
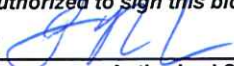


<p><b>DELIVER TO:</b>  City of Fort Pierce, Purchasing Division  Room 101  100 North U.S. #1  Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b>  City of Fort Pierce Purchasing Division,  Room 101  P.O. Box 1480  Fort Pierce, FL 34954-1480</p>	<p style="text-align: center;"><b>CITY OF FORT PIERCE</b></p>  <p style="text-align: center;"><b>INVITATION TO BID  and  BIDDER ACKNOWLEDGMENT</b></p>
<p><b>Bid Writer:</b> Latonya Hubbard</p>	<p><b>Bid No:</b> 2023-016</p>
<p><b>Mandatory Site-Visit:</b>  <p style="text-align: center;">N/A</p></p>	<p><b>Bid Title:</b> DISPOSITION OF FPRA SURPLUS PROPERTIES - 424 DOUGLAS COURT AND 426 DOUGLAS COURT</p>
<p><b>Mandatory Site-Visit Location:</b>  <p style="text-align: center;">N/A</p></p>	<p><b>Bid Opening Location:</b>  Purchasing Division Conference Room, Room 101  100 North U.S. #1, 1st Floor  Ft. Pierce, Florida 34950</p>
<p><b>Bid Due Date &amp; Time</b>  <b>3:00PM, WEDNESDAY, FEBRUARY 22, 2023</b></p>	<p>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.</p>
<p><b>Bidder Name:</b>  Development U, LLC</p> <hr/> <p><b>Mailing Address:</b>  2029 Okeechobee Blvd, Suite 1153</p> <hr/>	<p><i>I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the proposer.</i></p> <p>X  _____  Authorized Signature (Manual)</p>
<p><b>City, State, Zip Code:</b>  West Palm Beach, FL. 33408</p>	<p><b>Typed or Printed Name:</b>  Luther Robinson II</p>
<p><b>Type of Entity (Select one):</b>  Corporation <input checked="" type="checkbox"/> _____  Partnership _____  Proprietorship _____</p>	<p><b>Title:</b>  Managing Member</p>
<p><b>Incorporated in the State of:</b> FL      <b>Year:</b> 2023</p>	<p><b>Delivery in</b> <u>7</u> <b>days, After Receipt Order</b></p>
<p><b>Phone Number:</b> 305-924-1266</p>	<p><b>Payment Terms:</b> 10% of the purchase price</p>
<p><b>Fax Number:</b> N/A</p>	<p><b>FEIN or SS Number:</b> Applied, to be provided at a later date</p>
<p><b>E-Mail Address:</b> lrobinson@robinsonluxurygroup.com</p>	<p><b>Local Business:</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N    <b>MWBE:</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>
<p><b>Bid Security is attached, when required, in the amount of \$</b> _____  F.O.B. DESTINATION</p>	<p><b>If returning as a "No Bid" state reason:</b></p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b></p>	

The Development U, LLC is a newly formed entity. Incorporation documents have been filed as presented below. An EIN number is pending from the IRS and will provided to the City once received.

## Payment Receipt Confirmation

Your payment was successfully processed.

### Transaction Summary

Description	Amount
	\$125.00
Total Amount Paid	\$125.00

### Customer Information

Customer Name LUTHER ROBINSON  
Local Reference ID 300402015813 NEW  
Receipt Date 2/3/2023  
Receipt Time 12:31:19 PM EST

### Payment Information

Payment Type Credit Card  
Credit Card Type MAST  
Credit Card Number \*\*\*\*\*8795  
Order ID 33663840  
Billing Name LUTHER ROBINSON II

### Billing Information

Billing Address 2029 OKEECHOBEE BLVD  
STE 1 #1153  
Billing City, State WEST PALM BEACH, FL  
ZIP/Postal Code 33409  
Country US  
Phone Number 3059223322  
This receipt has been emailed to the address below.  
Email Address [LROBINSON9324@GMAIL.COM](mailto:LROBINSON9324@GMAIL.COM)



**CITY OF FORT PIERCE**  
**OFFER TO PURCHASE/BID RESPONSE FORM**  
 DISPOSITION OF CITY SURPLUS PROPERTIES  
 Bid No. 2023-016

Date: February 22, 2023

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

424 Douglas Court -2409-501-0199-000-0 **AND** 426 Douglas Court -2409-501-0200-000-1

**PROPOSED SUBMITTED BY:**

Legal Name (s): Development U, LLC  
 Address: 2029 Okeechobee Boulevard Suite #1153 West Palm Beach, FL. 33409  
 Day-time Phone Number: 305-924-1266 Mobile Number: 305-924-1266  
 Email: lrobinson@robinsonluxurygroup.com

**INTENDED USE**

I/we propose to use the property for:

The development of a residential duplex consisting of (2) two-bedroom/two-bathroom units. Each unit will ample living space, central air conditioning, state of the art appliance, and an in-unit washer and dryer.

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):

The improvements will include the new construction of a residential duplex consisting of a less than 1,800 SF. The duplex units will be built to house two separate families and include two bedrooms and two bathrooms per unit as depicted within the plans (attached). All systems incorporated into the development will be newly constructed.

*(Attach pages as needed)*

Total value of all proposed improvements to the property: \$ 175,000 - \$185,000

**BID/BID AMOUNT**

I/we offer to pay the City of Fort Pierce \$ 15,000 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

Luther Robinson II  
Typed Name

February 22, 2023  
Date

ORIGINAL



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**DEVELOPMENT U, LLC**

**BID NO: 2023-016 Response to  
Invitation to Bid**

**Disposition of FRPA Surplus Properties -  
424 Douglas Court & 426 Douglas Court**

**City of Fort Pierce, Purchasing Division**

**February 22, 2023**

**Response to Invitation to Bid Disposition  
of FRPA Surplus Properties -  
424 Douglas Court  
426 Douglas Court  
BID NO: 2023 - 016**

Development U, LLC  
2029 Okeechobee Blvd, STE 1153  
West Palm Beach, FL. 33409  
Luther Robinson II  
Email: [lrobinson@robinsonluxurygroup.com](mailto:lrobinson@robinsonluxurygroup.com)  
Phone: 305-924-1266

## SUMMARY RESPONSE TO SCORING CRITERIA

The Development U, LLC understand the importance of the scoring criteria of this bid opportunity. To that end, we have prepared the following table to summarize our qualifications and directly respond to the scoring criteria as written by the City of Fort Pierce. We hope that this introductory summary assist your review of our submission.

Criteria	Response	Total Points	Team Points
<b>Development Plan</b> Preliminary building plans including elevations, floor plans, facades, landscaping plan Sketches of plans to be developed Detailed description with no drawings	We have preliminary plans developed for this site which include elevations, floor plans, and facades. Landscaping plans will be produced as we proceed with the predevelopment process.	Max 20	18
<b>Timeline to complete construction project</b> Within one year Between 1 to 2 years More than 2 years but less than 3 years	Given the steps required, from the time of property transfer to construction completion we anticipate a 12-month span. We are in special position to expedite our building permit review as we plan to develop a structure that has already been reviewed and approved by the City. The Development U, LLC is currently developing the exact structure we are proposing for the surplus site at a nearby location. We are prepared to duplicate our plans and success to this site and produce newly constructed housing efficiently and effectively.	Max 20	20
<b>Construction Cost Estimates</b> Detailed cost estimates from licensed contractor Proposer estimated cost with no 3rd party backup	At this stage of pre-development our cost are estimated cost with third party back-up for some of the anticipated construction related cost.	Max 10	8
<b>Proot of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct</b>	Our financial proposal includes site acquisition and construction based on the existing balance sheet of the applicant. Proof of funds is included within our submittal package.	Max 15	15
<b>Property Utilization Developed to Residential Use</b> Owner Occupied Developed for Resale Neighboring property owner Develop as Rental Property	Given our research and experience we believe a newly constructed renter occupied is the highest and best use of the property and financially feasible given the status of the real estate and local housing market.	Max 20	5
<b>Narrative/Summary of Development</b>	Included in our submittal package for your review	Max 15	15
<b>Total Project Score</b>		100	81

# BIDDER'S NARRATIVE/ SUMMARY



The Development U, LLC is enthused to submit a response to the City of Fort Pierce for disposition of FRPA surplus properties (424 Douglas Court and 426 Douglas Court).

We consider our investment in the community as a partnership with the City and its residents. We recognize that the redevelopment and reimagining of this community will require a well thought out vision. It will require a development partner who has the experience, capacity, commitment, and compassion to focus on the real people and the real places within this community. You will find no team with more ability or passion to execute than the Development U, LLC. As a former resident, Luther Robinson II has decades invested in the community and is filled with the passion that it takes to redevelopment this region of the City.

Complex, urban infill developments are part of the DNA of our team. The challenge of balancing doing what you are great at with the fine nuances of what each community needs is something inherent to us. Simply put, we love collaboration, we love opportunity, and we love to help change neighborhoods and lives.

Although a newly established entity, the track record of the team members of the Development U, LLC was built in the heart of a global health crisis, supply chain catastrophe, and unprecedented cost and inflation. Our team is built on resiliency, dedication, and commitment to quality production of housing for all. From luxury single family homes to low/moderate income rental developments we pride ourselves on the diversity of our portfolio and ability to serve a myriad of clientele. Through our history we have been an innovator on financing our developments. We have been successful at building relationships that result in creative financing structures to bring developments from concept to completion. The company has been able to develop a diverse expertise in real estate from sales to construction. We understand and are hands on for every step of the development process.

As an experienced developer with an eye for communities on the cusp of revitalization, we have made a conscious effort to invest our attention and resources to Fort Pierce. Our existing project in the neighborhood, which is of similar size and scope and in the permitting phase of development is a demonstration of our commitment to the area. These projects are just the commencement of our efforts in the area.

Our knowledge and research have continued to demonstrate the need for newly constructed quality housing in the neighborhood and it is our goal to supply just that. With our existing project and hopes to acquire these additional surplus sites contained in this bid we will continue our efforts to accomplish this goal. The proposed project for this site will consist of a two unit duplex structure, with each unit consisting of two bedroom/two bathroom units. Each unit will be equipped with ample living space, state of the art appliances, storage space fit for a growing family, and in-unit washer and dryer. The remainder of our submittal contains additional details about our development plan including our architectural plans for the site.

## BIDDER'S NARRATIVE/SUMMARY

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All too often we see sites awarded to developers who have not thought out the neighborhood and client they are serving or financing. With our all cash proposal, we have no doubt that we are the most responsible party for the City to entrust with the successful development of this site. We have short and long term goals for our investment in this community, this is our home. The timeline included in our development plan attached will demonstrate that this project is a priority to our team and will expedited in every way we see possible.

The Development U team is versed in the community needs as well as efficient and effective development processes for a project of this nature and magnitude. Please consider our package for favorable decision of disposition of the surplus sites.

By submission of a bid, the Development U, LLC and its managers agree to be subject to all terms and conditions specified within the bid package.

# FINANCIAL ABILITY



Although a newly established entity, The Development U, LLC stands on the relationships, credit worthiness, and financial capacity of its managers. With a combined 10 years of real estate experience, we are able to provide a thorough analysis of various executions for the development of this site.

The Development U, LLC, consisting of Luther Robinson II alongside Allen Bailey, aim to represent the City with the financial sophistication needed to quickly development this project. We also have strong balance sheet and will be self sourcing the construction of this project.

Please see our financial support enclosed which will demonstrate the ability to quickly close on the property acquisition as well as complete the construction.



**YOUR INDEPENDENT ADVISOR**  
 THE PATRIOT FINANCIAL GROUP  
 DBA PROVO WEALTH MGMT GROUP  
 385 SOUTH ST  
 SHREWSBURY MA 01545

For questions regarding the services provided  
 by your Independent Advisor call  
 (508) 842-0539

**MONTHLY STATEMENT**

Reporting Period: January 1 - 31, 2023

Account  
 ALLEN R BAILEY  
 TOO  
 INDIVIDUAL

**ACCOUNT SUMMARY**

**Total Account Value: \$7,483,753.68**

**CHANGE IN ACCOUNT VALUE**

	This Month 1/1/23 - 1/31/23	Year to Date 1/1/23 - 1/31/23
<b>BEGINNING VALUE</b>	<b>\$7,116,994.73</b>	<b>\$7,116,994.73</b>
Deposits to Account	3.99	3.99
Dividends and Interest	9,925.31	9,925.31
Market Appreciation/(Depreciation)	424,520.72	424,520.72
Withdrawals from Account	(56,868.84)	(56,868.84)
Other Income or Expense	(10,822.23)	(10,822.23)
<b>ENDING VALUE</b>	<b>\$7,483,753.68</b>	<b>\$7,483,753.68</b>
<b>CHANGE IN VALUE</b>	<b>\$366,758.95</b>	<b>\$366,758.95</b>

*Market Appreciation/  
 Depreciation  
 The change in value of  
 investments due to the market  
 assessment of their worth, which  
 is separate from value added by  
 corporate actions (such as the  
 issuance of dividend or interest  
 payments) and your own  
 additions or withdrawals.*

*Other Income or Expense  
 Miscellaneous expenses  
 including management fees, as  
 well as TD Ameritrade fees (such  
 as for wire transfer or returned  
 checks) and/or miscellaneous  
 income credited to the account  
 such as a margin interest  
 adjustment, royalties, etc.*

**SUMMARY OF HOLDINGS** (does not represent an asset allocation)

	Market Value as of 1/31/23	Percent of Account
Cash and Cash Alternatives	531,564.36	0.42%
Fixed Income	1,879,873.66	25.12
Mutual Funds	2,073,042.99	27.70
Stocks	3,080,899.69	41.17
Other Holdings	418,373.04	5.59
<b>TOTAL VALUE</b>	<b>\$7,483,753.68</b>	<b>100.0%</b>

*Fixed Income includes  
 Corporate, Municipal, Agency,  
 Treasury, CMOs, CDOs, Structured  
 Products, etc.*

*Other Holdings  
 Typically investments that are not  
 publicly traded, such as real  
 estate investment trusts, private  
 corporations, and limited  
 partnerships.*

Questions about reading your Statement -  
 Contact us, (800) 431-3500  
 Accounts carried by TD Ameritrade Clearing, Inc., Member SIPC





# DEVELOPMENT PLAN

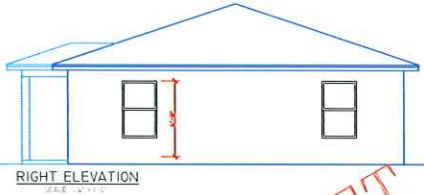
The development plan for the proposed sites will consist of the new construction of a two unit duplex structure to be rented to individual and families. Each unit will include a two bedroom/two bathroom floor plan with approximately 900 SF of living space. Some of the unit amenities include state of the art appliance, in unit washer and dryer, and storage space for a growing family. Each unit will also include an covered front porch for enjoyment of the well known regional sunset. Additional amenities and unit features may be considered as we proceed through pre-development and cost are more accurately determined.

As part of the implementation of our development a minority participation and outreach program will be established. Securing as many minority and women owned businesses to participate in the development and construction process is a priority to our team. As a minority owned business we know many of the challenges businesses face and we hope to provide an opportunity to many. We will work with the City to secure and solicit opportunities in the project as they arise.

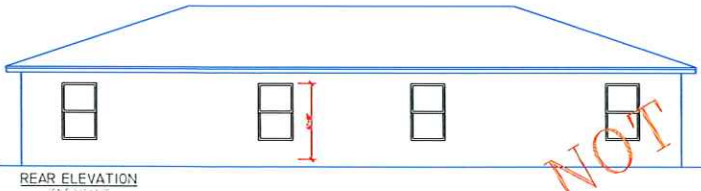
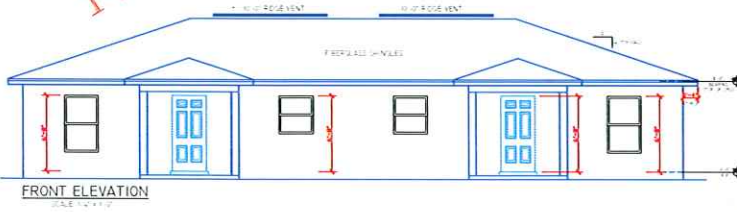
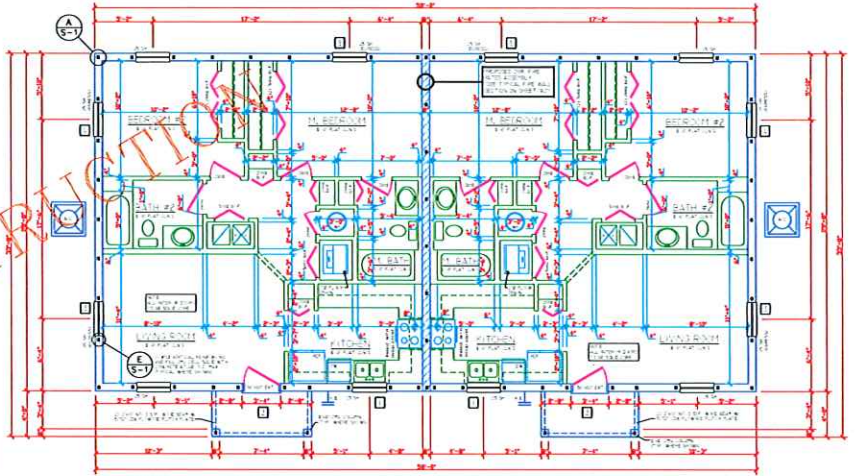
The remainder of the package will allow you to review our thought out and researched development plan. We believe this development will be quickly absorbed and well received by the direct market. The accompany documents will display the following:

1. Proposed Design
2. Estimated Timeline
3. Construction Cost Estimates
4. Property Development Utilization

A landscaping plan will be developed as we proceed through the development process. The plan will be submitted to the City for review and comments during the building plan review. Our landscape architect is familiar with the region and will select species that will enhance the community.



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO CENTERLINE ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO FINISH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO EXISTING ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO PROPOSED ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO CENTERLINE ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO FINISH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO EXISTING ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. DIMENSIONS TO PROPOSED ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.



BRICKS PROVISION

Item	Quantity	Unit
Brick	1000	SQ
Mortar	100	CU YD
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ASCE 7-16  
Wind Speeds  
ASCE 7-16  
Wind Speeds  
ASCE 7-16  
Wind Speeds

SHEET INDEX

Sheet No.	Description
01	ELEVATIONS, UNLOAD DESIGN CRITERIA, STIC, FINISH CONDITIONS, AND FLOOR PLANS
02	TRUSS AND WALL SECTIONS
03	TRUSS SCHEDULE, AND WALL SECTIONS
04	FOUNDATION PLAN, AND FOOTING DETAILS
05	TRUSS LAYOUT, CORNER TOP SCHEDULE, SECTION SUBMITTAL, AND CONNECTOR DETAILS
06	DETAILS, NOTES, AND ROOF SHEATHING SCHEDULE
07	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, ELECTRICAL PIPING DIAGRAM, AND PLUMBING PIPING DIAGRAM

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2012 FLORIDA RESIDENTIAL BUILDING CODE THE MOST CURRENTLY ADOPTED EDITION.

DESIGN CRITERIA

DESIGN CRITERIA	ASCE 7-16
WIND SPEED	120 MPH
EXPOSURE	B
WIND DIRECTION	PER 7-16.4.3

THIS PLAN HAS BEEN ELECTRONICALLY CHECKED AND SEaled BY THE PROFESSIONAL ENGINEER OR ARCHITECT AND IS VALID FOR THE STATE OF FLORIDA. THE PROFESSIONAL ENGINEER OR ARCHITECT IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE PROFESSIONAL ENGINEER OR ARCHITECT IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DESIGNER

EDC  
ENGINEERING AND DESIGN CONCEPTS, INC.

DUPLEX FOR-  
DEVELOPMENT U, LLC

AI  
SHEET 1 OF 7






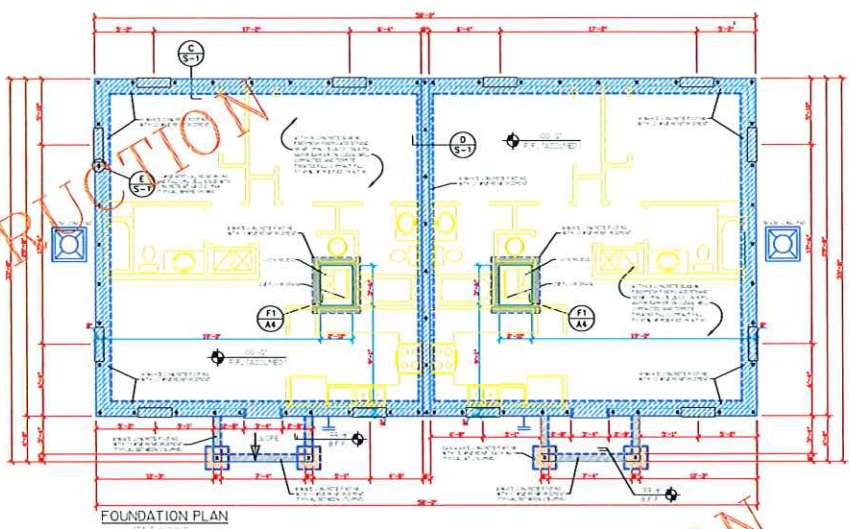
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

**FOOTER DETAIL "F1" N.T.S.**



FOOTER DETAIL "F1" N.T.S.



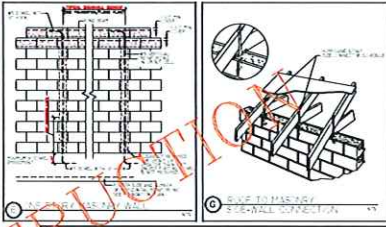
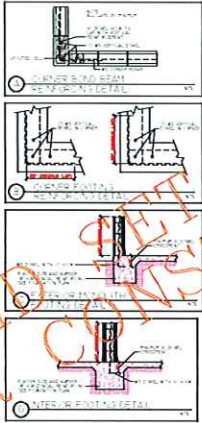
**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHROYER, P.E. AS OF THE DATE 11/11/2014 AT 10:47:00 AM. THE SIGNATURE AND SEAL ARE AVAILABLE FOR VERIFICATION AT THE FOLLOWING URL: <http://www.pca.com/electronic>

<b>EDC</b>	<b>ENGINEERING AND DESIGN CONCEPTS, INC.</b>
<b>DUPLEX FOR- DEVELOPMENT U, LLC</b>	<b>ENGINEER OF RECORD</b>
<b>A4</b>	<b>EDWARD F. SHROYER, P.E.</b>
SHEET 7 OF 7	11/11/2014





**GENERAL NOTES: MASONRY**

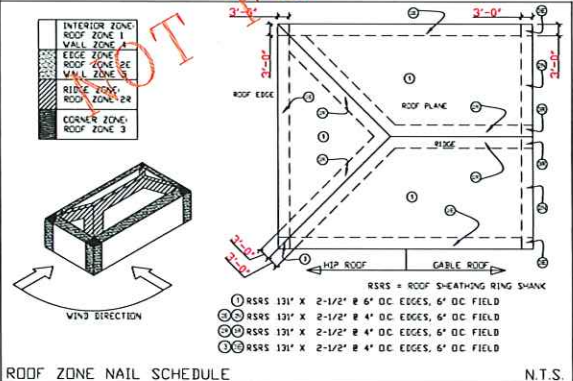
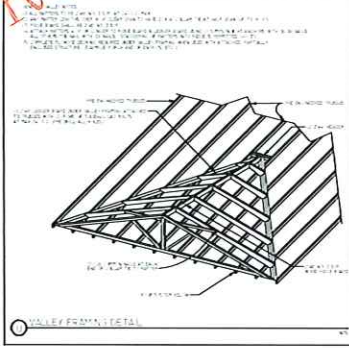
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**GENERAL NOTES: WOOD**

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**GENERAL NOTES:**

1. THESE DRAWINGS WERE PREPARED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.
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EDDC ENGINEERING AND DESIGN CONCEPTS, INC.

DUPLEX FOR DEVELOPMENT U, LLC

SI SHEET 6 OF 7



Below is sample timeline. This timeline is an example to show the standard steps of development and key milestones.

Date	Timeline Item
2/22/2023	Response to Bid due to City of Fort Pierce
3/31/2023	City of Fort Pierce Award Announced
5/1/2023	Transfer of Property to Developer Submit
5/1/2023	Submit Building Plans for Review*
6/1/2023	Master Permit Approval
6/1/2023	Construction Commencement
12/1/2023	50% Construction Complete
3/1/2024	75% Construction Complete
3/1/2024	Marketing Commencement
4/1/2024	Temporary Certification of Completion
5/1/2024	Permanent Certification of Completion
5/1/2024	100% Occupancy

\*Plan set to be submitted have already been reviewed and approved by the City of Fort Pierce due to the submittal and development of the same structure at a nearby location.

# CONSTRUCTION COST ESTIMATES

Given these unpredictable times our construction cost can only be provided as estimates. As we proceed through permitting we will seek continuous feedback from our construction partners and vendors. Our design team and partners have proven design standards, construction details, and lessons learned from recent projects into this project throughout the design phase to maximize cost efficiency. This will be supplemented with continuous pricing exercises and value engineering recommendations from the selected general contractor.

Many of the fees listed will be determined throughout the pre-development phase of the project but given our experience the estimated total project cost is \$175,000 - \$185,000.

	Total	Per Unit
Land Acquisition	\$15,000	\$7,500
Impact Fees (Depending on if house was on lot)	\$24,000*	\$12,000*
Architect	\$3,000.00	\$1,500.00
Surveying & Platting	\$350.00	\$175.00
Environmental/Soils	\$2,000	\$1,000
Legal Counsel, Professional Fees	\$2,500	\$1,250
Builder Risk Insurance	TBD	
Insurance	TBD	
P&P Bond (Construction)	TBD	
Taxes	TBD	
Title & Recording	TBD	
Inspection Fee	TBD	
Builder Permit Fee	TBD	
Construction Cost	\$175,000 - \$185,000	\$87,500 - \$92,500

If awarded the Development U, LLC will maintain insurance coverage reflecting the minimum amounts and conditions specified by the City of Fort Pierce.

# PROJECT UTILIZATION

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As a former Fort Pierce resident, Luther Robinson II is familiar with the community and has a passion to see it reach its full potential. With consideration of the existing residents, history, and growth potential he has developed a plan to implement his vision for the community own parcel at a time. He plans to utilize his company in collaboration with the City to bring transformation to life in Fort Pierce.

With his existing knowledge and data to support, the most appropriate utilization of the site will be newly constructed rental housing. Understanding that the median house age in the surrounding census tract is over fifty years old, we believe some new housing stock will provide an increased quality of living and appreciate the value of the existing housing stock for the surrounding residents.

The site is located in a predominately residential community and with its proximity to Moore's Creek we believe it will serve as a nice home for a long-term family or individual.

Here is some of the supporting data that helped us to determine the proposed plan for the successful utilization of the site.

Total Housing Units	1479
1- to 4- Family Units	1297
Median House Age (Years)	56
Owner-Occupied Units	230
Renter Occupied Units	926
Owner Occupied 1- to 4- Family Units	230
Inside Principal City?	NO
Vacant Units	323

Tract Income Level	Low
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$84,500
2022 Estimated Tract Median Family Income	\$32,482
2020 Tract Median Family Income	\$26,351
Tract Median Family Income %	38.44
Tract Population	3446
Tract Minority %	92.66
Tract Minority Population	3193
Owner-Occupied Units	230
1- to 4- Family Units	1297

Retrieved from FFIEC.GOV considering 2022 US Census Data