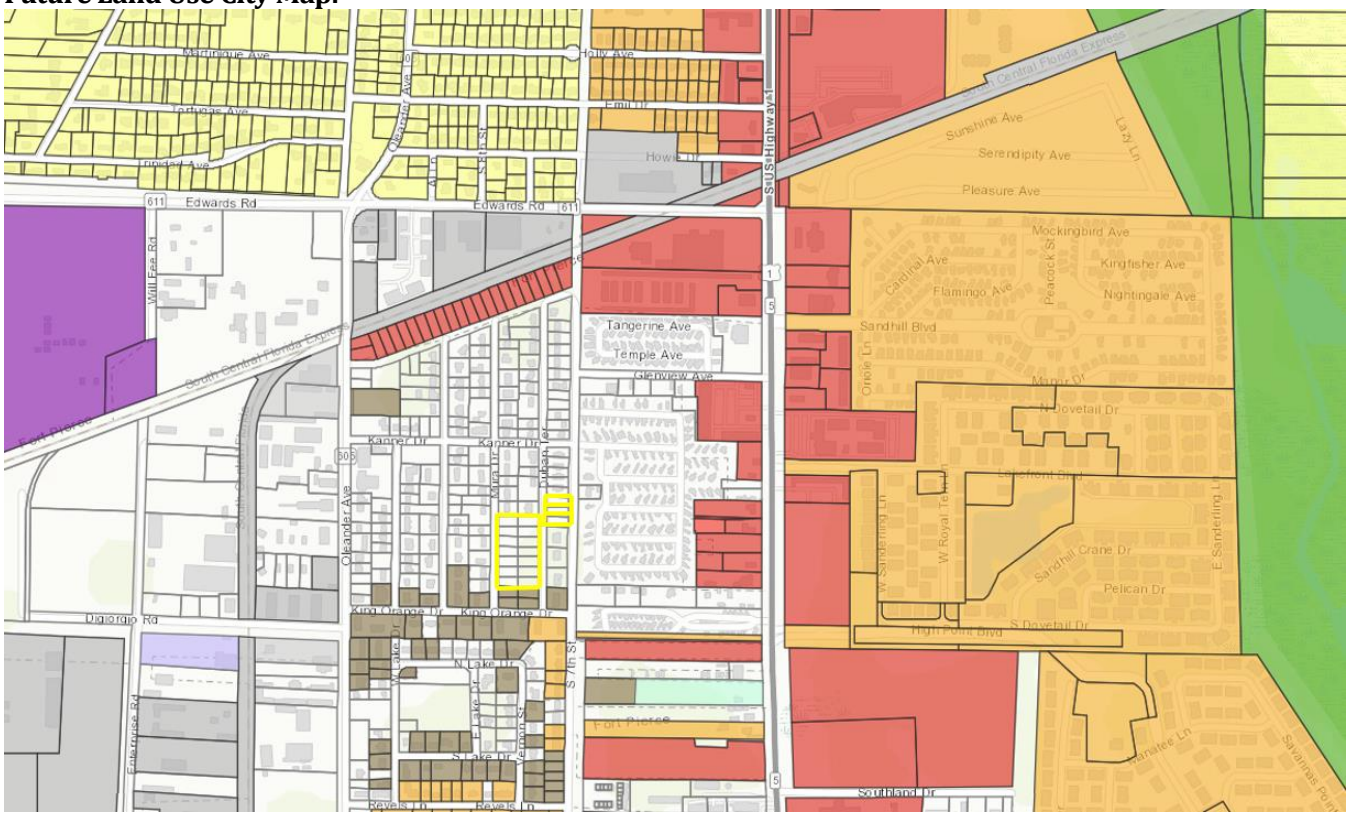
Location Map:



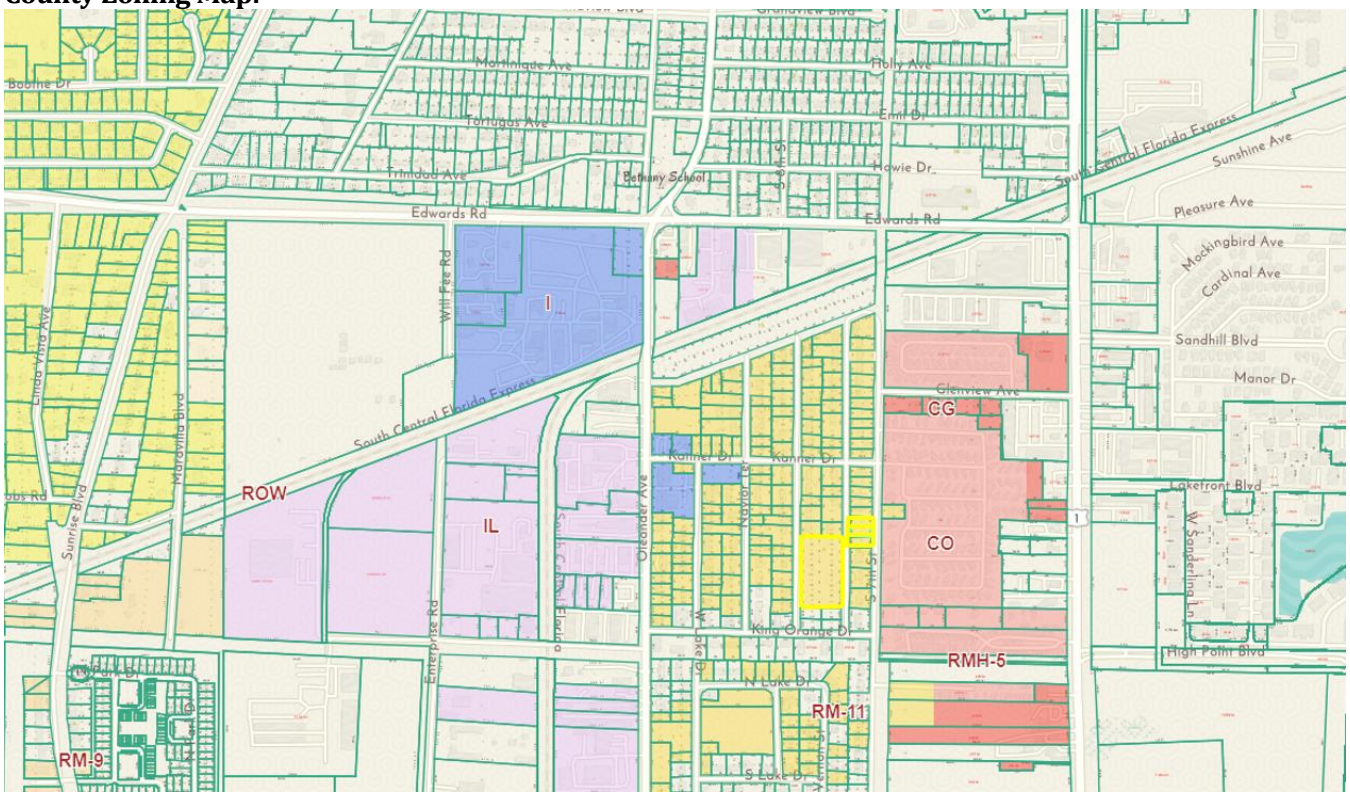
Future Land Use County Map:



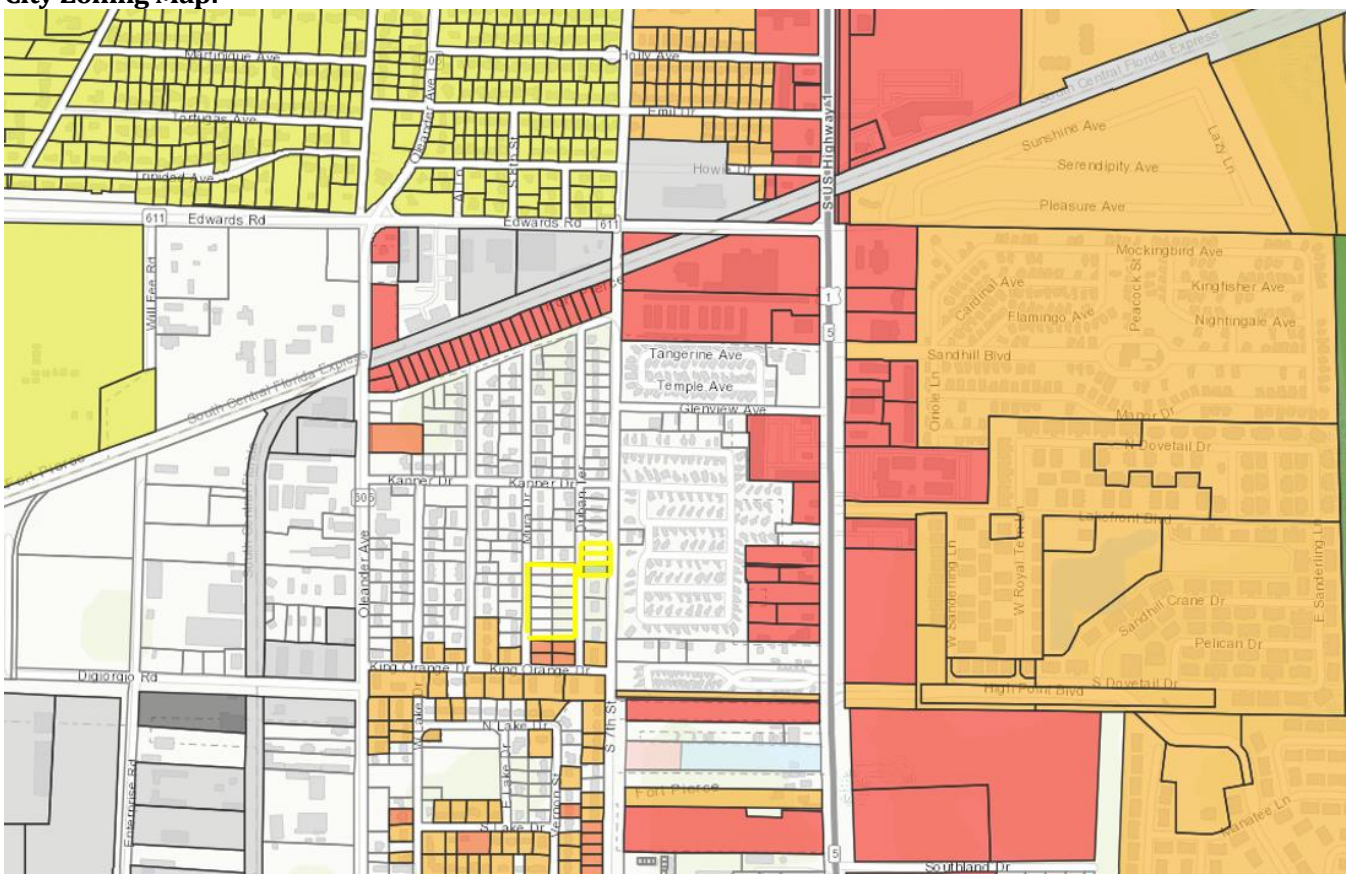
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
RM-11 (County)	CG (County)	R-5 (City)/RM-11 (County)	RM-11 (County)

Site Area:
+/- 2.95 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential.

Existing Conditions

Currently the land is vacant with all four parcels having a County Future Land Use of RH, Residential High, and a County Zoning of RM-11, Residential Multi-Family 11 (11 units per acre).

Stormwater Retention & Landscaping

Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on these parcels.

Comprehensive Plan

The subject properties will be designated with a City Future Land Use of High Density Residential. The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily

residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

The subject properties will be designated with a City Zoning of R-4, Residential Medium Density. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation
Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☑ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.

MEP

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM: John R. Andrews, P.E., City Engineer JRA

RE : Mura Drive – Annexation – Harry Blue
Property Tax ID 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6, and 2427-603-0136-000-0

DATE : December 21, 2023

This is to advise you that we have completed the review of the following documents as received by this office on December 7, 2023:

- ☑ Annexations
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Future Land Use Designation
- ☐ Executed Construction Contract
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend
- ☐ CU Approval
- ☐ DPCR Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached for advisory comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Annexations\Harry Blue - Mura Road\Annexations Approval - 12-21-23.docx

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

December 21, 2023

Case #: 23-02000012

Planner: City of Ft. Pierce Planning Department

Annexation, 17 properties.

Harry Blue, Silver Lake Park, (no street address) Fort Pierce, FL

Comments:

No comments at this time.

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-02000012

Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

Comments

FPUA W/WW Engineering: Approved.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas can be made available.

FPUAnet Fiber: FPUAnet approves.

Fiber Services can be made available depending of the time frame

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Harry Blue
11900 W Midway Road
Fort Pierce, FL 34945

Subject: Annexation - Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 – Technical Review Committee Comments for December 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. No comments at this time

Fort Pierce Engineering Department

1. Update the engineer's "Opinion of Cost" to include the following:
   a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
   b. Update the square yard cost of SP 9.5 (1") to $14.60 and the SP 12.5 (1-1/2") to$21.00.

2. Future comments may be provided once the review by the City's reviewing surveyor, Northstar Geomatics, has been finalized.

3. ADVISORY COMMENT:
   Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Pre-construction meeting with the City's Building Department is requested.

3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

4. Building Permit required.

5. Signed and sealed construction drawings required.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas can be made available.

FPUAnet Fiber: FPUAnet approves.
Fiber Services can be made available depending of the time frame.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   SEE ATTACHED LIST 17 PROPERTIES

   Property Tax ID: SEE ATTACHED LIST 17 PROPERTIES
3. Size of described property: 60' x 125'
4. Project description: VACANT LOTS SILVER LAKE PARK
5. Current St. Lucie County Future Land Use Designation: RM-11 — 0000
6. Current St. Lucie County Zoning: RM-11
7. Is this a Historic property? NO
8. Appraised value: $ 250,000.00
9. Name of Owner(s): HARRY BLUE

   Signature of Owner(s): John Blue
   Mailing Address: 11900 W MIDWAY RD.
   City Ft. PIERCE State FL. Zip 34945
   Phone 772-284-2856
   E-mail: BIGGBLUE718@GMAIL.COM
10. Name of Representative: SAME

    Signature of representative:
    Mailing Address:
    City) State Zip
    Phone
    E-mail:

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Parcel ID 2427-603-0134-000-6

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

HARRY BLUE
11900 W MIDWAY RD
FORT PIERCE FL 34945-2518

Account Number: 31745
Tax Code: 0002 Saint Lucie County
Location: TBD
Legal Desc: SILVER LAKE PARK ADDN BLK 10 LOT6

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	58.78	3.7567	57.73	4.2840	65.83	September 7, 2023 6:00 PM
Jail,Law Enf	2.7294	38.13	2.4261	37.28	2.7294	41.94	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1763	2.46	0.1559	2.40	0.1000	1.54	(772) 462-1670
Mosquito Control	0.1352	1.89	0.1189	1.83	0.1352	2.08	
SLC Stormwater	0.4731	6.61	0.4320	6.64	0.4731	7.27	
Community Dev MSTU	0.4300	6.01	0.3926	6.03	0.4300	6.61	
Law Enforc MSTU	0.9103	12.72	0.8312	12.77	0.9103	13.99	
County Parks	0.1813	2.53	0.1603	2.46	0.0000	0.00	
County Transit	0.1269	1.77	0.1122	1.72	0.2500	3.84	
PUBLIC SCHOOLS							
By State Law	3.2310	46.85	2.8402	61.63	3.1640	68.66	September 12, 2023 5:01 PM
By Local Board	3.2480	47.10	2.8552	61.96	3.2480	70.48	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.0948	1.32	0.0850	1.31	0.0948	1.46	September 14, 2023 5:15 PM
SFWMD-Okee Basin	0.1026	1.43	0.0920	1.41	0.1026	1.58	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0327	0.46	0.0293	0.45	0.0327	0.50	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	41.91	2.6555	40.81	3.0000	46.10	September 6, 2023 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	0.45	0.0288	0.44	0.0288	0.44	September 7, 2023 5:05 PM
							1707 NE Indian River Dr, Jensen Beach
							(561) 627-3386
Children`s Services	0.4025	5.62	0.3563	5.48	0.3790	5.82	September 5, 2023 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$276.04		$302.35		$338.14	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 2427-603-0104-000-7

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

396
6 - 146672 - R

HARRY BLUE
11900 W MIDWAY RD
FORT PIERCE FL 34945-2518

Account Number: 31718
Tax Code: 0002 Saint Lucie County
Location: MURA DR
Legal Desc: SILVER LAKE PARK ADDN BLK 9 LOTS 8, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24 AND 25 (2.41 AC - 105,000 SF)

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	466.55	3.7567	458.20	4.2840	522.51	September 7, 2023 6:00 PM
Jail,Law Enf	2.7294	302.64	2.4261	295.91	2.7294	332.90	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1763	19.55	0.1559	19.01	0.1000	12.20	(772) 462-1670
Mosquito Control	0.1352	14.99	0.1189	14.50	0.1352	16.49	
SLC Stormwater	0.4731	52.46	0.4320	52.69	0.4731	57.70	
Community Dev MSTU	0.4300	47.68	0.3926	47.88	0.4300	52.45	
Law Enforc MSTU	0.9103	100.93	0.8312	101.38	0.9103	111.03	
County Parks	0.1813	20.10	0.1603	19.55	0.0000	0.00	
County Transit	0.1269	14.07	0.1122	13.68	0.2500	30.49	
PUBLIC SCHOOLS							
By State Law	3.2310	373.18	2.8402	491.35	3.1640	547.37	September 12, 2023 5:01 PM
By Local Board	3.2480	375.14	2.8552	493.95	3.2480	561.90	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.0948	10.51	0.0850	10.37	0.0948	11.56	September 14, 2023 5:15 PM
SFWMD-Okee Basin	0.1026	11.38	0.0920	11.22	0.1026	12.51	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0327	3.63	0.0293	3.57	0.0327	3.99	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	332.64	2.6555	323.89	3.0000	365.90	September 6, 2023 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	3.55	0.0288	3.51	0.0288	3.51	September 7, 2023 5:05 PM
							1707 NE Indian River Dr, Jensen Beach
							(561) 627-3386
Children`s Services	0.4025	44.63	0.3563	43.46	0.3790	46.23	September 5, 2023 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$2,193.63		$2,404.12		$2,688.74	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

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SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 2427-603-0136-000-0

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HARRY BLUE
11900 W MIDWAY RD
FORT PIERCE FL 34945-2518

Account Number: 31747
Tax Code: 0002 Saint Lucie County
Location: TBD
Legal Desc: SILVER LAKE PARK ADDN BLK 10 LOT8

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
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Erosion Dist E	0.1763	2.46	0.1559	2.40	0.1000	1.54	(772) 462-1670
Mosquito Control	0.1352	1.89	0.1189	1.83	0.1352	2.08	
SLC Stormwater	0.4731	6.61	0.4320	6.64	0.4731	7.27	
Community Dev MSTU	0.4300	6.01	0.3926	6.03	0.4300	6.61	
Law Enforc MSTU	0.9103	12.72	0.8312	12.77	0.9103	13.99	
County Parks	0.1813	2.53	0.1603	2.46	0.0000	0.00	
County Transit	0.1269	1.77	0.1122	1.72	0.2500	3.84	
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By Local Board	3.2480	47.10	2.8552	61.96	3.2480	70.48	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.0948	1.32	0.0850	1.31	0.0948	1.46	September 14, 2023 5:15 PM
SFWMD-Okee Basin	0.1026	1.43	0.0920	1.41	0.1026	1.58	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0327	0.46	0.0293	0.45	0.0327	0.50	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	41.91	2.6555	40.81	3.0000	46.10	September 6, 2023 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	0.45	0.0288	0.44	0.0288	0.44	September 7, 2023 5:05 PM
							1707 NE Indian River Dr, Jensen Beach
							(561) 627-3386
Children`s Services	0.4025	5.62	0.3563	5.48	0.3790	5.82	September 5, 2023 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$276.04		$302.35		$338.14	

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***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 2427-603-0135-000-3

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

HARRY BLUE
11900 W MIDWAY RD
FORT PIERCE FL 34945-2518

Account Number: 31746
Tax Code: 0002 Saint Lucie County
Location: TBD
Legal Desc: SILVER LAKE PARK ADDN BLK 10 LOT7

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	58.78	3.7567	57.73	4.2840	65.83	September 7, 2023 6:00 PM
Jail,Law Enf	2.7294	38.13	2.4261	37.28	2.7294	41.94	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1763	2.46	0.1559	2.40	0.1000	1.54	(772) 462-1670
Mosquito Control	0.1352	1.89	0.1189	1.83	0.1352	2.08	
SLC Stormwater	0.4731	6.61	0.4320	6.64	0.4731	7.27	
Community Dev MSTU	0.4300	6.01	0.3926	6.03	0.4300	6.61	
Law Enforc MSTU	0.9103	12.72	0.8312	12.77	0.9103	13.99	
County Parks	0.1813	2.53	0.1603	2.46	0.0000	0.00	
County Transit	0.1269	1.77	0.1122	1.72	0.2500	3.84	
PUBLIC SCHOOLS							
By State Law	3.2310	46.85	2.8402	61.63	3.1640	68.66	September 12, 2023 5:01 PM
By Local Board	3.2480	47.10	2.8552	61.96	3.2480	70.48	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.0948	1.32	0.0850	1.31	0.0948	1.46	September 14, 2023 5:15 PM
SFWMD-Okee Basin	0.1026	1.43	0.0920	1.41	0.1026	1.58	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0327	0.46	0.0293	0.45	0.0327	0.50	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	41.91	2.6555	40.81	3.0000	46.10	September 6, 2023 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	0.45	0.0288	0.44	0.0288	0.44	September 7, 2023 5:05 PM
							1707 NE Indian River Dr, Jensen Beach
							(561) 627-3386
Children`s Services	0.4025	5.62	0.3563	5.48	0.3790	5.82	September 5, 2023 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$276.04		$302.35		$338.14	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

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This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4772547 10/27/2020 01:46:47 PM
OR BOOK 4498 PAGE 898 - 900 Doc Type: DEED
RECORDING: $27.00
Doc Tax: $1505.00

Parcel ID Number:

Special Warranty Deed

This Indenture, Made this 14th day of October, 2020 A.D., **Between** Kris R. DeLaney

of the County of Highlands, State of Florida, **grantor,** and Harry Blue

whose address is: 11900 West Midway Road, Fort Pierce, FL 34945

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Parcel 1
Lot 8, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 2
Lot 9, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 3
Lot 10, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

(Continued on Attached)

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Lon W. Crow IV
Witness

Printed Name: Angie N. Ramirez
Witness

Kris R. DeLaney (Seal)
Kris R. DeLaney
P.O. Address: 1845 N Zenith Rd., Avon Park, FL 33825

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 14th day of October, 2020 by Kris R. DeLaney who is personally known to me or who has produced his _____ as identification.

Printed Name:
Notary Public
My Commission Expires:

Lon Worth Crow IV
Notary Public
Commission#GG288495
Expires January 3, 2023

20343

Laser Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FLSWD-1

Parcel ID Number:

Parcel 4
Lot 11, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 5
Lot 12, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 6
Lot 13, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 7
Lot 14, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 8
Lot 15, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 9
Lot 16, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 10
Lot 17, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 11
Lot 18, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 12
Lot 19, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 13
Lot 20, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 14
Lot 21, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 15
Lot 22, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 16
Lot 23, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

(Continued on Attached)

Parcel ID Number:

Parcel 17
Lot 24, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 18
Lot 25, Block 9, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 19
Lot 6, Block 10, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 20
Lot 7, Block 10, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel 21
Lot 8, Block 10, Silver Lake Park, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1845 N Zenith Rd., Avon Park, FL 33825.

Planning Board **6. g.**

Meeting Date: 01/08/2024

Re: Trinity Lutheran Church of Fort Pierce (Major Amendment)

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Major Amendment - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

SUMMARY:

Trinity Lutheran Church of Fort Pierce, located at 2011 S. 13th St., just east of the Lawnwood Recreation Complex, is seeking authorization to construct a new, 6,528 sq. ft. classroom building to be used in association with religious education and day care programs offered by the Church.

The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area of the property. The proposed use will require minor modifications to the existing parking lot and site stormwater systems.

RECOMMENDATION:

Staff recommends **Approval** with the following condition(s):

- Applicant to submit final drainage plan upon City Commission approval

ALTERNATIVES:

- Recommend approval with conditions
- Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report and Supporting Documents

Applicant File

Form Review

Form Started By: Kerry Charles Started On: 12/07/2023 12:43 PM

Final Approval Date: 01/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

January 8th , 2024

Trinity Lutheran Church of Fort Pierce (Major Amendment)
2011 S. 13th Street

APPLICANT

Culpepper & Terpening, Inc.

PROPERTY OWNER(S)

Trinity Lutheran Church of Fort Pierce

PARCEL ID #(S):

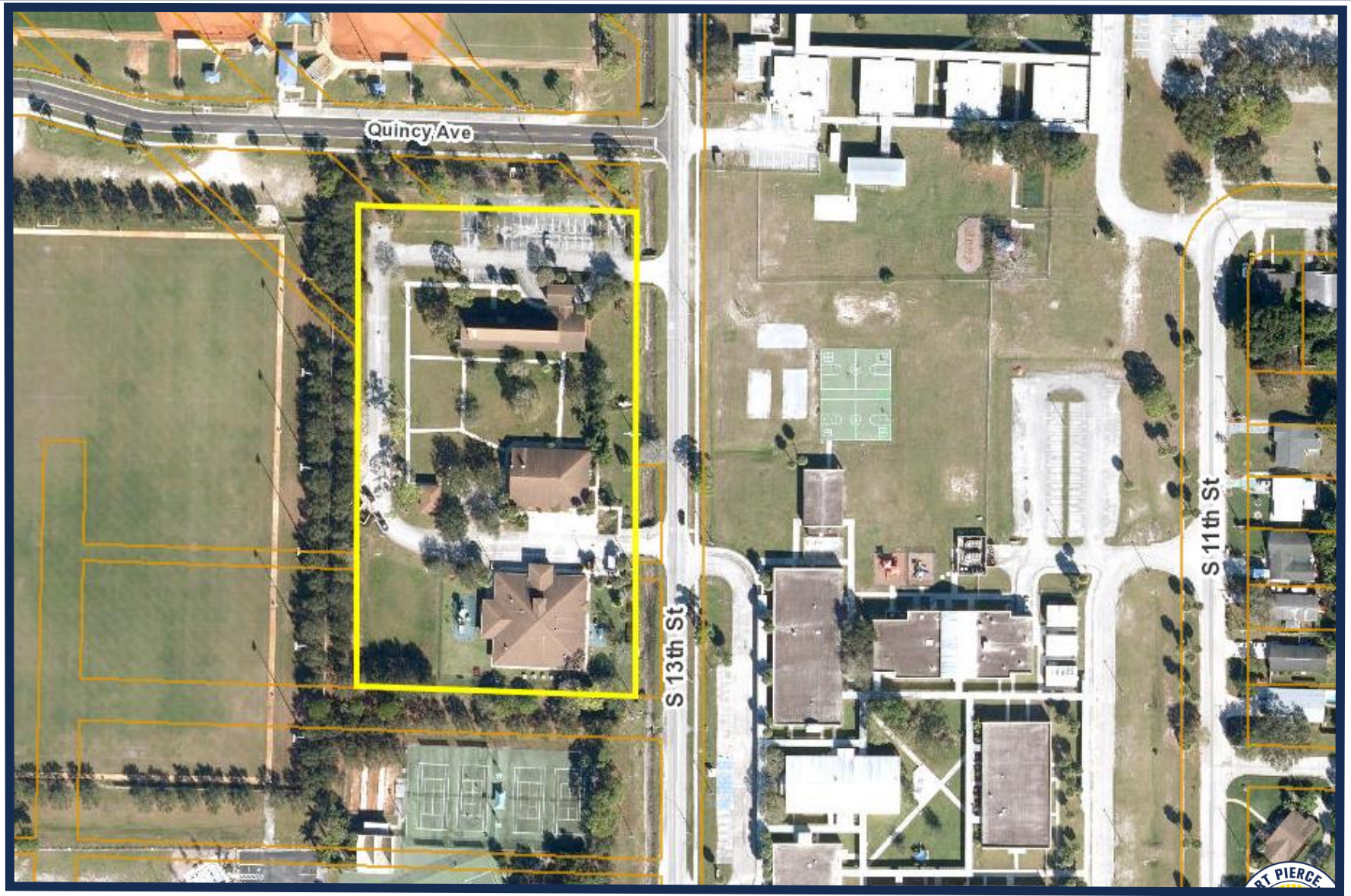
2416-504-0750-000-2

SUMMARY/BACKGROUND

Request for review of an application for a Major Amendment to add a 6,530 sq. ft. classroom building to be used in association with religious education and day care programs offered by the Church.

The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area of the property. The proposed use will require minor modifications to the existing parking lot and site stormwater systems.

SITE LOCATION



SITE AREA= 4.77+/- Acres

Trinity Lutheran Church (Major Amendment)

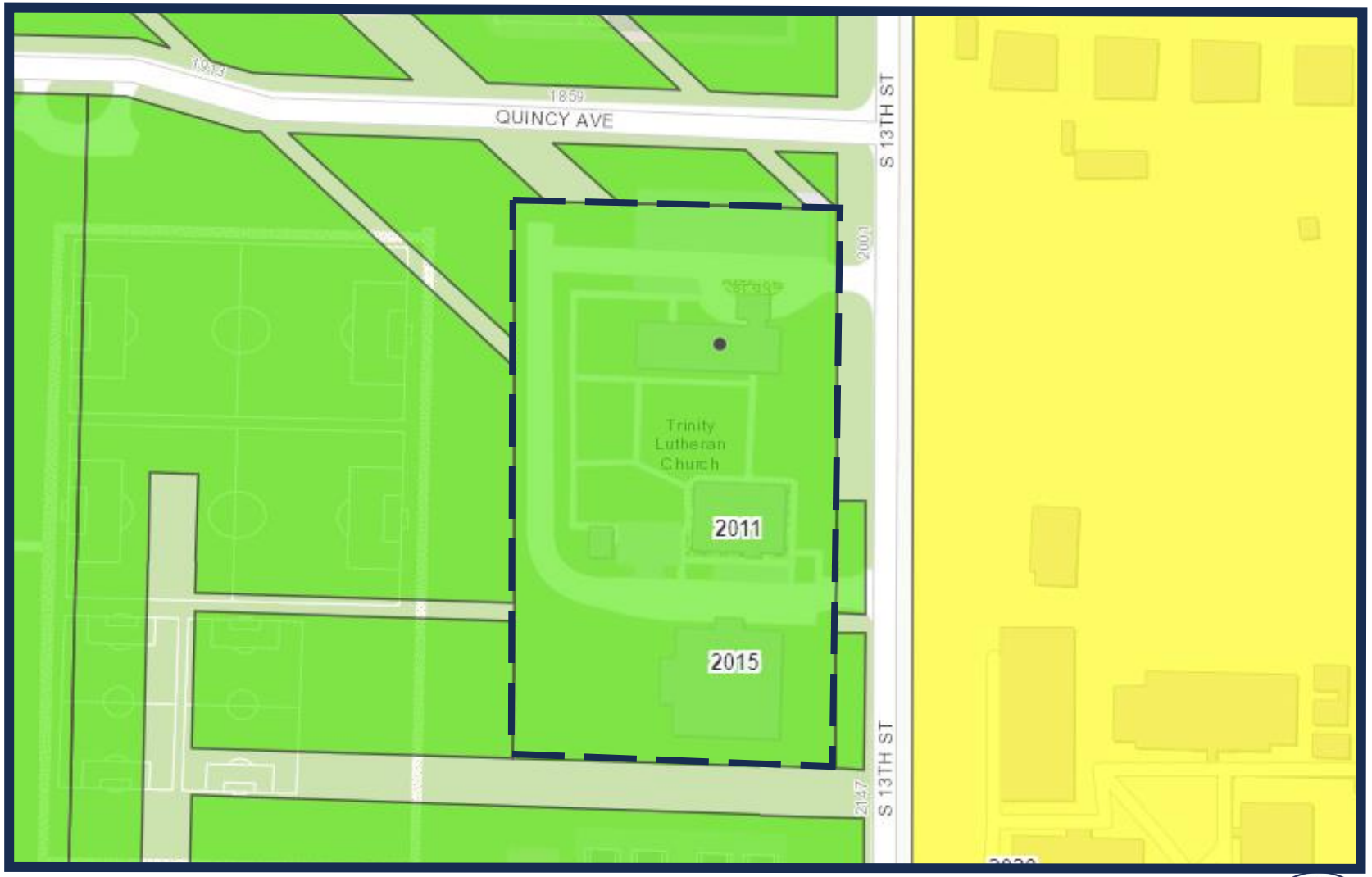
EXISTING FUTURE LAND USE

Current FLU: INST
Institutional

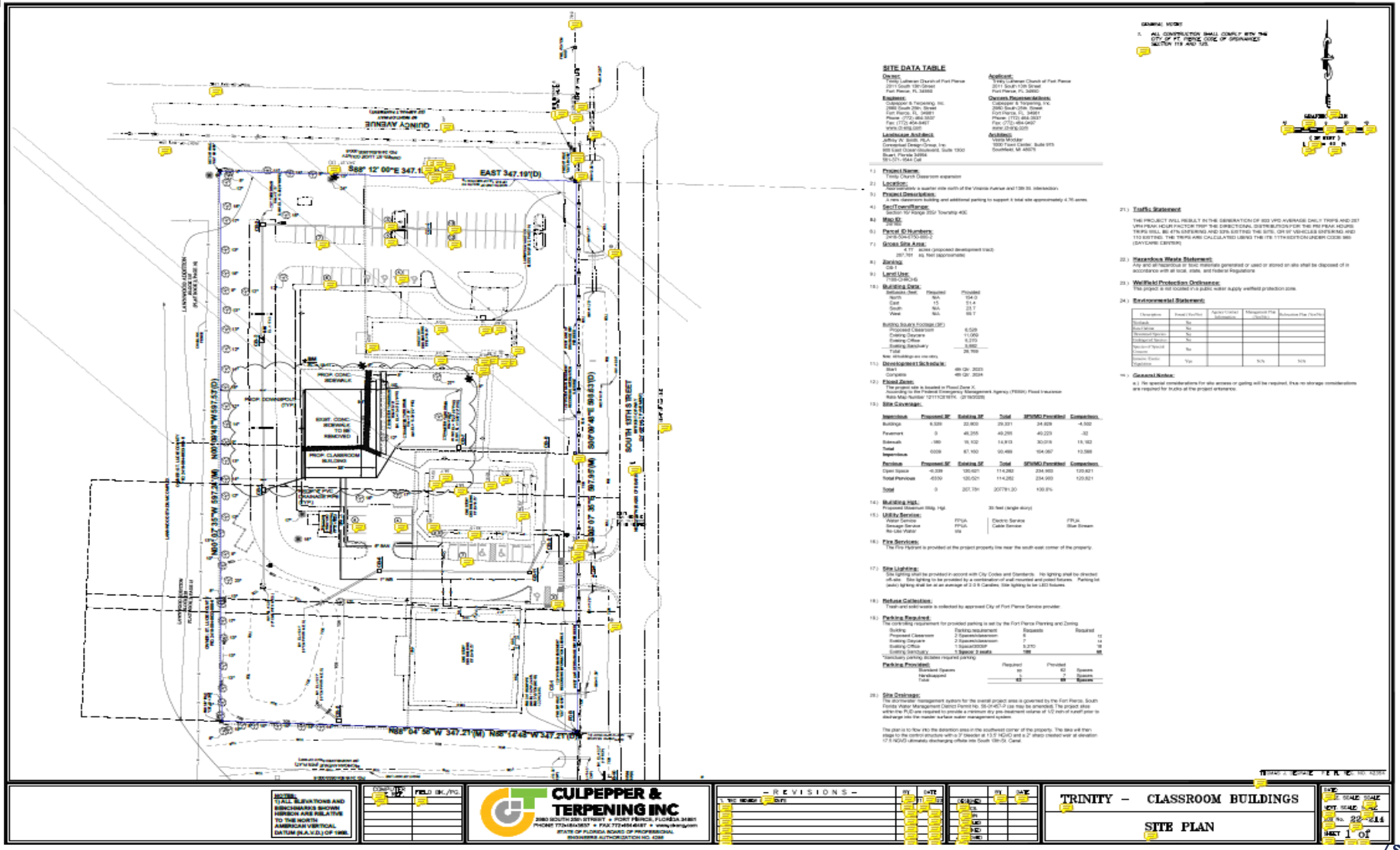


EXISTING ZONING

Currently Zoned: OS-1
General Recreational Open Space

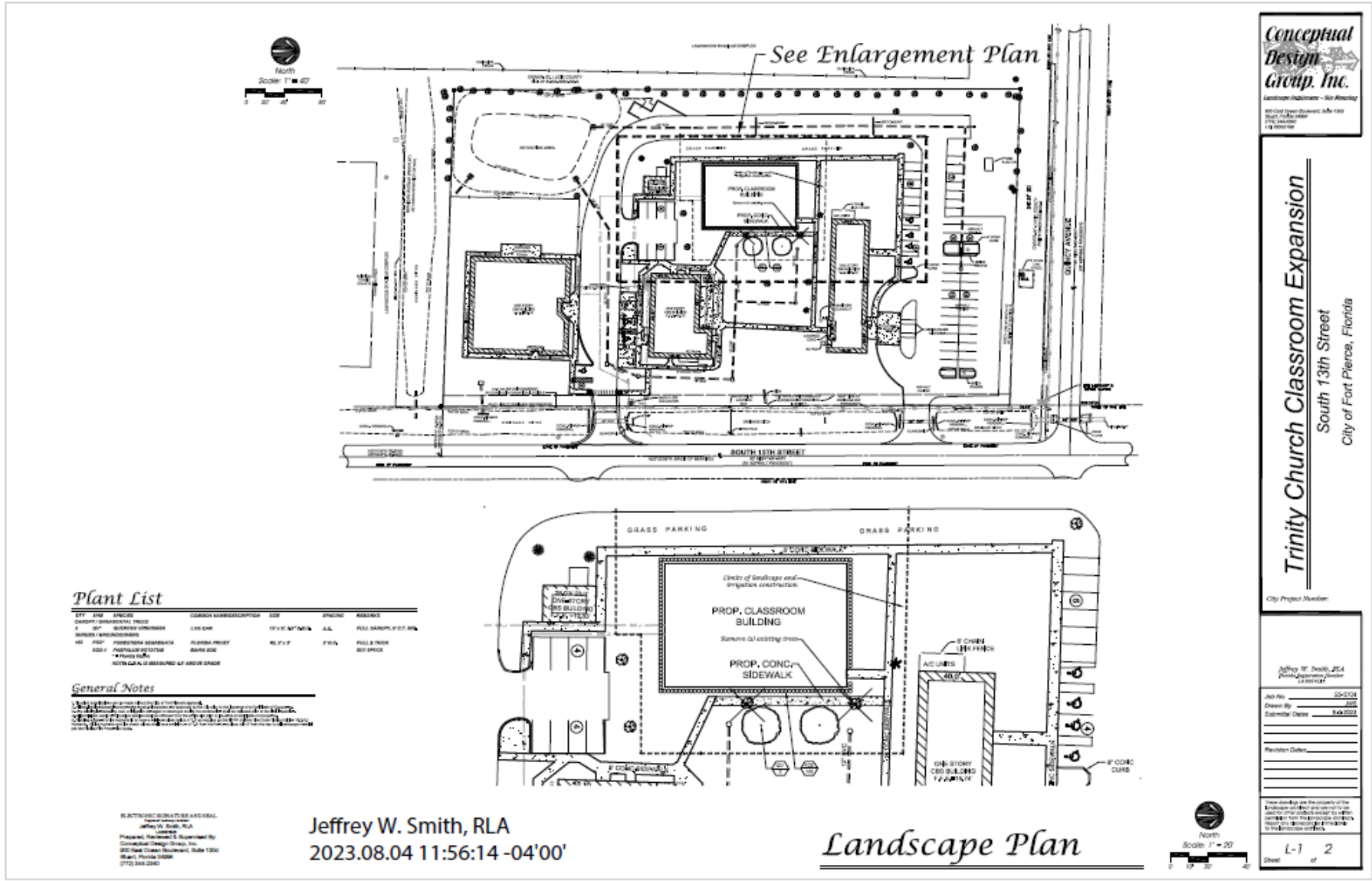


SITE PLAN



Trinity Lutheran Church (Major Amendment)

LANDSCAPE PLAN 1 of 2

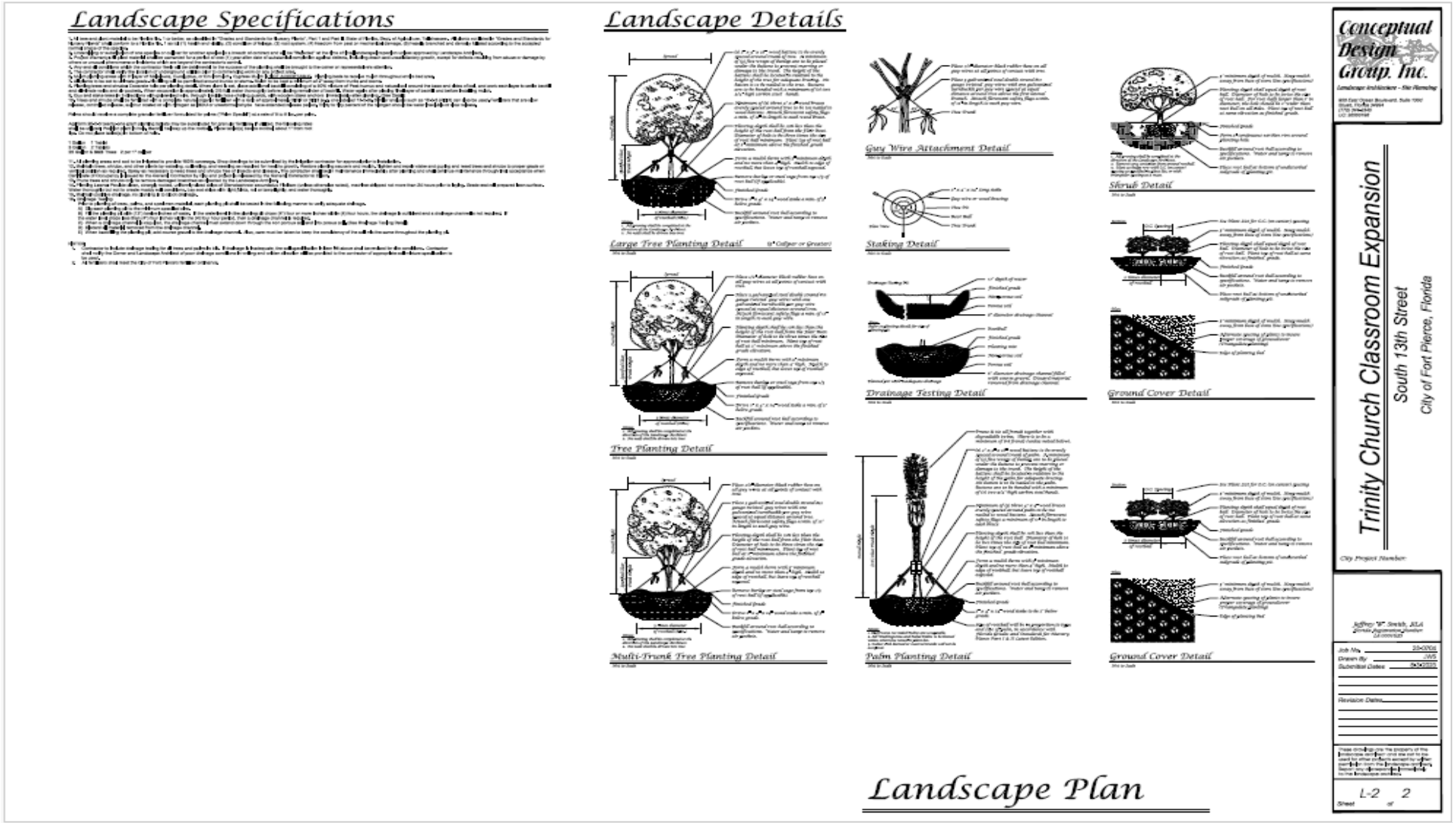


Trinity Lutheran Church (Major Amendment)

LANDSCAPE PLAN 2 of 2

Plant List

- 2 Live Oaks
- 160 Florida Privet



Trinity Lutheran Church (Major Amendment)

DESIGN REVIEW

3.0 Wall Section
- Standard house wrap installed over exterior walls sheathing with LP smart siding
- False mansard of same siding material
- Matching skirting material with standard vents

4.0 Roof/Ceiling Section
- Transverse truss (Engineered truss), (UT14w) at 16" O.C.
- Roof sheathing to be 7/16"x4x8
- Roof covering to be 45 mil white EPDM.

5.0 Windows Section
- (21) each, 36x60 VS windows, tinted and insulated, vinyl frame, rated as necessary

6.0 Exterior Doors Section
- (2) each, 72" x 80" Steel/steel exterior doors with 6" x 30" VB. Not impact rated
- Standard closure, panic hardware and removable center tee astragal ST/ST. Both doors are active with mechanically fastened (removable) center tee astragal



REAR ELEV.



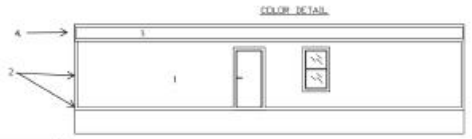
HITCH ELEV.



FRONT ELEV.



BACK ELEV.



DESCRIPTION	COLOR SELECTION
1. Building Body	D2B79B - Warm Carmel
2. Building Trim	E3D9C8 - Antique Beige
3. Mansard Body	
4. Skirting	B99E80 - Dapper Tan

VESTA MODULAR
1000 Town Center, Suite 975
Southfield, MI 48075

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC. AND MAY NOT BE SHARED WITH ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC.

N W E S
FOR REFERENCE ONLY

98'x 68' CLASSROOM BUILDING
COLOR ELEVATIONS

DRAWING DATE: 07/20/23
REVISION #/DATE: 1. 2. 3.
DRAWING NUMBER: 1
DRAWN BY: ERC

Trinity Lutheran Church (Major Amendment)

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed application type for approval to City Commission with 1 condition:

1. Applicant will submit updated drainage plan after City Commission approval

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions
2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

January 8th , 2024

Trinity Lutheran Church of Fort Pierce (Major Amendment)
2011 S. 13th Street

CITY OF FORT PIERCE

PLANNING BOARD

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Trinity Lutheran Church of Fort Pierce (Major Amendment)
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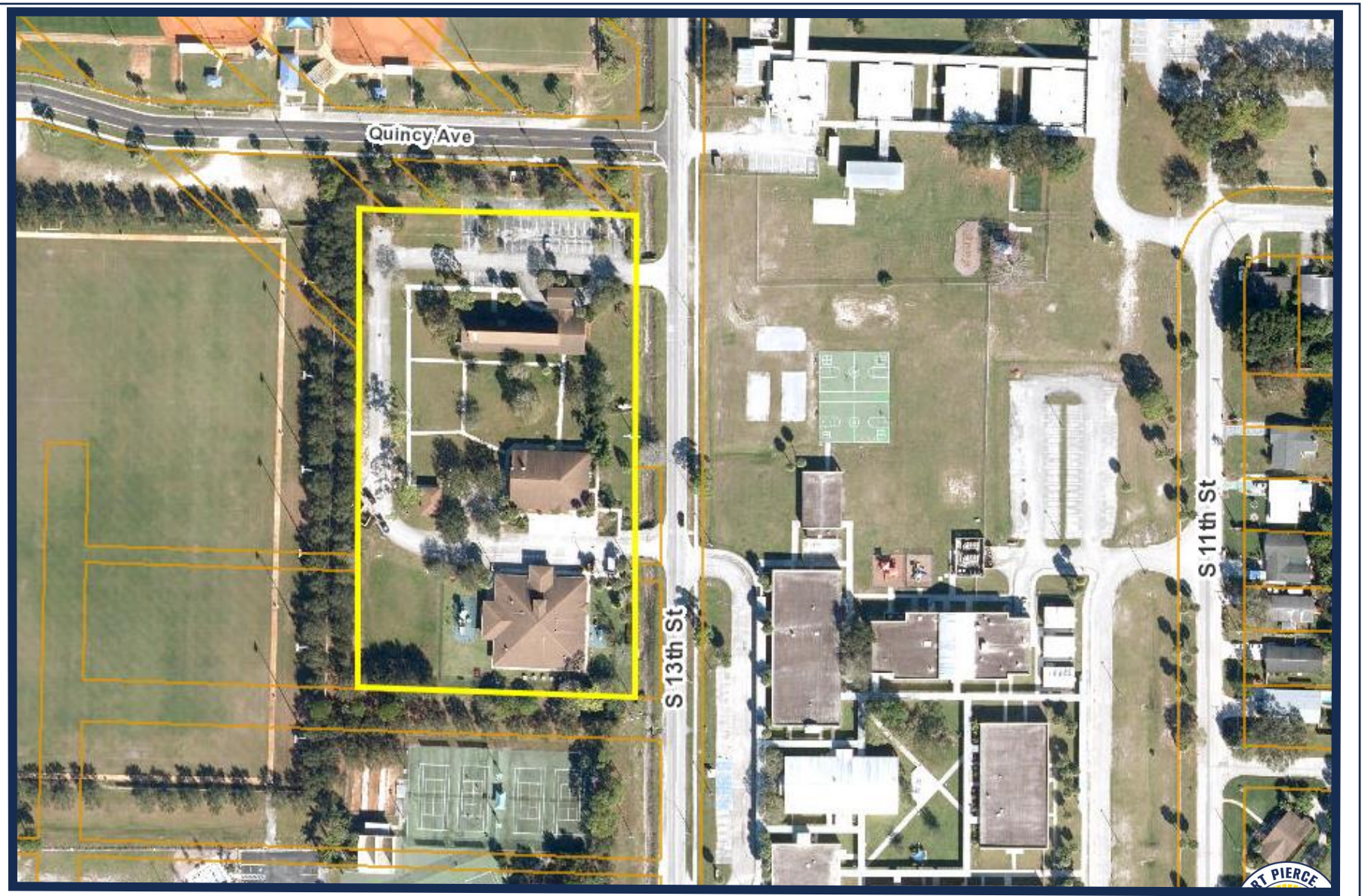

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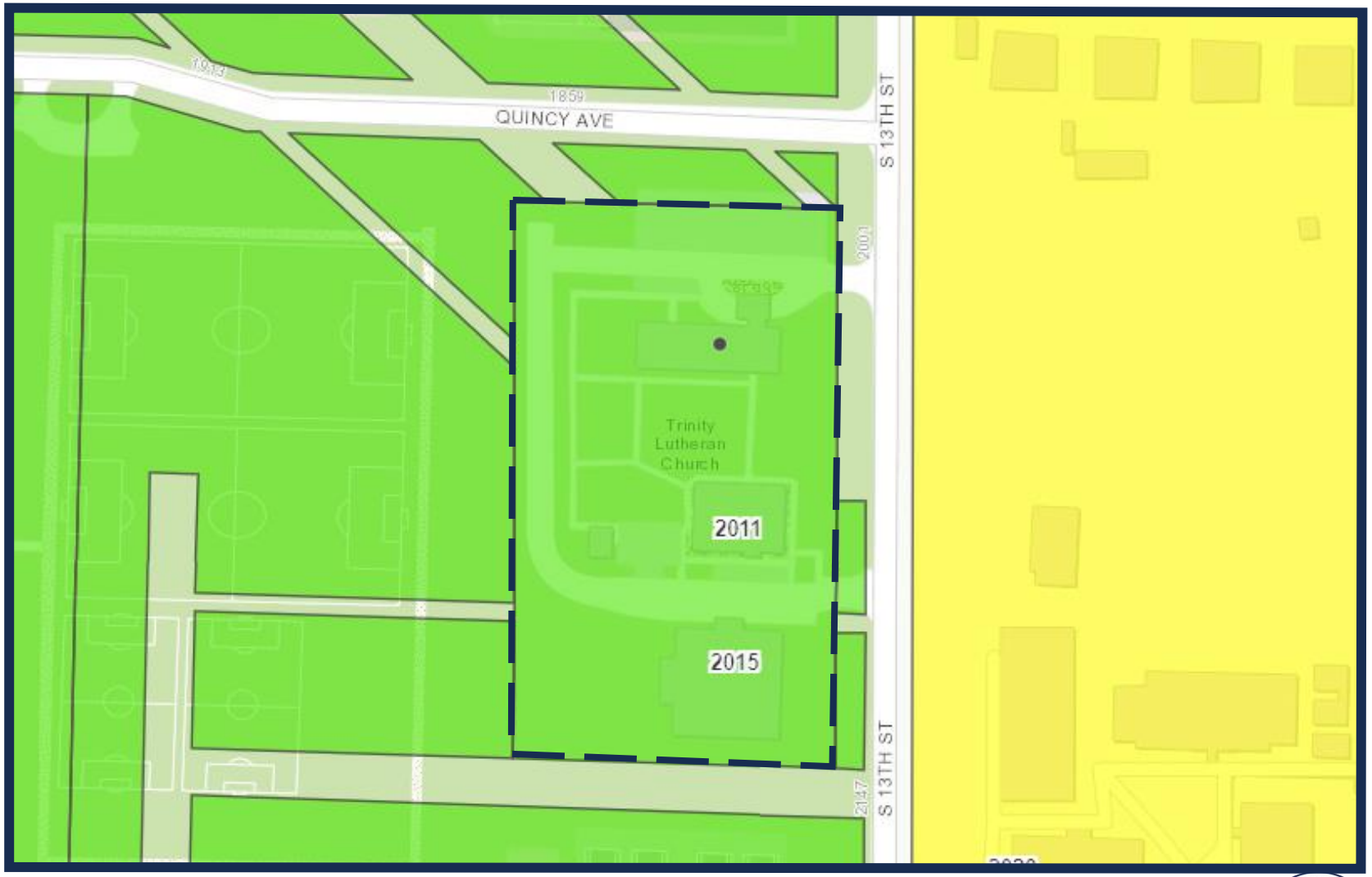

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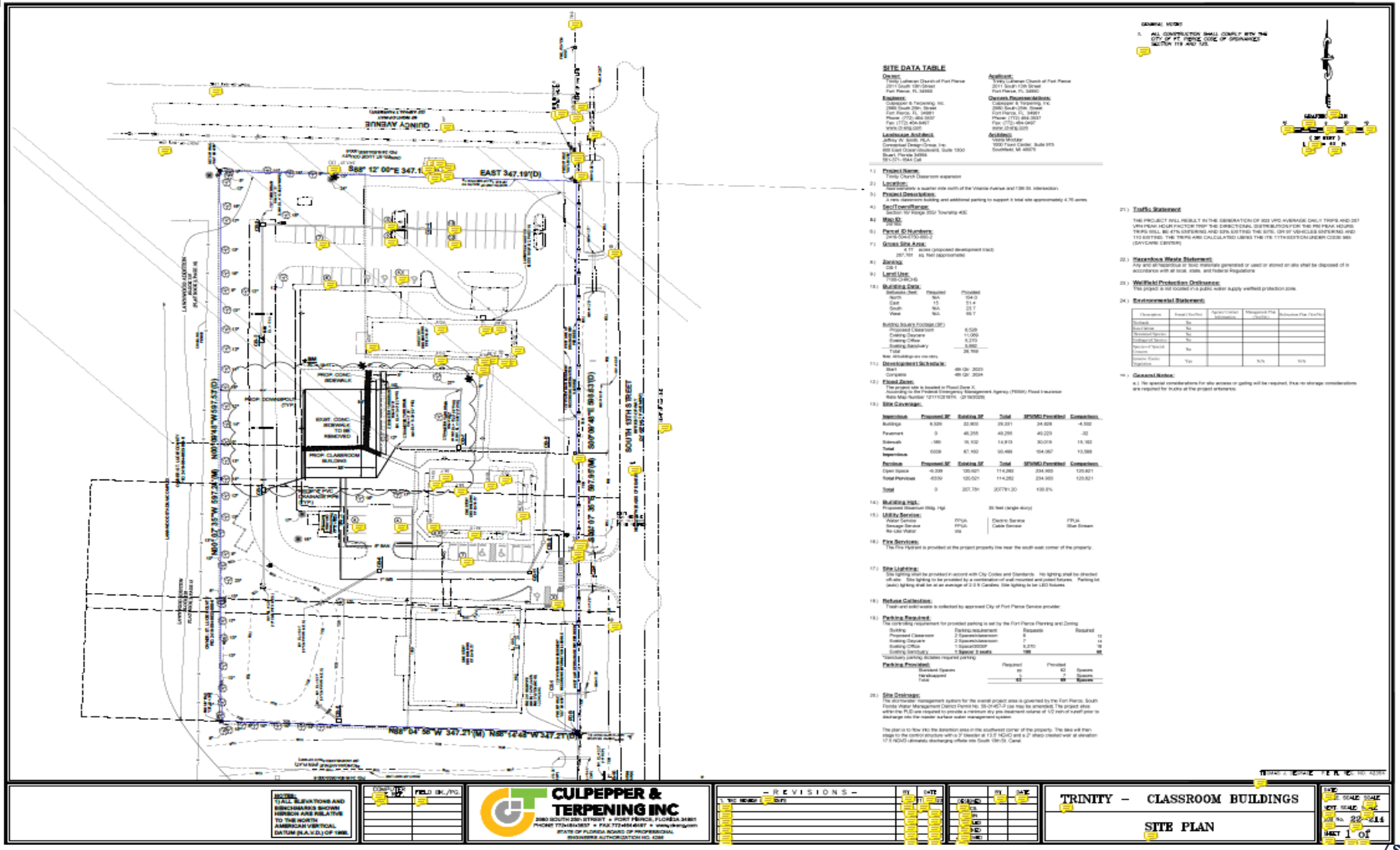
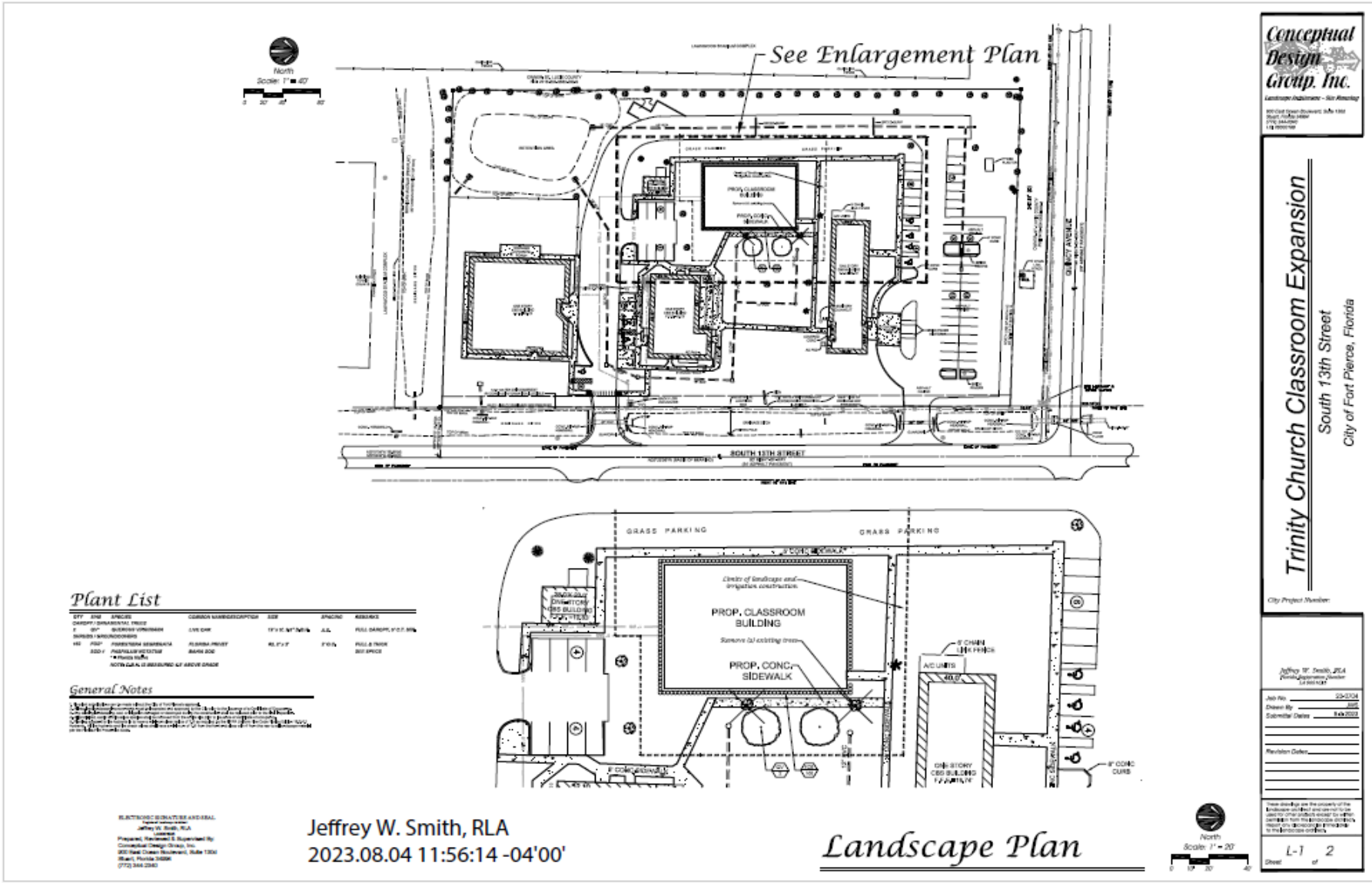


Trinity Lutheran Church (Major Amendment)

LANDSCAPE PLAN 1 of 2



Trinity Lutheran Church (Major Amendment)

LANDSCAPE PLAN 2 of 2

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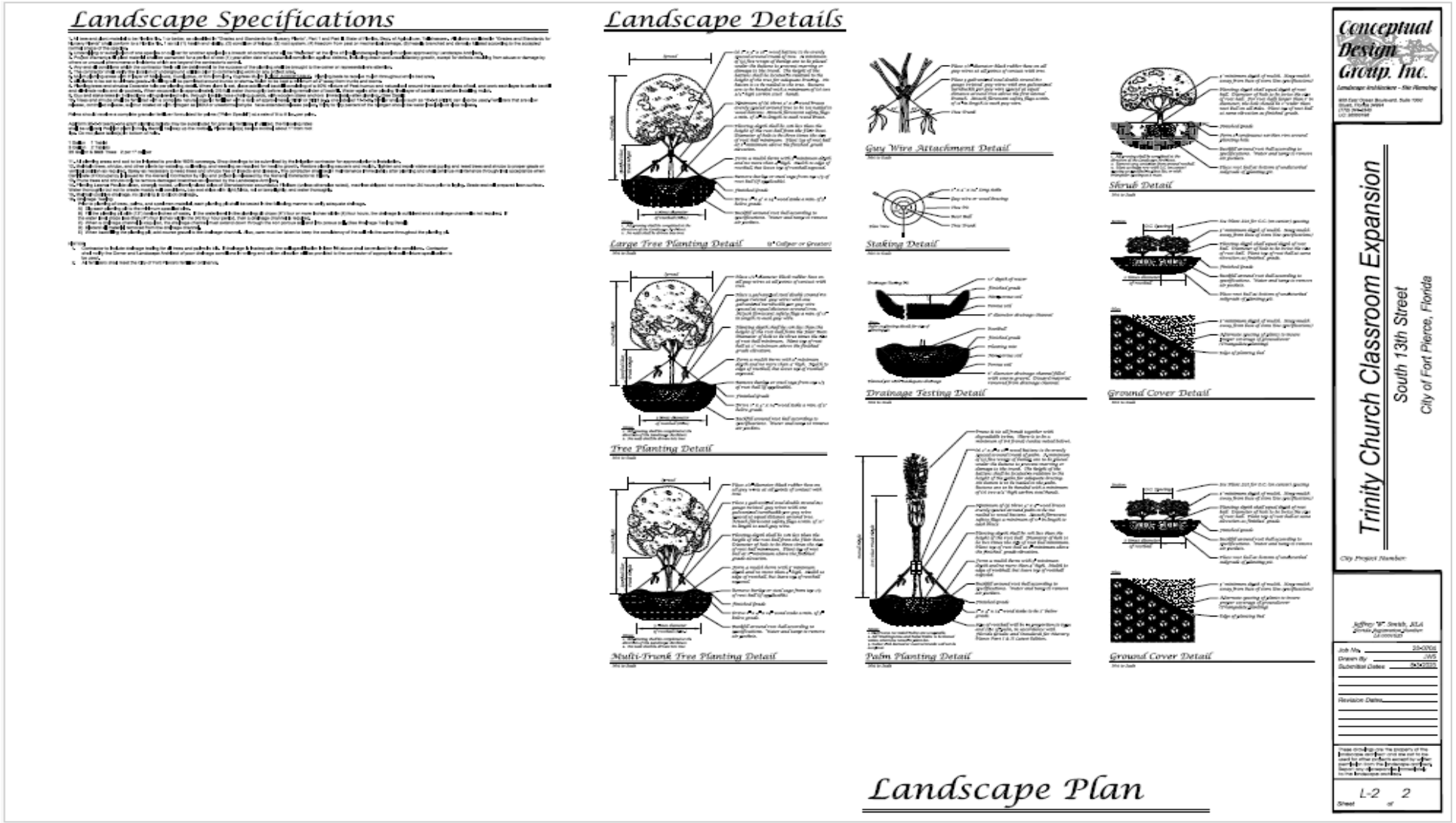

Trinity Lutheran Church (Major Amendment)

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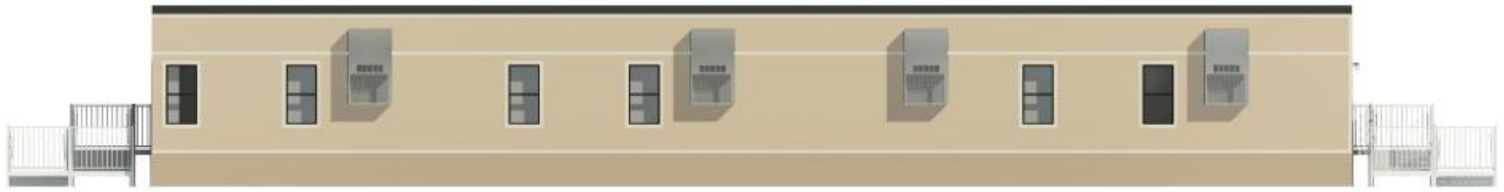

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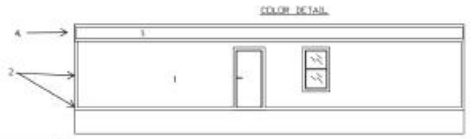

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DRAWING DATE: 07/20/23
REVISION #/DATE: 1. 2. 3.
DRAWING NUMBER: 1
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Trinity Lutheran Church (Major Amendment)

RECOMMENDATION

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ALTERNATIVE RECOMMENDATION

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2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

January 8th , 2024

Trinity Lutheran Church of Fort Pierce (Major Amendment)
2011 S. 13th Street

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.16.23
Property Address: Major Amendment to Site Plan - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Code Cycle Change 12-31-23

Building Official's or Representative's Signature _____ Date: 12/9/23

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From: Venetia Barnes, Stormwater Engineer

Thru: Tracy Telle, Assistant City Engineer

Re : Site Plan – Trinity Lutheran Church of Fort Pierce – 2011 S. 13th Street – TRC 23-41100001

Date : November 8, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 2, 2023:

☒ Site Plan
☐ Construction Drawings
☐ Test Reports & Related Documents
☐ Executed Construction Contract
☐ Record Drawings
☐ Permits

Based on our reviews and appropriate site final inspection, we

☐ Recommend
☒ Do Not Recommend

☐ Variance Approval
☒ Site Plan Approval
☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. The project narrative states that the proposed building addition will require minor modifications to the existing parking lot and site stormwater systems. However, the submitted site plan does not show the modifications.

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From: Venetia Barnes, Stormwater Engineer

Thru: Tracy Telle, Assistant City Engineer

Re : Site Plan – Trinity Lutheran Church of Fort Pierce – 2011 S. 13th Street – TRC 23-41100001

Date : November 30, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 16, 2023:

☒ Site Plan
☐ Construction Drawings
☐ Test Reports & Related Documents
☐ Executed Construction Contract
☐ Record Drawings
☐ Permits

Based on our reviews and appropriate site final inspection, we

☒ Recommend
☐ Do Not Recommend

☐ Variance Approval
☒ Site Plan Approval
☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

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THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

November 16, 2023

Case #: 23-41100001

Planner: City of Ft. Pierce Planning Department

Major Amendment to Site Plan

Trinity Lutheran Church, 2011 South 13th Street, Fort Pierce, FL

Comments:

Please ensure the illumination and photometric standards for this project meet or exceed the standards set forth by city code.

No other comments at this time.

.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-41100001

Major Amendment to Site Plan - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

Comments

FPUA W/WW Engineering: Applicant to submit utility plans to FPUA water/wastewater engineering department for review.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved/Comments. Please include the electrical riser diagram and panel schedule with your building plans**

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

FPUA Gas: Approved.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Is Available,** if client would like **Fiber Internet Service** from FPUAnet Communications. Please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

Developer Letter.pdf

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Trinity Lutheran Church of Fort Pierce – 2011 S. 13th Street

REVIEW DATE: 11/14/2023

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

9. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**

10. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

11. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.**

12. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**

13. **A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.**

14. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

15. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16. **Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.**

17. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**

18. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

19. **Minimum Size of Water Mains**
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

20. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

21. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 2011 S 13th St, Fort Pierce, FL 34950

Parcel ID #(s): 2416-504-0750-000-2

Project description: 6530 sq ft, classroom building addition

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 6,530 Site Acreage: n/a

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Trinity Lutheran Church of FP	Tom DeGrace, PE
Property Owner(s)	**Applicant/Representative, Title, Company**
2011 so. 13th street	2980 South 25th Street
Street Address	Street Address
ft. pierce fla 34982	Ft. Pierce Fl 34981
City State Zip	City State Zip
772.710.8950	772-464-3537
Phone Number	Phone Number
kabravo1974@gmail.com	tdegrace@ct-eng.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

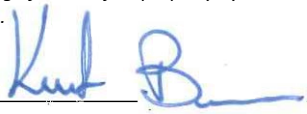
Property address or Location: 2011 South 13th Street, Ft. Pierce, Fl 34982

Parcel ID #(s): 2416-504-0750-000-2

Project description: 6530 Sq Ft. Classroom Bldg Aaddition

Trinity Lutheran Ch of FP	Culepper & Terpening, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2011 South 13th St.	2980 South 25th Street
Street Address	Street Address
Ft. Pierce Fl. 34982	Ft. Pierce Fl. 34981
City State Zip	City State Zip
772-710-8950	772-464-3537
Phone Number	Phone Number
kbravo@premier-pm.com	tdegrace@ct-eng.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*



Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

DESIGN REVIEW NARRATIVE

TRINITY LUTHERAN CH. of FP

CHILD CARE ADDITION

A.) A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.

See attached site survey.

B.) A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.

The proposed development site is an existing church and education facility. There are no major natural features remaining on the site.

c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.

The design intent of the project is to provide for the installation of a modular classroom building in support of existing church operations. Colors and architectural design will be consistent with the existing buildings on the property.

d. Context photographs of neighboring uses and architectural styles.

See attached photographs of the surrounding area for consistency and styles and design.

e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

See attached photographs.

f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

See attached photographs.

g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping. h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.

See attached site plan.

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

See attached architectural plans.

j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

See attached architectural plans.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	public park (Lawnwood)	INST.	OS-1
South	public park (Lawnwood)	INST.	OS-1
East	school (St. Lucie Elm)	Low Density	R-2
West	public park (Lawnwood)	INST.	OS-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	INST	OS-1	N/A	4.76	X
****Proposed**	INST	OS-1	N/A	4.76	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2897.625
**Proposed Zoning/FLU	Total gallons per day 816.25
**Change in Demand	Total gallons per day 3713.875

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2318
**Proposed Zoning/FLU	Total gallons per day 653
**Change in Demand	Total gallons per day 2971

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	See Site Plan.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	INST	INST
****Proposed Zoning/FLU**	4.09	11.73 (AM)/ 11.82 (pm)
***Change in Demand**	Trips +311	Trips 77/ 77
Impact to Capacity	NONE	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	0	N/A		
Single-family, attached	N/A	0	N/A		
Multi-family	N/A	0	N/A		
Other (specify)	N/A	0	N/A		

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
EDUCATIONAL	1	6530	N/A	WINTER 2024	WINTER 2024

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

PROJECT NARRATIVE
TRINITY LUTHERAN CHURCH
CLASSROOM BUILDING ADDITION.

Trinity Lutheran Church of Ft. Pierce, located at 2011 S. 13th St., just east of the Lawnwood Recreation Complex, is seeking authorization to construct a new, 6,528 square foot, classroom building to be used in association with religious education and day care programs offered by the Church. The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area the property. the proposed use will require minor modifications to the existing parking lot and site stormwater systems.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 8th day of February, A.D. 1960, by CITY OF FORT PIERCE, a municipal corporation existing under the laws of Florida, and having its principal place of business at Fort Pierce, Florida, hereinafter called the Grantor, to TRINITY LUTHERAN CHURCH OF FORT PIERCE, FLORIDA (a corporation not for profit) whose postoffice address is 2011 South 13th Street, hereinafter called the Grantee;

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, all that certain land situate in St. Lucie County, Florida, viz:

From the Southeast corner of Section 16, Twn. 35 S., R. 40 E., in the City of Fort Pierce, St. Lucie County, Florida, run North 88 deg.-14 min.-48 sec. West, along the south line of said Section 16, 1379.2 feet to the centerline of South 13th Street, as shown on the plat of Sunrise Estates Subdivision, recorded in Plat Book 9, Page 75, of the public records of St. Lucie County, Florida; thence North 0 deg.-09 min.-48 sec. West, along the centerline of South 13th Street, 723.89 feet; thence North 88 deg.-14 min.-48 sec. West, parallel to the south line of aforesaid Section 16, 305.03 feet to the Point of Beginning of the lands herein described;

From said Point of Beginning continue North 88 deg.-14 min.-48 sec. West, parallel to the south line of said Section 16, 97.21 feet; thence North 0 deg.-09 min.-48 sec. West, parallel to the centerline of aforesaid South 13th Street, 597.53 feet to the north line of the South ½ of the SE¼ of aforesaid Section 16; thence South 88 deg.-15 min.-48 sec. East, along the north line of the South ½ of the SE¼ of said Section 16, run 347.21 feet to a point 55 feet west of the centerline of South 13th Street; thence South 0 deg.-09 min.-48 sec. East, parallel to and 55 feet westerly from the centerline of South 13th Street, run 598.63 feet to the north line of property of the Trinity Lutheran Church; thence North 88 deg.-14 min.-48 sec. West, along the north line of property of the Trinity Lutheran Church, 250 feet; thence South 0 deg.-09 min.-48 sec. East, along the west line of the property of the Trinity Lutheran Church, 300 feet to the Point of Beginning; Containing 3.0 acres.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee, its successors and assigns, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, its successors or assigns.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF FORT PIERCE

By _____
Mayor-Commissioner

Attest: _____
City Clerk

APPROVED As To Form And Correctness:

By _____
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and County aforesaid to take acknowledgments, personally appeared JAMES L. HOWE and D. C. HUMBEY, well known to me to be the Mayor-Commissioner and City Clerk respectively of the municipal corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said municipal corporation and that the seal affixed thereto is the true corporate seal of said municipal corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 9th day of February, A.D. 1940.

FILED AND RECORDED
SEP

_____
Notary Public, State of Fla. at Large
My commission expires, _____

Notary Public, State of Florida at Large
My Commission Expires Nov. 29, 1941
Bonded by American Surety Co. of N. Y.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2011 S 13th ST	Parcel ID: 2416-504-0750-000-2	Account #: 25844	Sec/Town/Range: 16/35S/40E
		Map ID: 24/16S	Zoning: General &
Use Type: 7100	Jurisdiction: Fort Pierce		

Ownership

Trinity Lutheran Church Of FP
2011 S 13th St
Fort Pierce, FL 34950

Legal Description

LAWNWOOD ADDN THAT PART OF BLKS 105, 115 AND 128 AND VAC STS AND ALLEYS DESC AS: FROM SE COR BLK 128 RUN W 30 FT TO POB,TH CONT W 347.21 FT,TH N 597.53 FT TO N LI OF S 1/2 OF SE 1/4 OF SEC 16-35-40,TH E 347.21 FT TO W R/W DR DITCH,TH S 598.63 FT TO POB(Deed Book 261-364, 264-215)

Current Values

Just/Market:	$1,692,500	Assessed:	$1,688,280	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$1,688,280	Taxable:	$0	2022	$1,692,500	$1,688,280	$1,688,280	$0
				2021	$1,534,800	$1,534,800	$1,534,800	$0
				2020	$1,548,700	$1,548,700	$1,548,700	$0

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-08-1960	0261 / 0364	XX01	SPWD	Fort Pierce City Of	$0

Primary Building Information

Finished Area of this building: 6,212 SF
Gross Sketched Area: 7,202 SF

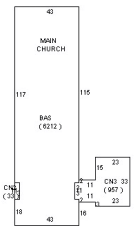
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: CH5
Year Built: 1956	Frame:	Grade: Y_D	Effective Year: 1977
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles





Total Areas

Finished/Under Air (SF):	23,181
Gross Sketched Area (SF):	26,271
Land Size (acres):	4.77
Land Size (SF):	207,781.2
Total Building Count:	4

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	2	1980
SINGLE LIGHT	1	5	1980
CONCRETE LOW	1	5384	2007
ASP2 LOW	1	19440	2007
CEMENT CURB	1	626	2007
CHAINLINK 6'	1	24	2007
CONCRETE LOW	1	3350	2011
CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

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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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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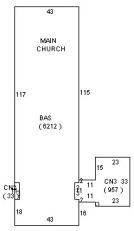
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles





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CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

Day Care Center
(565)

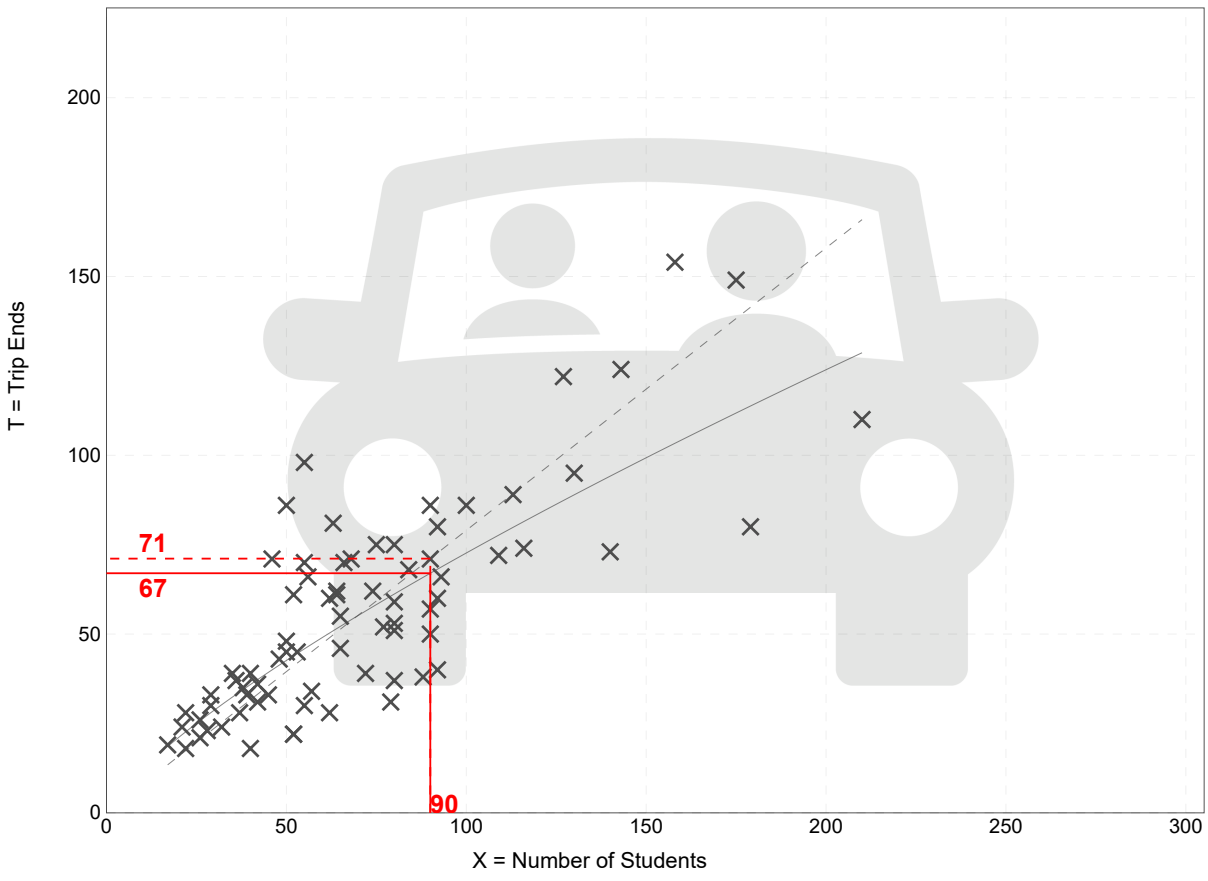
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 75
Avg. Num. of Students: 71
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.39 - 1.78	0.27

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.77 Ln(X) + 0.74

R^2= 0.63

Day Care Center
(565)

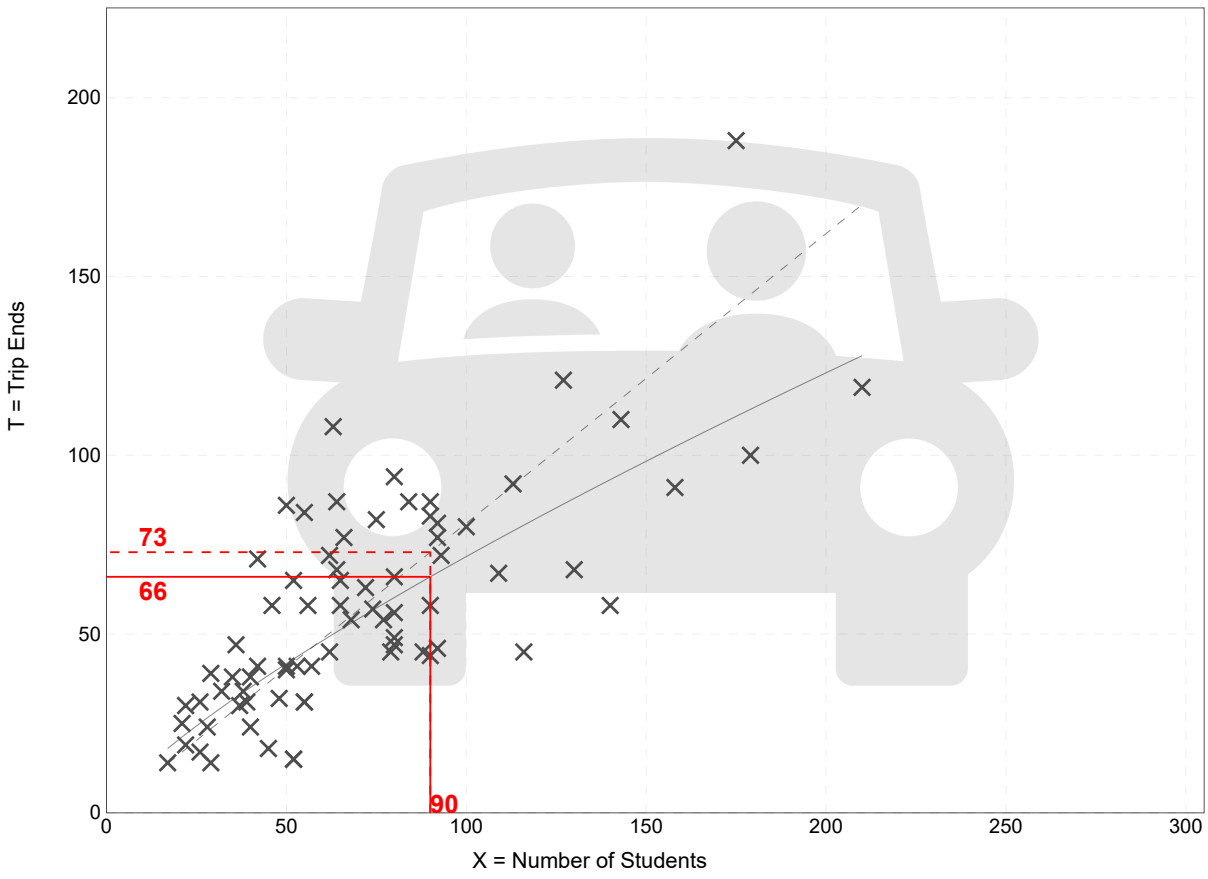
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 75
Avg. Num. of Students: 71
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.29 - 1.72	0.30

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.78 Ln(X) + 0.68

R^2= 0.57

Day Care Center
(565)

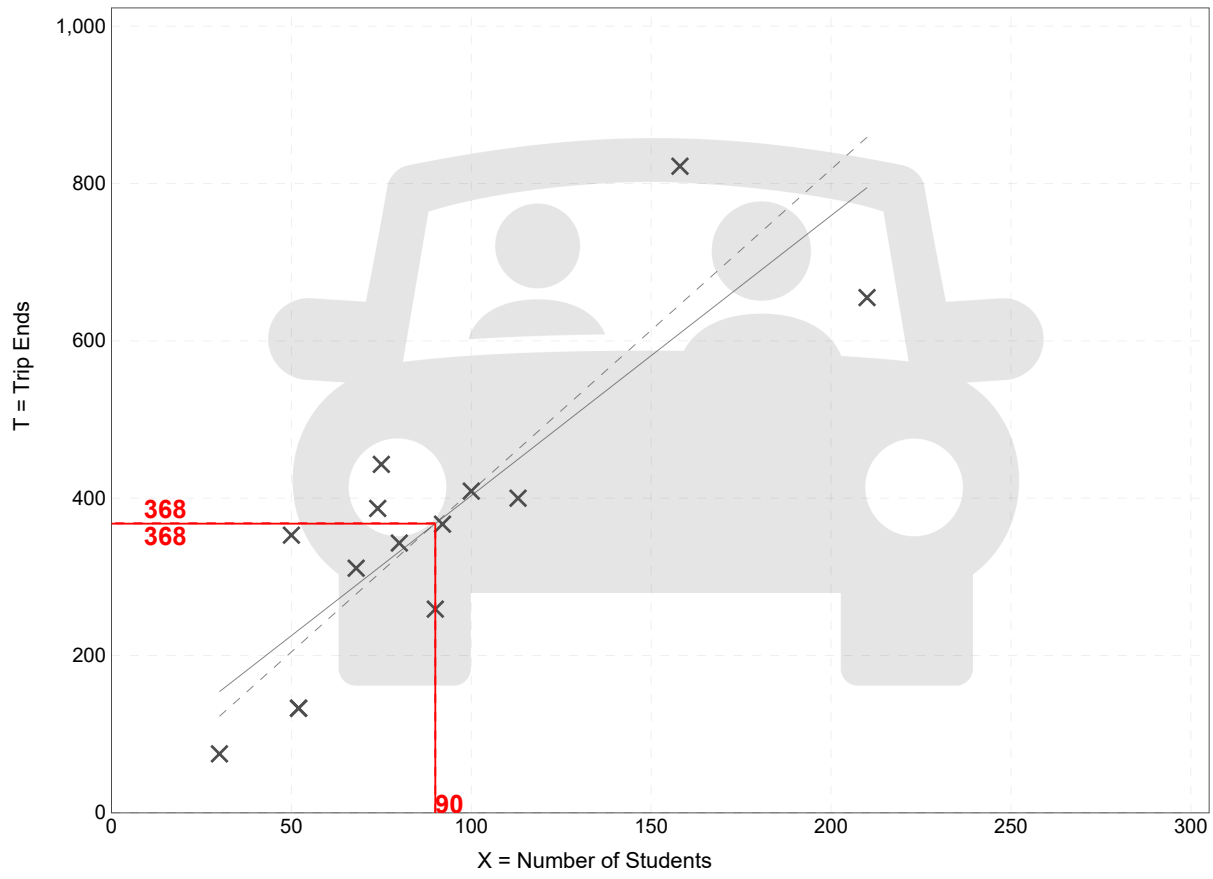
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Fitted Curve Equation: T = 3.56(X) + 47.23

R^2= 0.72

Saint Lucie County Property Appraiser



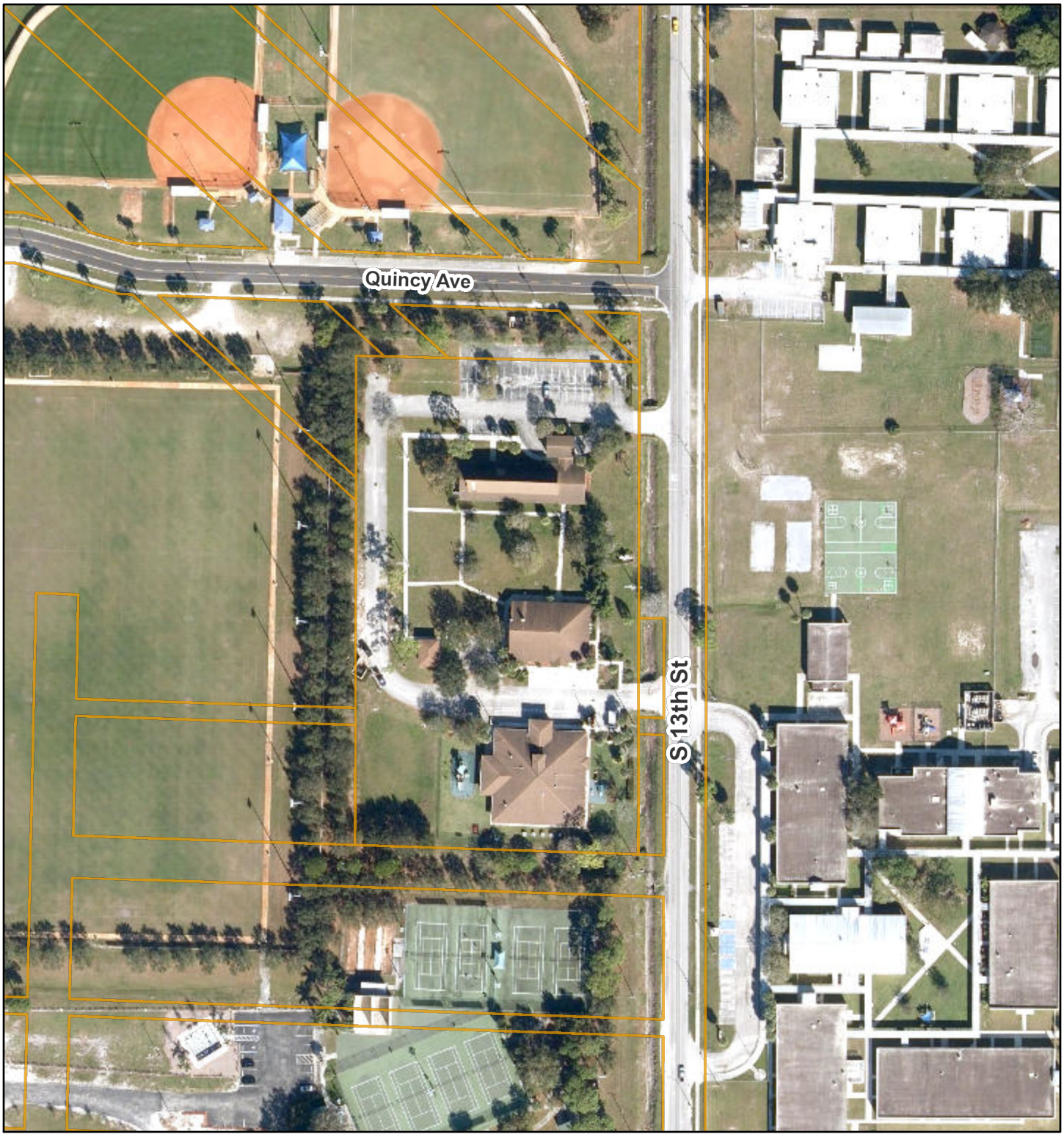
8/7/2023

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Saint Lucie County Property Appraiser



8/7/2023

1:2,257

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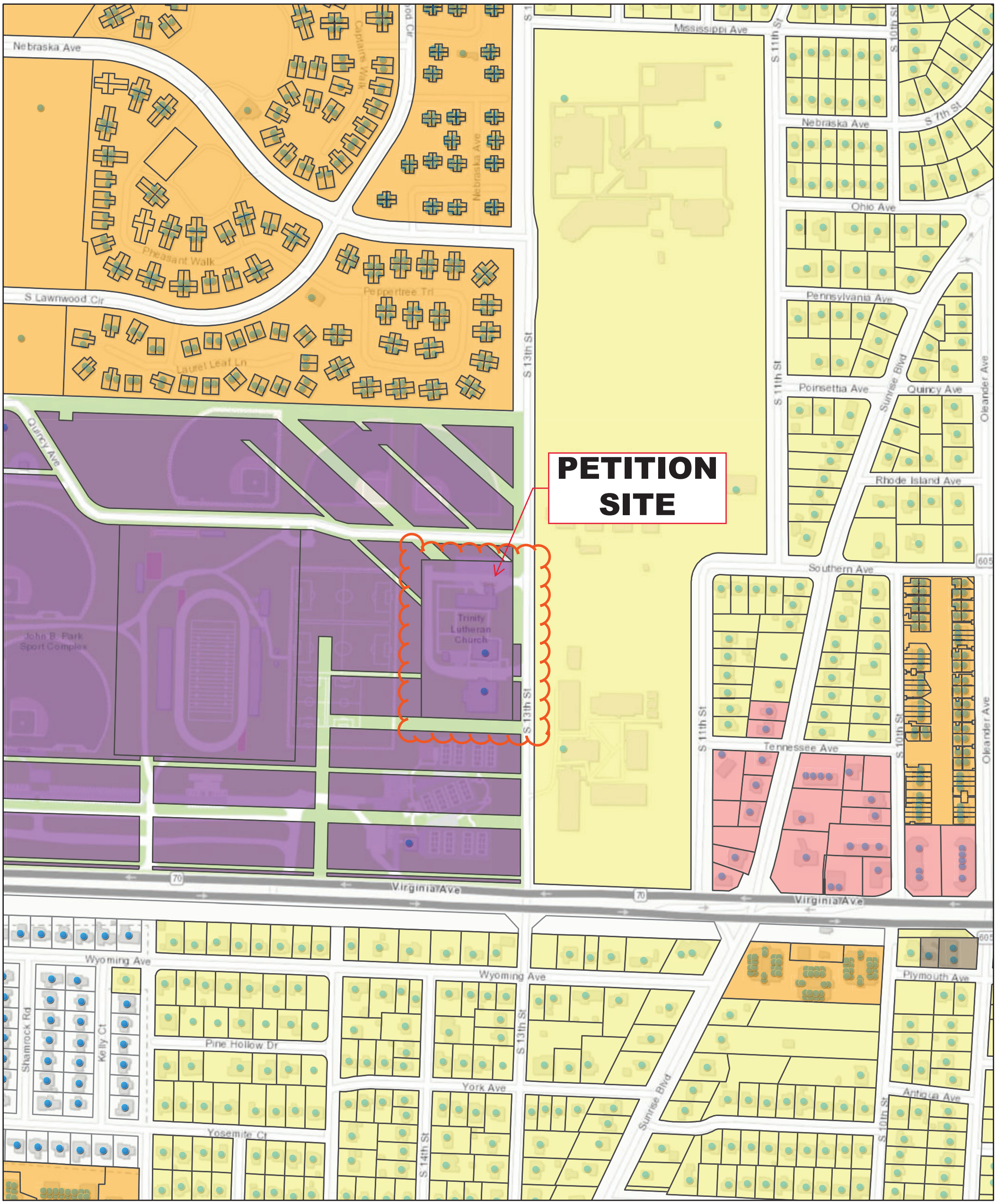
0 25 50 100 m



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Future Land Use

- INST, Institutional
- OP, Offices - Professional & Business Services
- RH, High Density Residential
- RL, Low Density Residential
- RM, Medium Density Residential
- Address Points
- Parcel Boundaries

1:4,514

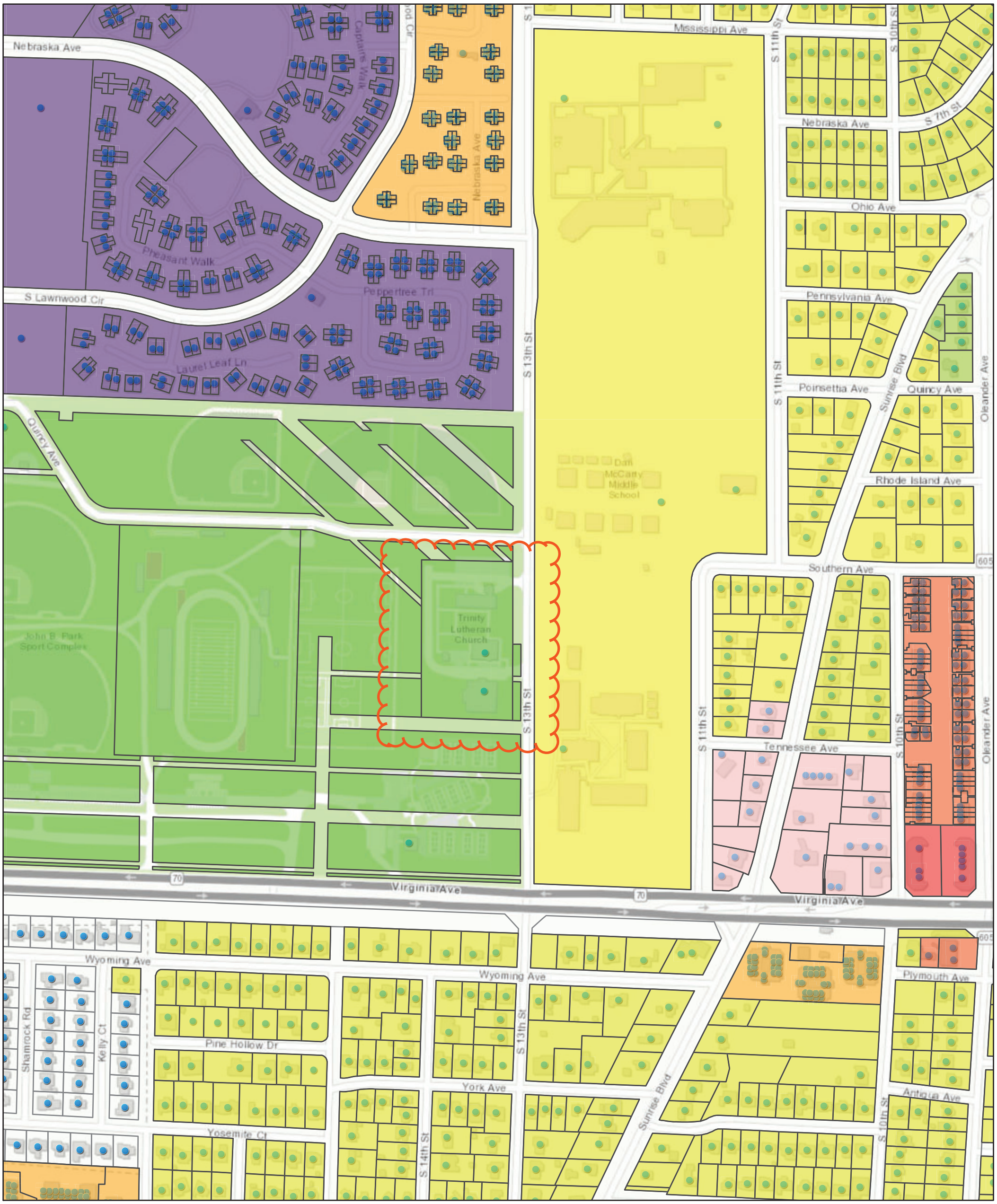
0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.



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Zoning

- C-1, Office Commercial
- C-3, General Commercial
- OS-1, General and Recreational Open Space
- PD, Planned Development
- R-1, Single Family Low Density
- R-2, Single Family Intermediate Density
- R-3, Single Family Moderate Density
- R-4, Medium Density Residential
- R-5, High Density Residential
- Address Points
- Parcel Boundaries

1:4,514

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

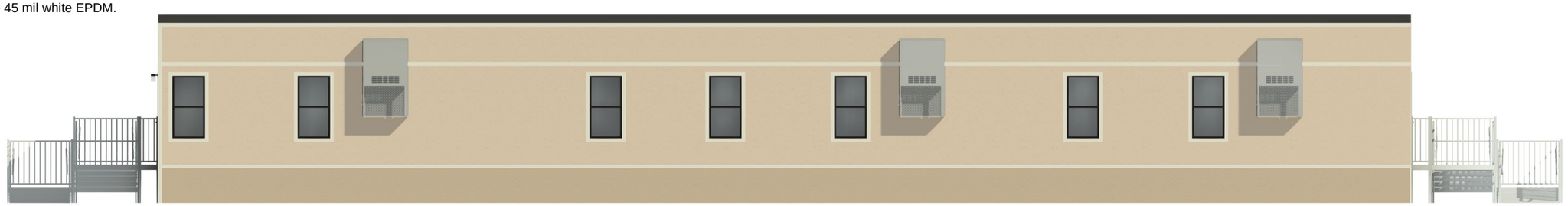
Web AppBuilder for ArcGIS
SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

3.0 Wall Section
- Standard house wrap installed over exterior walls sheathing with LP smart siding
- False mansard of same siding material
- Matching skirting material with standard vents

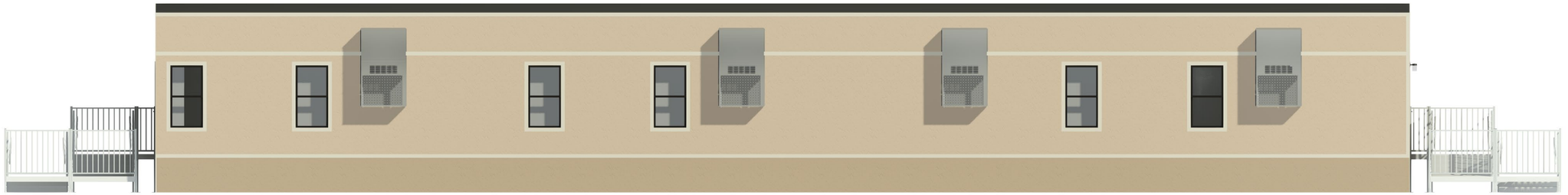
4.0 Roof/Ceiling Section
- Transverse truss (Engineered truss), (UT14w) at 16” O.C.
- Roof sheathing to be 7/16”x4x8
- Roof covering to be 45 mil white EPDM.

5.0 Windows Section
- (21) each, 36x60 VS windows, tinted and insulated, vinyl frame, rated as necessary

6.0 Exterior Doors Section
- (2) each, 72" x 80" Steel/steel exterior doors with 6” x 30” VB. Not impact rated
- Standard closure, panic hardware and removable center tee astragal ST/ST. Both doors are active with mechanically fastened (removable) center tee astragal



REAR ELEV.



HITCH ELEV.

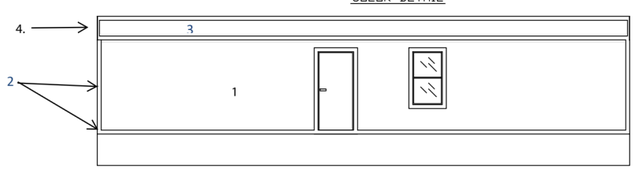


FRONT ELEV.



BACK ELEV.

COLOR DETAIL



DESCRIPTION	COLOR SELECTION
1. Building Body	D2B79B - Warm Carmel
2. Building Trim	E3D9C8 - Antique Beige
3. Mansard Body	
4. Skirting	B99E80 - Dapper Tan

VESTA MODULAR
1000 Town Center, Suite 975
Southfield, MI 48075

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC. AND MAY NOT BE SHARED WITH ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC.

N W E S
FOR REFERENCE ONLY

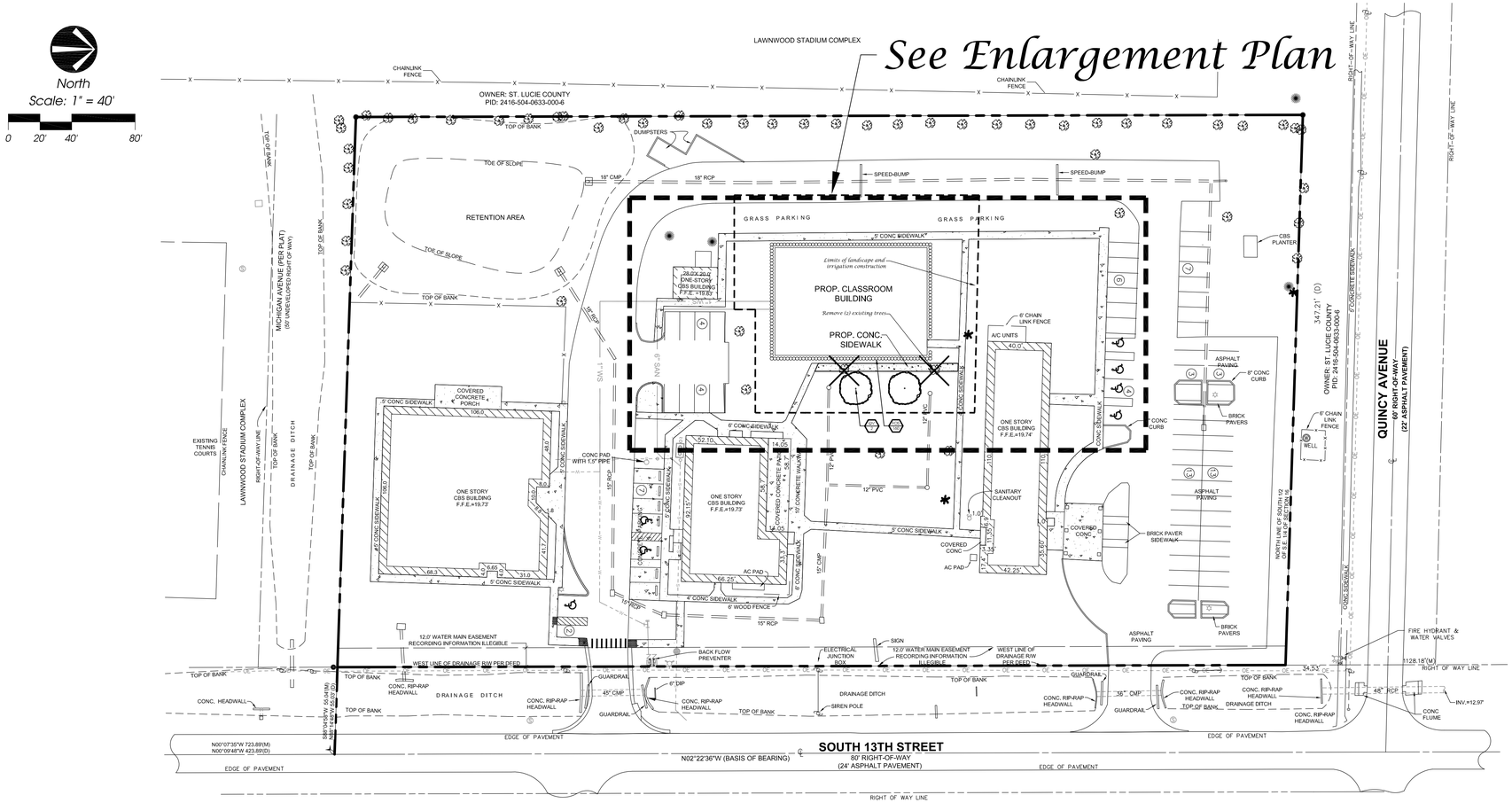
98’ x 68’ CLASSROOM BUILDING
COLOR ELEVATIONS

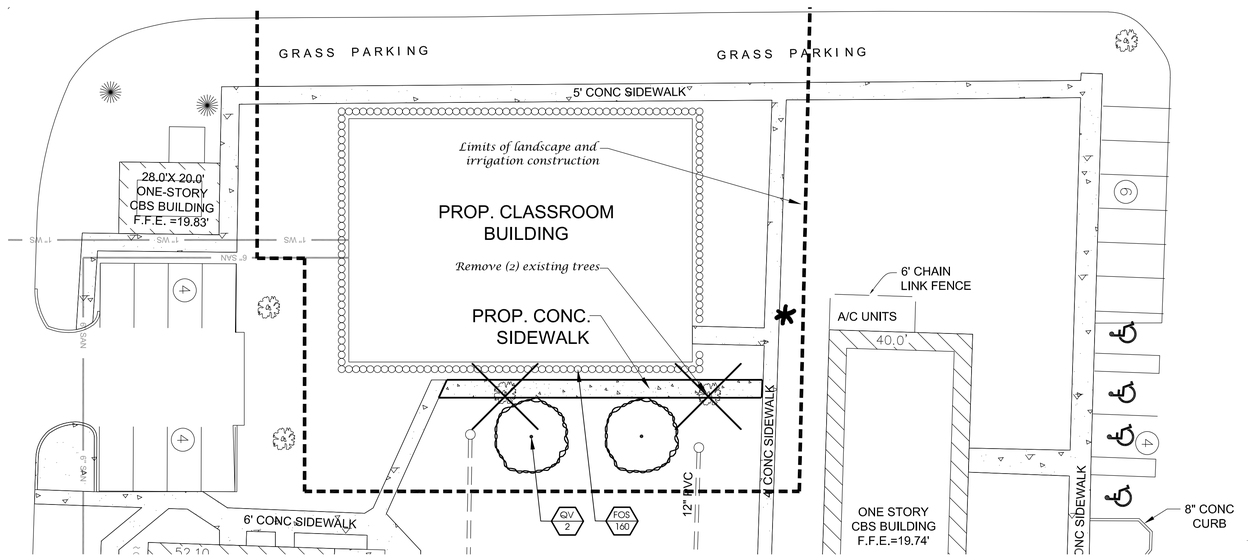
DRAWING DATE: 07/20/23

REVISION #/DATE:
1.
2.
3.

DRAWING NUMBER: 1

DRAWN BY: ERC





Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
160	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
		* = Florida Native				
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

General Notes

1. No plant substitutions can be made without the City of Fort Pierce's approval.
2. All required landscape improvements must be inspected and approved by the City prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Trinity Church Classroom Expansion

South 13th Street
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0704
Drawn By JWS
Submittal Dates 8-3-2023

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch, Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and elliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors Immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

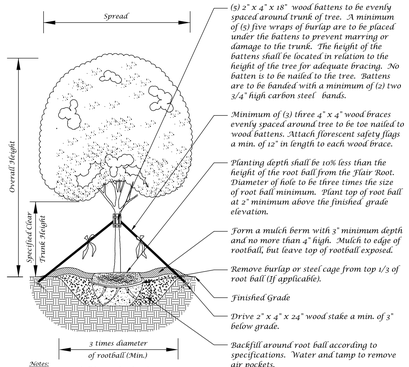
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

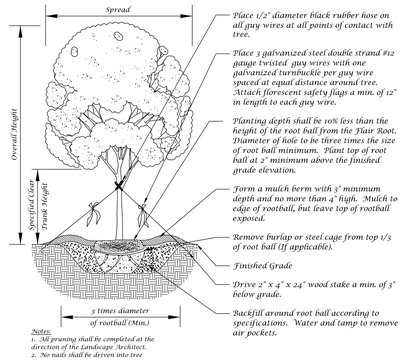
NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

Landscape Details



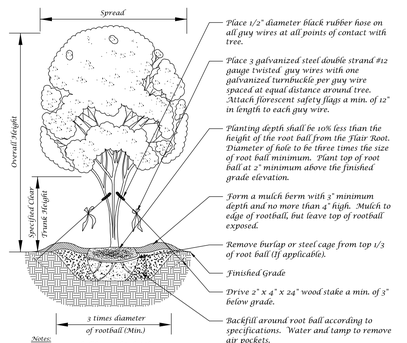
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



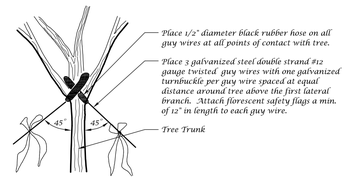
Tree Planting Detail

Not to Scale



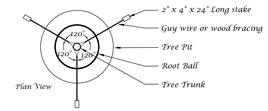
Multi-Trunk Tree Planting Detail

Not to Scale



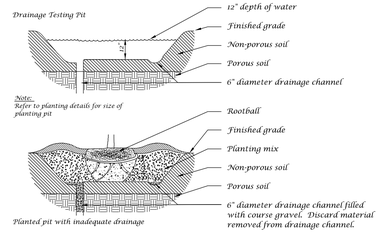
Guy Wire Attachment Detail

Not to Scale



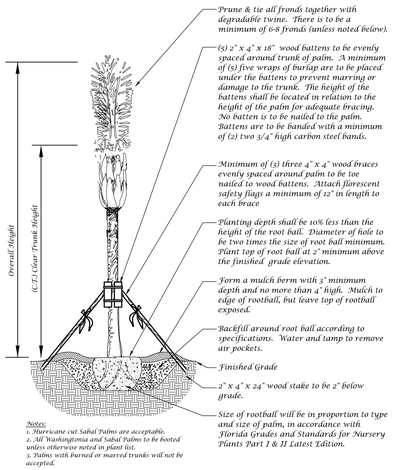
Staking Detail

Not to Scale



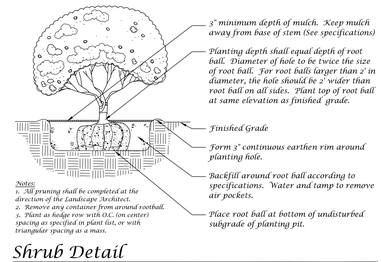
Drainage Testing Detail

Not to Scale



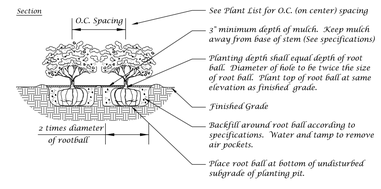
Palm Planting Detail

Not to Scale



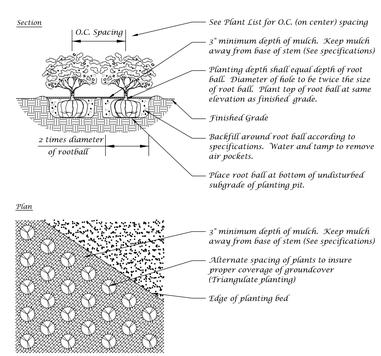
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

Trinity Church Classroom Expansion
South 13th Street
City of Fort Pierce, Florida

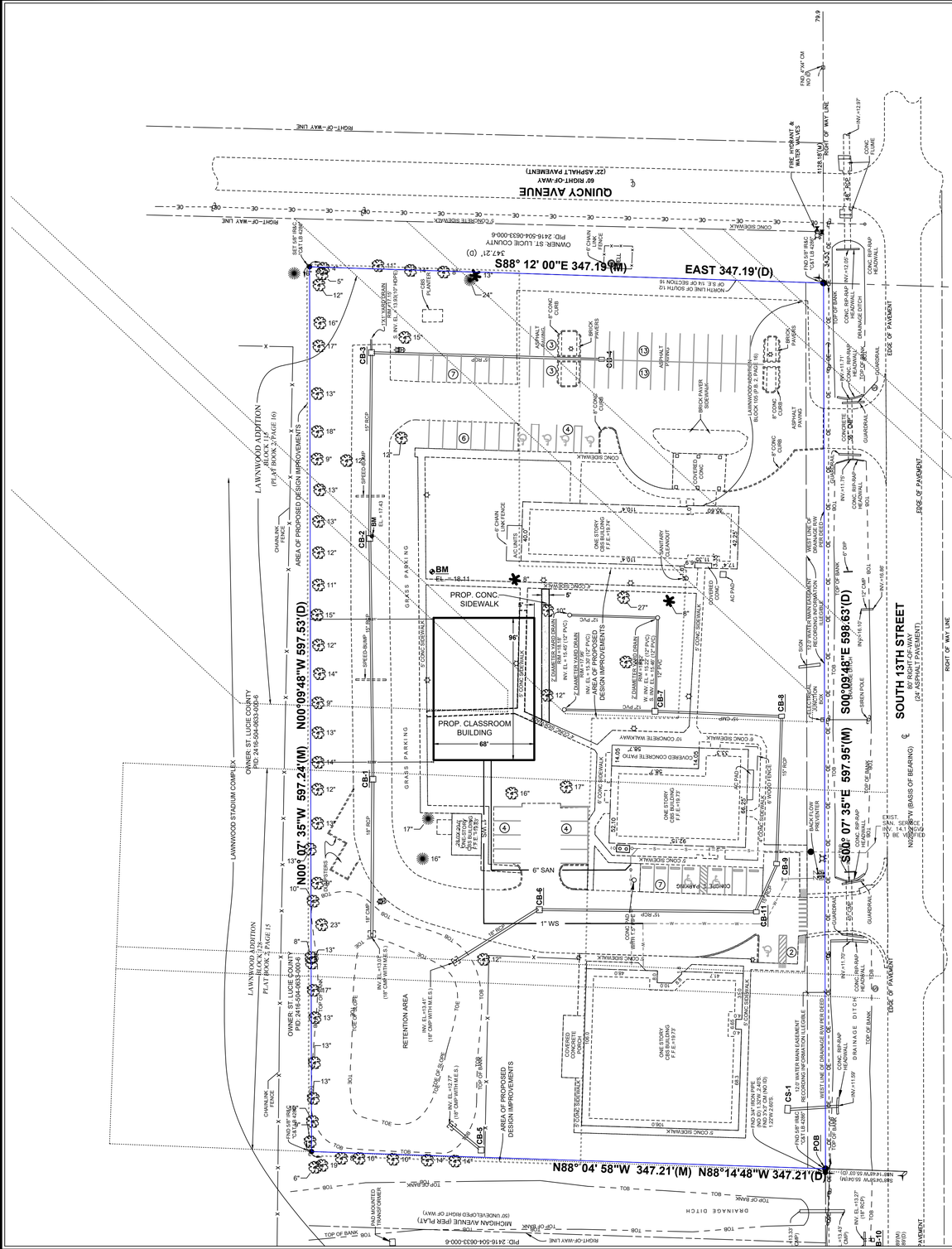
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0704
Drawn By JWS
Submittal Dates 8-3-2023

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



GENERAL NOTES

1. *ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FT. PIERCE CODE OF ORDINANCES SECTION 119 AND 125.*

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

SITE DATA TABLE

Owner:
Trinity Lutheran Church of Fort Pierce
2011 South 13th Street
Fort Pierce, FL 34950

Applicant:
Trinity Lutheran Church of Fort Pierce
2011 South 13th Street
Fort Pierce, FL 34950

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect:
TBD

Architect:
TBD

1.) **Project Name:**
Trinity Church Classroom expansion

2.) **Location:**
Approximately a quarter mile north of the Virginia Avenue and 13th st. intersection.

3.) **Project Description:**
A new classroom building and additional parking to support it total site approximately 4.76 acres.

4.) **Sec/Town/Range:**
Section 16/ Range 35S/ Township 40E

5.) Map ID:
24/16S

6.) **Parcel ID Numbers:**
2416-504-0750-000-2

7.) **Gross Site Area:**
4.77 acres (proposed development tract)
207,781 sq feet (approximate)

8.) **Zoning:**
OS-1

9.) **Land Use:**
7100-CHRCHS

10.) **Building Data:**

Setbacks (feet)	Required	Provided
North	N/A	154.0
East	15	51.4
South	N/A	23.7
West	N/A	59.7

Building Square Footage (SF)	
Proposed Classroom	6,528
Existing Daycare	11,089
Existing Office	5,270
Existing Sanctuary	5,882
Total	28,769

Note: All buildings are one story.

11.) **Development Schedule:**
Start 4th Qtr 2023
Complete 4th Qtr 2024

12.) **Flood Zone:**
The project site is located in Flood Zone X.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0187K. (2/19/2020)

13.) **Site Coverage:**

Impervious	Proposed SF	Existing SF	Total	SFWMD Permitted	Comparison
Buildings	6,528	22,803	29,331	24,829	-4,502
Pavement	0	49,255	49,255	49,223	-32
Sidewalk	-189	15,102	14,913	30,015	15,102
Total Impervious	6339	87,160	93,499	104,067	10,568

Pervious	Proposed SF	Existing SF	Total	SFWMD Permitted	Comparison
Open Space	-6,339	120,621	114,282	234,903	120,621
Total Pervious	-6339	120,621	114,282	234,903	120,621
Total	0	207,781	207781.20	100.0%	

14.) **Building Hgt.:**
Proposed Maximum Bldg. Hgt. 35 feet (single story)

15.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Blue Stream
Re-Use Water	n/a		

16.) **Fire Services:**
The Fire Hydrant is provided at the project property line near the south east corner of the property.

17.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles; Site lighting to be LED fixtures.

18.) **Refuse Collection:**
Trash and solid waste is collected by approved City of Fort Pierce Service provider.

19.) **Parking Required:**
The controlling requirement for provided parking is set by the Fort Pierce Planning and Zoning

Building	Parking requirement	Requests	Required
Proposed Classroom	2 Spaces/classroom	6	12
Existing Daycare	2 Spaces/classroom	7	14
Existing Office	1 Space/300SF	5,270	18
Existing Sanctuary	**1 Space/ 3 seats**	**180**	**60**

*Sanctuary parking dictates required parking

Parking Provided:

	Required	Provided	
Standard Spaces	60	62	Spaces
Handicapped	3	7	Spaces
Total	**63**	**69**	**Spaces**

20.) **Site Drainage:**
The stormwater management system for the overall project area is governed by the Fort Pierce, South Florida Water Management District Permit No. 56-01457-P (as may be amended).The project sites within the PUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system.

The plan is to flow into the detention area in the southwest corner of the property. The lake will then stage to the constrol structure with a 3" bleeder at 13.5' NGVD and a 2" sharp crested weir at elevation 17.5 NGVD ultimately discharging offsite into South 13th St. Canal.

21.) **Traffic Statement**

THE PROJECT WILL RESULT IN THE GENERATION OF 833 VPD AVERAGE DAILY TRIPS AND 207 VPH PEAK HOUR FACTOR TRIP THE DIRECTIONAL DISTRIBUTION FOR THE PM PEAK HOURS TRIPS WILL BE 47% ENTERING AND 53% EXITING THE SITE, OR 97 VEHICLES ENTERING AND 110 EXITING. THE TRIPS ARE CALCULATED USING THE ITE 11TH EDITION UNDER CODE 565 (DAYCARE CENTER)

22.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal Regulations

23.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

24.) **Environmental Statement:**

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No			
Rare Habitat	No			
Threatened Species	No			
Endangered Species	No			
Species of Special Concern	No			
Invasive /Exotic Vegetation	Yes		N/A	N/A

25.) **General Notes:**

a.) No special considerations for site access or gating will be required, thus no storage considerations are required for trucks at the project enterance.

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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.	.	.
.	.	.
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.	.	.

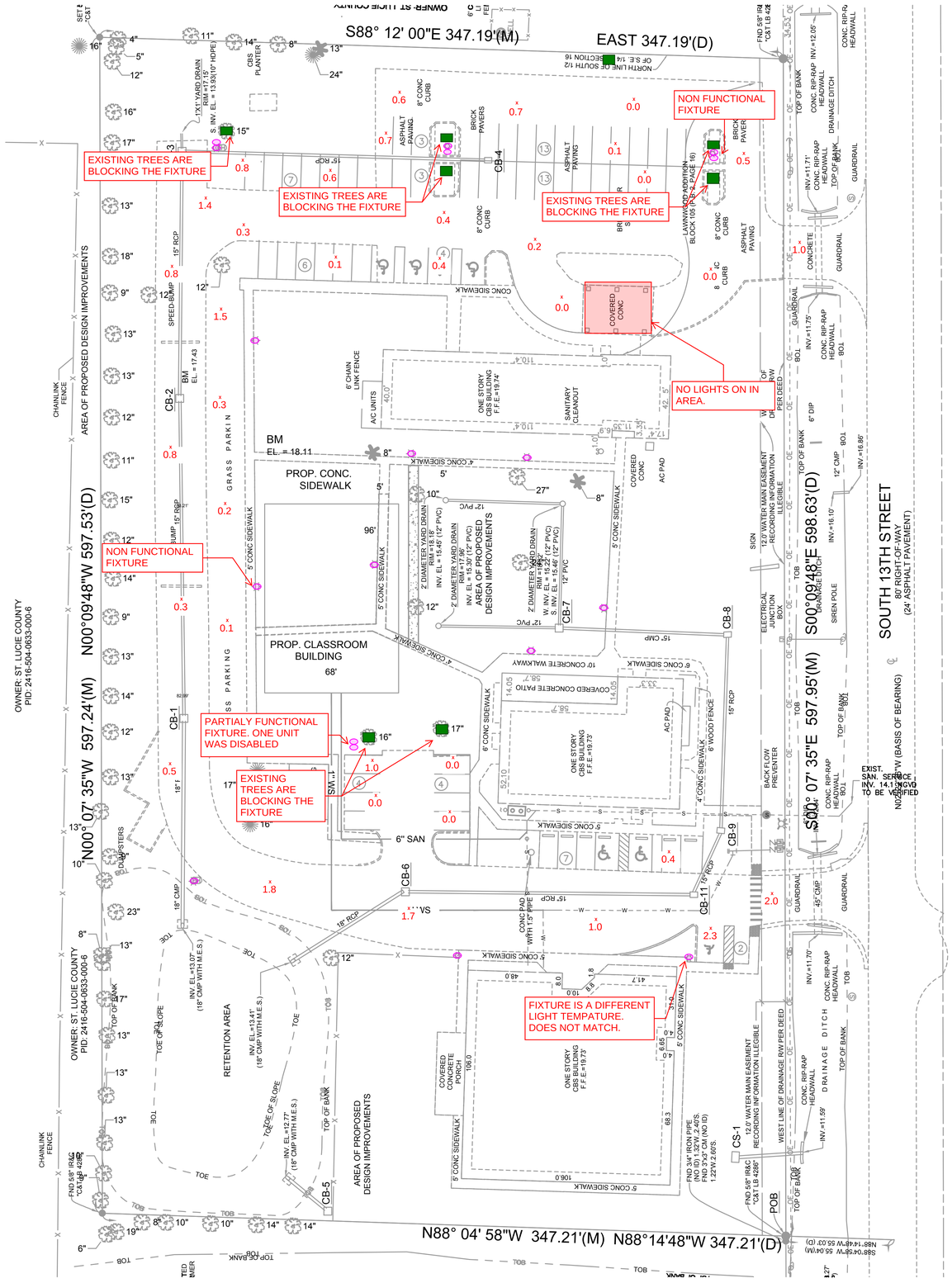
	BY	DATE
DESIGNED		
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

TRINITY – CLASSROOM BUILDINGS

SITE PLAN

DATE:
HORIZ. SCALE: 1:20
VERT. SCALE: 1:20
JOB No. 22-214
SHEET 1 of

P:\Proj-2022\22-214 Trinity – Classroom Buildings\22-214 Trinity-Base.dwg Plotted: 7/12/2023 1:40 PM By: EDGAR COAPMAN



SURVEY COMPLETED ON 09/12/23

SCOPE OF SURVEY

SCOPE OF AREA SURVEYED ARE AS LISTED:
1. ROADWAYS
2. PARKING SPACES

SYMBOL LEGEND

- EXISTING POLE MOUNT LIGHT FIXTURE (SINGLE).
- EXISTING POLE MOUNT LIGHT FIXTURE (DOUBLE).
- EXISTING TREES
- X CALC POINT

PHOTOMETRIC AVERAGES

TOTAL AMOUNT OF CALCS - 35

MIN. - 0.0

MAX - 2.3

AVG. - 0.6

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

revision	date
1	

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1745 Fax 772.595.1745
bbrown@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Brady L Brown — Florida License #58237

date
signed

project title: TRINITY CHURCH
2011 SOUTH 13TH STREET
FORT PIERCE, FL 34950

sheet title: **ELECTRICAL PLAN**

projt. no.:	2023-0000
project manager:	DM
checked by:	BB
scale:	AS NOTED
date:	09/18/2023

sheet **E2.1** project

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

ENVIRONMENTAL ASSESSMENT

OPEN ARMS - FORT PIERCE

FORT PIERCE, FLORIDA

Prepared for:

Open Arms

Prepared by:

EW Consultants, Inc.

July 2023

© 2023 EW Consultants, Inc.

1000 SE Monterey Commons Blvd., Suite 208 • Stuart, FL 34996 • 772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION -

The Trinity Church Classroom Expansion area within the City of Fort Pierce covered by this Environmental Assessment comprises 6,528 square feet, as well as the entire 4.77-acre Church property. It is located east of and adjacent to the Lawnwood sports complex, west of South 13th Street, south of Quincy Avenue and north of Virginia Avenue within the City of Fort Pierce, Florida (see Figure 1, Location Map). The project site is situated in northeastern St. Lucie County within Section 16, Township 35 South, and Range 40 East (see Figure 2, USGS Quadrangle Map). Figure 3 is a 2023 Aerial Photograph of the subject property and immediate surroundings. Please note that these graphics encompass the entire Trinity Church property.

II. GENERAL PROPERTY DESCRIPTION –

Based on a site visit conducted by staff from EW Consultants, Inc. in July 2023, the project area consists of facilities associated with Trinity Lutheran Church and Open Arms early childhood learning center. There are no intact native habitat (wetland or upland) assemblages on-site.

III. SOIL TYPES –

A Soil Resource Report produced by the United States Department of Agriculture/Natural Resources Conservation Service for the subject property includes soils classified as Winder sand, shell substratum (96.5%), Arents (3.0%) and Lawnwood and Myakka sands (0.6%).

IV. EXISTING LAND COVER TYPES –

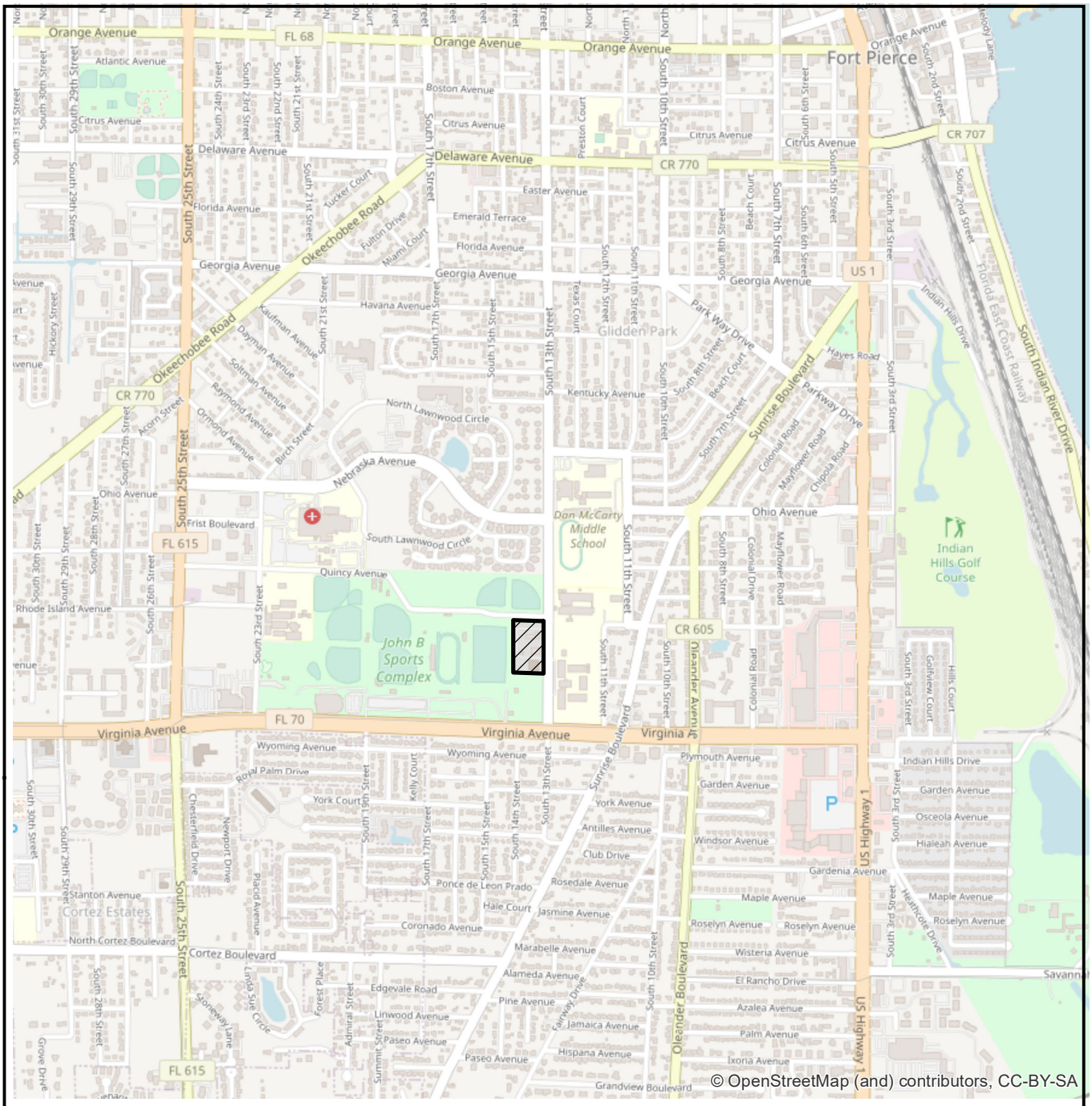
Based on the Florida Land Use, Cover and Forms Classification System (FLUCCS), the study area is classified as #172 – Religious Facilities and includes frequently mowed open areas, paved and unpaved parking, and storm water retention. Figure 4 provides a recent aerial view with nomenclature for this land cover type. The grasses within the unpaved portions of the subject site are mowed and contain a variety of ruderal weeds. All vegetation appears as established and are maintained landscape plantings. Native vegetation within the church property includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*) and strangler fig (*Ficus aurea*). Invasive non-native vegetation includes Guinea grass (*Megathyrsus maximus*), cocoplum (*Chrysobalanus icaco*), umbrella tree (*Schefflera actinophylla*), bottlebrush (*Callistemon* spp.), queen palm (*Syagrus romanzoffiana*) and other landscape plants.

V. LISTED SPECIES DISCUSSION –

During the field assessment of the property, observations were made to evaluate the presence or potential presence of wildlife. In particular, observations were made for species listed by Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. Pedestrian surveys were conducted throughout the 4.77-acre property as well as the classroom expansion area during the July 2023 site visit. On the basis of these observations, as well as designated consultation areas and critical habitats, the following listed species and potential for occurrence have been evaluated:

Gopher Tortoise (*Gopherus polyphemus*) – State Listed – Threatened

The gopher tortoise is listed as a Threatened Species by the State of Florida, typically occurring in a variety of native and altered upland areas containing sandy soils. Although no intact native upland habitats exist on-site, the sandy soils and ruderal herbaceous weeds provide potential foraging and burrowing habitat for this species. A 100% survey according to Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised April 30, 2023) was conducted by a certified gopher tortoise agent within the entire church property during the July 2023 site visit. No potentially occupied burrows or signs of gopher tortoise presence (such as scat or tracks) were observed during this survey.



LEGEND

▨ - SITE (4.8+/- AC)

0 2,000 Feet

N

OPEN ARMS - FORT PIERCE
LOCATION MAP

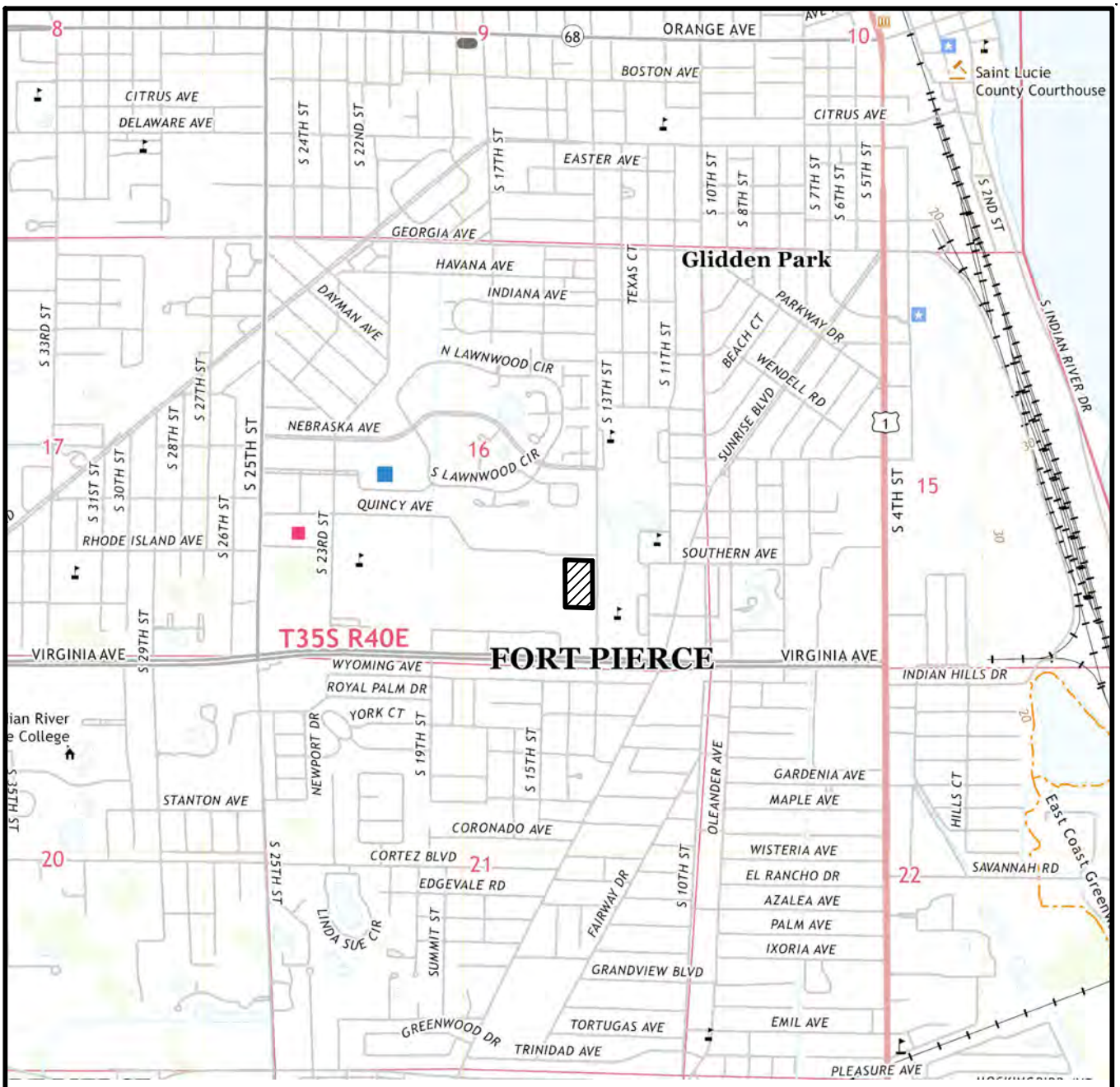
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2023

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'41.31" LONGITUDE -80°20'15.88"

LEGEND

- SITE (4.8± AC)

0 2000

SCALE IN FEET

OPEN ARMS - FORT PIERCE

QUAD MAP

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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2023

FIGURE 2

Open Arms Fort Pierce.dwg QUAD



FDOT AERIALS DATED 2023

0 200
SCALE IN FEET

OPEN ARMS - FORT PIERCE

AERIAL

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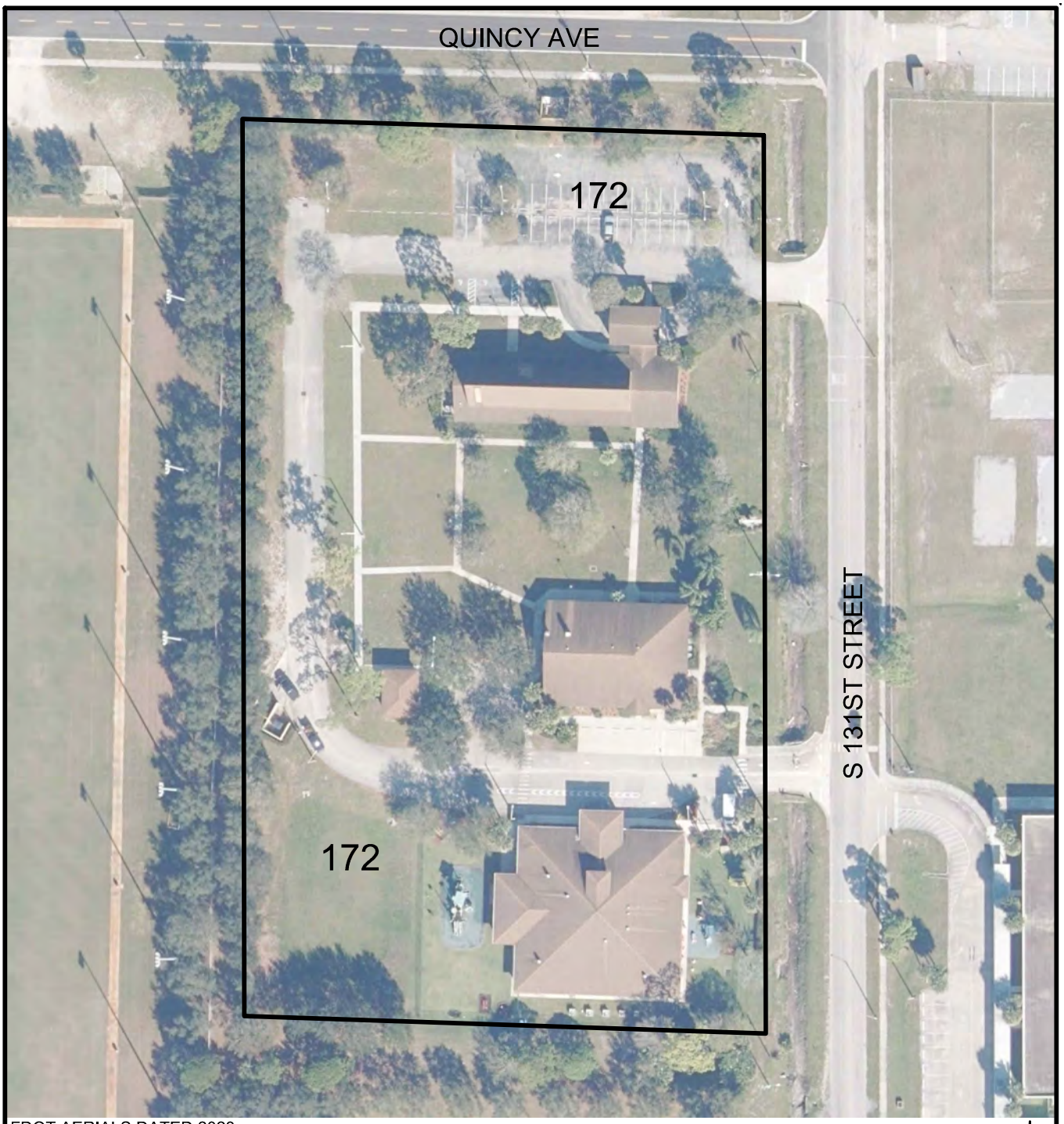
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2023

FIGURE
3

Open Arms Fort Pierce.dwg AERIAL



FDOT AERIALS DATED 2023

LEGEND
172 - RELIGIOUS FACILITIES (4.8± AC)

0 100
SCALE IN FEET

OPEN ARMS - FORT PIERCE
FLUCCS

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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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JULY 2023

FIGURE
4

Open Arms Fort Pierce.dwg FLUCCS

Soil Map—St. Lucie County, Florida
(OPEN ARMS - FORT PIERCE)



Map Scale: 1:1,090 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 16, Sep 2, 2022

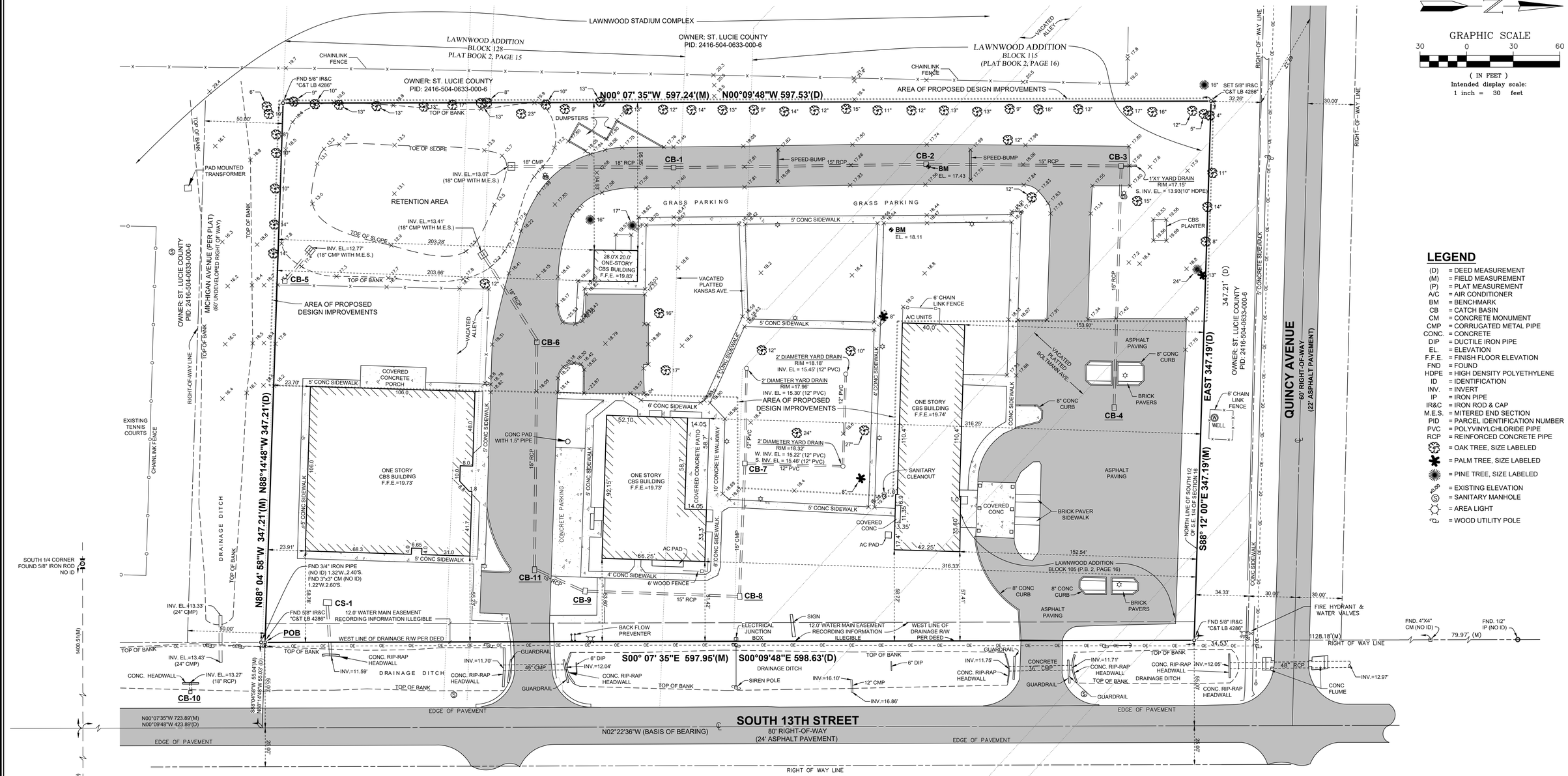
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	0.1	3.0%
21	Lawnwood and Myakka sands	0.0	0.6%
56	Winder sand, shell substratum	4.6	96.5%
Totals for Area of Interest		**4.8**	**100.0%**



LEGEND

(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
A/C	= AIR CONDITIONER
BM	= BENCHMARK
CB	= CATCH BASIN
CM	= CONCRETE MONUMENT
CMP.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
DIP	= DUCTILE IRON PIPE
EL.	= ELEVATION
F.F.E.	= FINISH FLOOR ELEVATION
FND	= FOUND
HDPE	= HIGH DENSITY POLYETHYLENE
ID	= IDENTIFICATION
INV.	= INVERT
IP	= IRON PIPE
IR&C	= IRON ROD & CAP
M.E.S.	= MITERED END SECTION
PID	= PARCEL IDENTIFICATION NUMBER
PVC	= POLYVINYLCHLORIDE PIPE
RCP	= REINFORCED CONCRETE PIPE
	= OAK TREE, SIZE LABELED
	= PALM TREE, SIZE LABELED
	= PINE TREE, SIZE LABELED
99.99	= EXISTING ELEVATION
S	= SANITARY MANHOLE
	= AREA LIGHT
	= WOOD UTILITY POLE

DRAINAGE STRUCTURES

CS-1
OUTFALL TOP EL. = 17.15'
E INV. 18" RCP=11.92'
TOP OF WEIR (5" WIDE)=16.88'
BLEEDER TOP (2" WIDE)=15.89'
BLEEDER BOTTOM (5" WIDE) = 11.97'

CB-1
RIM EL. = 17.27'
N. INV. EL. = 13.27' (15" RCP)
S. INV. EL. = 13.32' (18" RCP)

CB-2
RIM EL. = 17.27'
N. INV. EL. = 13.84' (15" RCP)
S. INV. EL. = 13.81' (15" RCP)

CB-3
RIM EL. = 17.40'
N. INV. EL. = 14.00 (15" HDPE)
S. INV. EL. = 14.10 (18" RCP)

CB-4
RIM EL. = 16.79
W. INV. EL. = 14.44 (15" RCP)

CB-5
RIM EL. = 16.80'
NW. INV. EL. = 12.73' (18" CMP)

CB-6
RIM EL. = 17.98
SW. INV. EL. = 14.12' (18" RCP)
E. INV. EL. = 14.10' (15" RCP)

CB-7
RIM EL. = 18.58'
N. INV. EL. = 15.35' (12" HDPE)
E. INV. EL. = 15.48' (15" CMP)
W. INV. EL. = 15.38' (12" HDPE)

CB-8
RIM EL. = 17.99'
W. INV. EL. = 15.07' (15" RCP)
C. INV. EL. = 14.98' (15" RCP)

CB-9
RIM EL. = 17.36'
N. INV. EL. = 14.83' (15" RCP)

CB-10
RIM EL. = 16.16'
W. INV. EL. = 13.44' (18" RCP)
E. INV. EL. = 13.64' (15" RCP)

CB-11
RIM EL. = 17.82'
NE. INV. EL. = 14.57' (15" RCP)
W. INV. EL. = 14.02' (15" CMP)

SURVEYOR'S NOTES

1. The last date of data acquisition was June 22, 2023.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the original signature and the seal or digital signature of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983 (Adjustment of 2011). The basis of bearing for this survey is the centerline of South 13th Street, having a bearing of North 02°22'36" West.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by St. Lucie County benchmark VIR 215, having a published elevation of 17.717 feet.
7. The features shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment, as established using FPRN
8. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Interior improvements, if any were not located except as shown.
13. Symbols shown hereon are not to scale.
14. Drainage pipe sizes and connections between structures have been compiled from various maps and field observations with limited visibility. These connections are believed to be accurate, however cannot be relied upon therefore is not certified by this survey. Invert elevations may vary when pipe opening is recessed.
15. The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). Consult with an arborist for further classification.
16. The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for accuracy.
17. The purpose of this survey is to map existing topographic features and elevations within the area of proposed design improvements.
18. The legal description of the land contained in this boundary survey is based upon a historical boundary prepared by this firm and was originally provided by the client or client's representative.

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH OF RANGE 40 EAST, RUN NORTH 88°14'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, 1378.2 FEET TO THE CENTERLINE OF SOUTH 13TH STREET, AS SHOWN ON THE PLAT OF SUNRISE ESTATES SUBDIVISION, ON FILE IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°09'48" WEST, ALONG THE CENTERLINE OF SOUTH 13TH STREET, 723.89 FEET; THENCE NORTH 88°14'48" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, 55.03 FEET TO THE WEST LINE OF DRAINAGE CANAL RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE, ALONG THE LAST MENTIONED COURSE, 347.21 FEET; THENCE NORTH 00°09'48" WEST, PARALLEL TO THE CENTERLINE OF THE AFORESAID SOUTH 13TH STREET, 597.53 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, RUN EAST 347.21 FEET TO THE WEST LINE OF CANAL RIGHT-OF-WAY, WHICH POINT IS 55 FEET WEST OF THE CENTERLINE OF SOUTH 13TH STREET; THENCE SOUTH 00°09'48" EAST, ALONG SAID DRAINAGE CANAL RIGHT-OF-WAY 598.63 FEET TO THE POINT OF BEGINNING.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
(SEE PLOT STAMP)	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	6-22-2023
CALCS.	JJ	
DRAWN	JHY	
DETAILED		
CHECKED	JJ	
APPROVED	TPK	

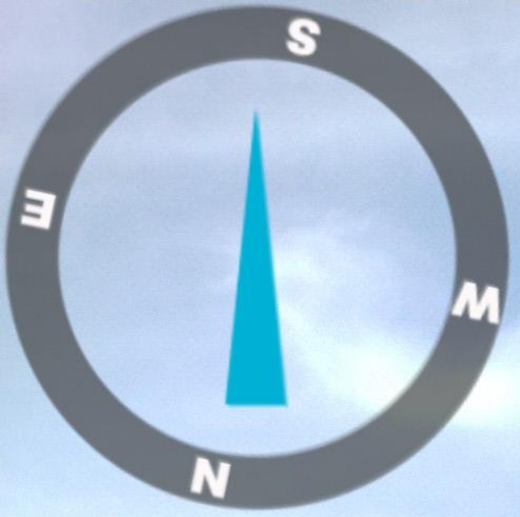
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR

TRINITY LUTHERAN CHURCH

DATE:	
HORIZ. SCALE: 1"=30'	
VERT. SCALE: NONE	
JOB No.	22-214
SHEET	1 of 1

P:\Proj-2022\22-214 Trinity – Classroom Building\Survey\22-214 Boundary Topo Tree Survey.dwg Plotted: 7/7/2023 12:06 PM By: JOHN YANCY



Aug 31, 2023 10:06:07 AM
168° S
12381 Silverwood
Index number: 120

Aug 31, 2023 10:06:10 AM
145° SE
12381 Silverwood
Index number: 121

Aug 31, 2023 10:06:14 AM
108° E
12381 Silverwood
Index number: 122

Aug 31, 2023 10:06:16 AM
77° E
12381 Silverwood
Index number: 123

Aug 31, 2023 10:06:18 AM
31° NE
12381 Silverwood
Index number: 124

Aug 31, 2023 10:06:21 AM
341° N
12381 Silverwood
Index number: 125

Aug.31, 2023 10:06:25 AM
267° W
12381 Silverwood
Index number: 126


N
E
S
W
Aug 31, 2023 10:07:29 AM
10° N
12381 Silverwood
Index number: 127


Aug 31, 2023 10:07:32 AM
283° W
12381 Silverwood
Index number: 128


S
W
E
N
10
WASTE PRO
772-595-9390
Jeep
Aug 31, 2023 10:07:36 AM
219° SW
12381 Silverwood
Index number: 129


S
E
W
N
Aug 31, 2023 10:07:40 AM
168° S
12381 Silverwood
Index number: 130


N
E
S
W
Aug 31, 2023 10:07:47 AM
121° SE
12381 Silverwood
Index number: 131

Aug 31, 2023 10:07:59 AM
156° SE
12381 Silverwood
Index number: 132


N
E
S
W
TRINITY
Aug 31, 2023 10:08:44 AM
86° E
12381 Silverwood
Index number: 133


N
W
E
S
Aug 31, 2023 10:08:48 AM
341° N
12381 Silverwood
Index number: 134


W
S
N
E
Aug 31, 2023 10:08:51 AM
268° W
12381 Silverwood
Index number: 135


S
W
E
N
Aug 31, 2023 10:08:55 AM
208° SW
12381 Silverwood
Index number: 136