



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT *Florida*

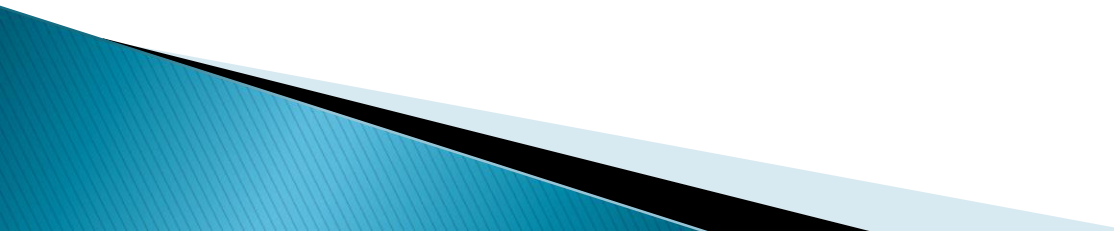


Infill Redevelopment

A Presentation to the City Commission
May 14, 2018

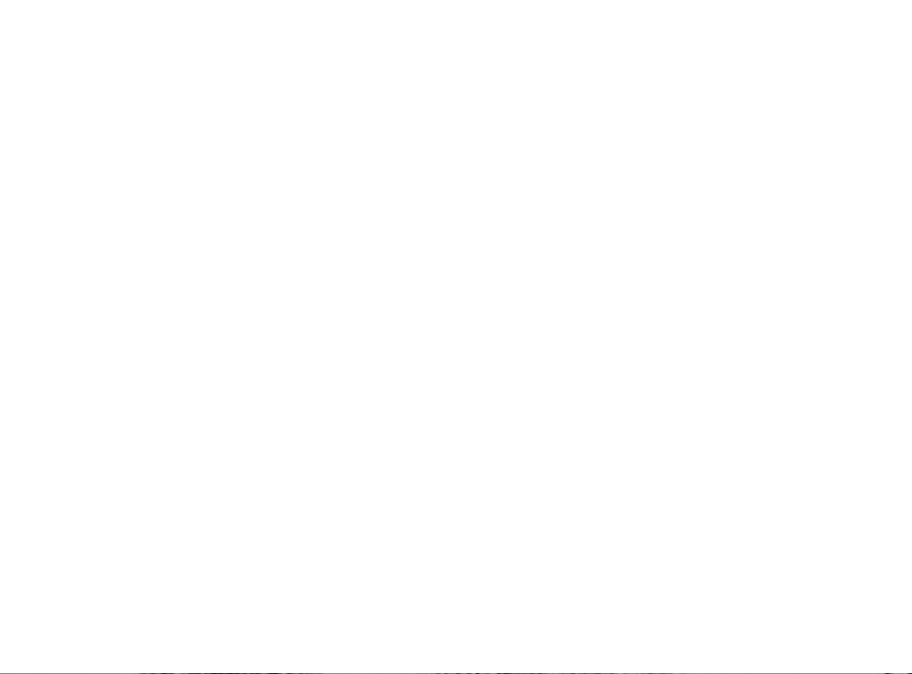
Strategic Plan– Goal 4 Beautify our Community

Action: Infill Redevelopment

- ▶ Construct new housing in existing neighborhoods to beautify our community and increase the number of residents.
 - ▶ Affordable housing option
 - ▶ Market Rate housing option
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Construction Methods









MESOCORE DESIGN CRITERIA

MESOCORE IS A HYBRID DESIGN (partly built in the factory, the remainder built on site) which transports all materials in the container, with the exception of concrete for foundation. It is designed to meet 180mph HVHZ winds in Climate zones of Tropical, Zone 1 and Zone 2.

OCCUPANCY GROUP: R3
 CONSTRUCTION TYPE: VB
 WIND SPEED 180MPH
Impact windows available to meet 180 mph exposure C (for exposure D (exposed to open water) contact factory Designed and approved for HVHZ

ROOF LIVE LOAD 30 PSF
 ROOF DEAD LOAD 15 PSF

by Terrence Lunn, structural engineer,
 terry@telunnepe.com

ENERGY CONSERVATION MODELLING

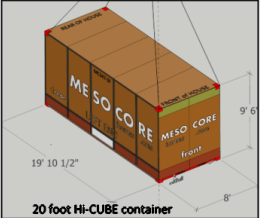
by Larry Clark, energy consultant,
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DRAWING INDEX

- MESOCORE RESIDENTIAL STRUCTURES ARE AVAILABLE IN:**
- SF SINGLE FAMILY HOUSE
 - DX SIDE BY SIDE or FRONT TO BACK DUPLEX UNITS
 - RX RESORT STYLE SIDE BY SIDE DUPLEX
- NOTE: Duplex units share some mechanical systems as well as integral physical components and spaces such as cistern, plumbing pipes and chases.*
- C1 COVER SHEET
 - F1 FOUNDATION PLAN
 - S1 SINGLE FAMILY STRUCTURAL PLAN
 - S2 SF STRUCTURAL ELEVATIONS

APPROVALS and LISTINGS

RADCO a third party QC and evaluation firm approved by the State of Florida ABS, American Bureau of Shipping for international approval of Mesocore Container for worldwide intermodal shipping.



COMPLIANCE

NOTE: Mesocore units are sold throughout the world and meet a wide variety of codes, rules and regulations. Local jurisdictions interpret and enforce such rules in different degrees. Mesocore cannot guarantee that all designs meet such codes and regulations in any particular local. It is ultimately the responsibility of the owner to have competent review of the project, including the selected Mesocore model with equipment for compliance with all local codes, regulations and zoning.

GOVERNING CODES AND STANDARDS

Local building departments review plans, details and specifications for selected model for compliance with applicable codes.

FLORIDA MANUFACTURED BUILDING ACT AND RULES
 6th EDITION FLORIDA BUILDING CODE
 6th EDITION FLORIDA MECHANICAL CODE
 6th EDITION FLORIDA PLUMBING CODE
 6th EDITION FLORIDA FIRE PREVENTION CODE
 6th EDITION FLORIDA ENERGY CONSERVATION CODE
 INTERNATIONAL BUILDING CODE
 NATIONAL FIRE PROTECTION CODE

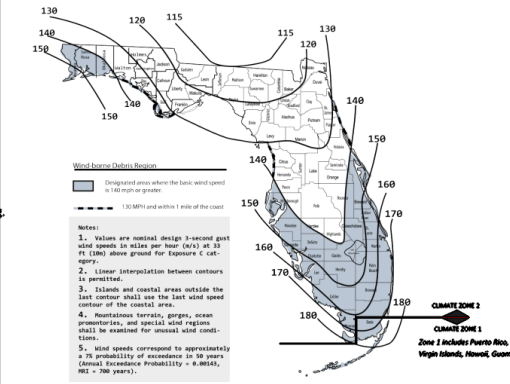


Figure 1609A Wind-Borne Debris Region, Category II and III Buildings and Structures except Wind and Climate from International Building Code

COVER-ONE FAM & DUPLEX

MESOCORE SOLAR HOMES

C1

Affordable vs. Market Rate Housing

Affordable Housing differs from market rate housing in two ways:

- ▶ The income of the family living in the housing.
- ▶ The financing of the housing.
 - Affordable housing uses government subsidies for construction costs in addition to its conventional financing.
- ▶ Affordable Housing is not low-income or section 8 housing.

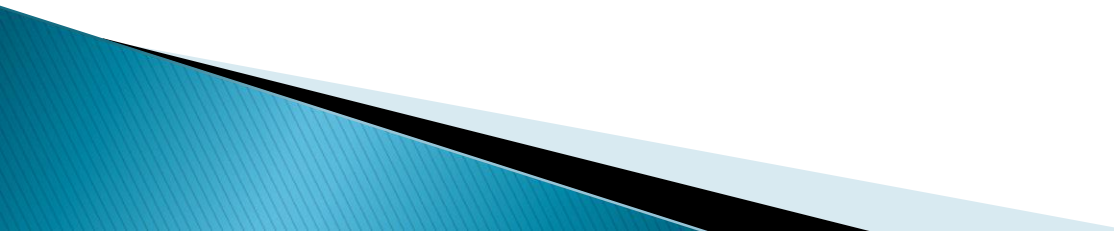
Affordable Housing Option

- ▶ Establish a Community Land Trust (CLT):
 - Nonprofit organization in partnership with the City.
 - Appoint a Board of Directors comprised of community residents, public and private community stakeholders.
 - Tasked with the oversight of the program;
 - Tasked with establishing the means to permanently preserve the quality and affordability of infilled housing.


Selection of Land

- ▶ City staff will identify parcels of land eligible for acquisition to donate to the CLT.
 - A manageable amount of properties will be selected as to not create a burden on the City or CLT.
 - Priority will be given to identified properties within close proximity of each other to create an impactful visual improvement.

Land Acquisition

- ▶ Funds must be appropriated for the foreclosure of properties and transfer to the CLT upon forgiveness of liens.
 - ▶ The CLT legally separates ownership of the homes from the land.
 - ▶ The CLT will be responsible for property upkeep until the homes have been developed and sold.
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Homebuyers

- ▶ Homebuyers purchase only the house and enter into a long term lease agreement for the land.
 - ▶ Long term land lease makes the home more affordable.
 - ▶ Land lease restricts who the house can be sold to and provides a resale formula to protect permanent affordability.
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Market Rate Housing Option

- ▶ City staff will identify parcels of land eligible for foreclosure.
 - ▶ Upon acquisition, liens must be forgiven.
 - ▶ The land will be donated to developers or private land owners for redevelopment.
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