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OCT 29 2020

COA#

20-67

Bldg. Permit # _____

Certificate of Appropriateness Application

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 1134 Avenue D & 1138 Avenue D
 Parcel ID #: 2409-501-0305-000-7 & 2409-501-0306-0004
 Type of Designation: Contributing Non-contributing Site within the Ave D Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
 Name(s): Fort Pierce Redevelopment Agency
 Mailing Address: P.O. BOX 1480 FT Pierce FL 34954
 Phone Number(s): 772-467-4170 Email: NMIMMS@cityoffortpierce.com

Applicant
 Name(s): LINCOLN PARK YOUNG PROFESSIONALS
 Mailing Address: P.O. BOX 3982 Fort Pierce, FL 34982
 Phone Number(s): N/A Email: LPYPCAPE@GMAIL.COM

Representative
 Name(s): Amie Calisti
 Mailing Address: 6872 Caviro Ln Boynton Beach FL 33437
 Phone Number(s): 845 641 4042 Email: AMIE@ACALISTI.COM

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 Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, NICHOLAS C MIMMS as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

10/28/20
Date

AMW
10/4/2020

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|--|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Outdoor Urban market & community space w/
 Other (describe) Supportive shipping container structures

Please provide a detailed description of the proposed work to be performed: Shipping container structures include:

- (1) 20x8x8 Library, (2) 40x8x9.5 classroom/multi purpose space,
- (1) 40x8x9.5 Commissary kitchen, (2) Gated entry thresholds,
- (1) 16x8x9.5 storage, and a long term rentable portable bathroom(s), also a wood deck and wood gated entry/exit.

Have other alterations been made to the site within the last 12 months? No Yes, _____

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): 125-316 (b)(2)(c)

driveway distance to side property line.

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.



A. CALISTI, LLC

Amie Calisti, AIA (AR99591)
6872 Caviro Ln., Boynton Beach FL, 33437

Lincoln Park Young Professionals
The ROOT
Certificate of Appropriateness Narrative

for

City of Fort Pierce Planning Department
100 N US 1, Fort Pierce, FL 3950

Prepared By:
Amie Calisti (Architect/ Agent)
December 01, 2020



A. CALISTI, LLC

Amie Calisti, AIA (AR99591)
6872 Caviro Ln., Boynton Beach FL, 33437

I. General Information

The subject property is located on two adjacent vacant lots at 1134 Avenue D and 1138 Avenue D, zoned C-3 General Commercial, and legal description is as follows: LINCOLN PARK NO 2 BLK 12 LOT 3 (OR 3043-1024) Revised Subdivision of Lincoln Park Plat Book 4, Page 11.

This application seeks to provide temporary modular structures to create a community space for Lincoln Park. This project, titled The ROOT, will provide programming to support commerce, community mobilization, and recreational opportunities that fits into the larger redevelopment efforts of the area as desired by the City.

II. Cultural & Historical Significance

The subject property is in a prominent location within the Avenue D Historic District, adjacent to the Lincoln Theater, approximately 90 feet north of the church, JC Mission of Hope, and approximately 600 feet north of Moore's Creek. The intent of the ROOT is to engage the Lincoln Park community in bringing back the "Black Wall Street" that the Avenue D District once represented and maintained from the 1940's to the 1970's. This area was the main source of commerce and connection for the community. This project will continue the tradition that staple establishments such as Granny's Kitchen provided for the Highwaymen and Baker's Bar made for artists from the Chitlin' Circuit by becoming the seed for businesses to grow and individuals to engage. The location is prime to catalyze this type of activity and is strategically nestled in the community, providing potential future opportunities to collaborate with the Lincoln Theater and others.

III. Structure Typology

The temporary nature of the project requires a structure that can be easily lifted and moved to a new site to re-start the community engagement programming. Therefore, shipping containers are the ideal structure to use. This building approach has been utilized successfully in other parts of Florida within a Historic District. One community example is Sistrunk in Fort Lauderdale. In 2013 a 20 foot Shipping container was modified to open with the long side as a stage. It continues to serve as a local community hub, operated by local community members under the direction of the local Housing Authority. Main events and uses include, after school programming, Sistrunk's "the Soup" talent competition, community healing and discussions, and healthy food events. This community hub is known as the "Megaphone: Amplifying the Voice of the Community."

IV. Taylor Moxey Library

The initial structure on site will be the Taylor Moxey Library to act as the seed to The ROOT. It technically is not a library as it acts more as a book storage area for people to enter, select a book and leave to read it in a different location. The 20 foot shipping container has been modified to abide by CPTED design guidelines for a non air conditioned space.

The Taylor Moxey Library in the Historic District of Northwood in West Palm Beach, Florida serves as a community activation center for all ages accompanied by an outdoor picnic area and stage. It is operated by local community members under the direction of the WPB CRA. Main events and uses include performances, community gatherings, and education. The mission is to empower, educate and endow young girls and boys with the tools necessary for them to become civic-minded entrepreneurs and leaders.



A. CALISTI, LLC
 4872 CORAL LN. BOYNTON BEACH, FL 33447
 PHONE 561.441.4042
 A.M.E. CALISTI | E.L.E. P. ADAMS@A.CALISTI.COM | 954.991.9191

Amie Calisti
 Digitally signed by Amie Calisti
 DN: cn=Amie Calisti, o=Amie Calisti, email=amie@calisti.com, c=US
 19368E450707

DATE: DEC. 12, 20
 BLDG. DEPT. PLAN CORRECTIONS:
 BLDG. DEPT. PLAN REVISIONS:
 BLDG. DEPT. PLAN REVISIONS:
 BLDG. DEPT. PLAN REVISIONS:

FORCET PERCE, FL 33496
 1134 & 1138 AVENUE D
 New Community Event Space

Building Elevations & Materials
 MANAGED BY: AC
 DESIGNED BY: AC
 REVIEWED BY: AC
 SHEET: A-1



EXHIBIT A: BAR AT THE URBAN MIAMI SIMILAR TO THE ROOT SMALLER BAR CONCEPT



EXHIBIT B: COMMISSARY KITCHEN FRONT AT THE URBAN MIAMI SIMILAR TO THE ROOT COMMISSARY KITCHEN



EXHIBIT C: MULTIPURPOSE SPACE AT THE URBAN MIAMI SIMILAR TO THE ROOT LARGER MULTIPURPOSE CONCEPT



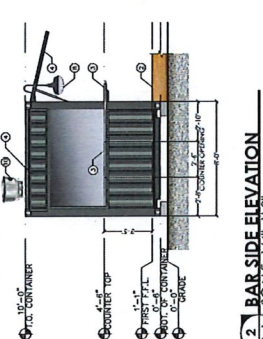
EXHIBIT D: MULTIPURPOSE SPACE AT THE URBAN MIAMI SIMILAR TO THE ROOT LARGER MULTIPURPOSE CONCEPT



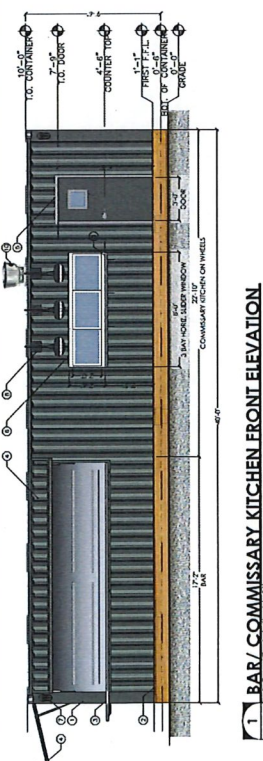
EXHIBIT E: TAYLOR MOXEY LIBRARY PAINTED IN GUNMETAL GREY



EXHIBIT F: TAYLOR MOXEY LIBRARY MURAL PAINTING DESIGN BY A FORT PIERCE LOCAL ARTIST



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

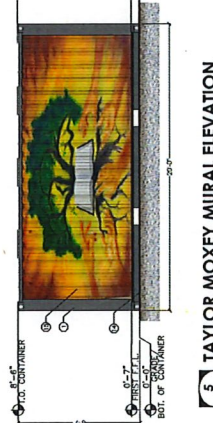


1 BAR/COMMISSARY KITCHEN FRONT ELEVATION
 SCALE: 1/4"=1'-0"

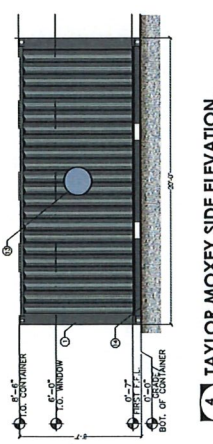


EXHIBIT G: 8 FT SITE ENTRY EXIT ARCH WITH GATE AT THE URBAN MIAMI SIMILAR TO THE ROOT ENTRANCE/EXIT.

NOTE: TEMPORARY STRUCTURES TEMPORARY WITH THE INTENT TO BE LIFTED AND MOVED TO A NEW SITE IN THE FUTURE.



5 TAYLOR MOXEY MURAL ELEVATION
 SCALE: 1/4"=1'-0"



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

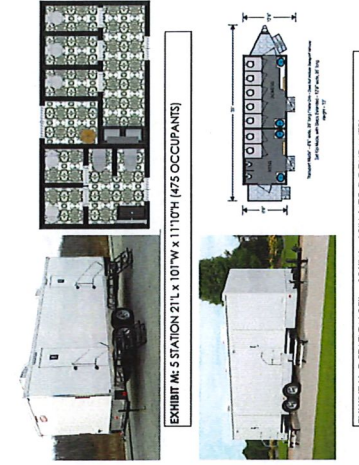


EXHIBIT M: 5 STATION 21' x 10' x 11' HIGH (475 OCCUPANTS)

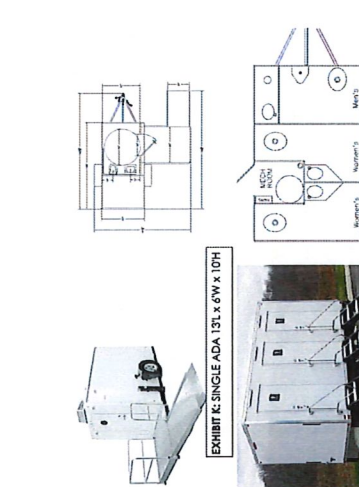


EXHIBIT N: 3 STATION 12' x 9' x 11' HIGH (225 OCCUPANTS)

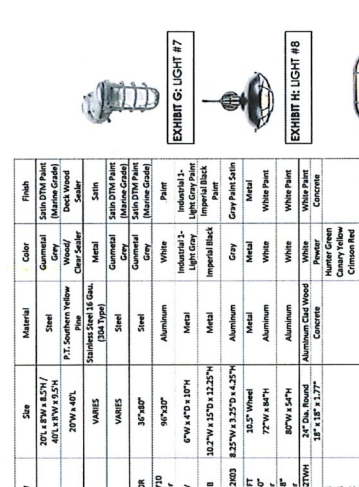


EXHIBIT O: SINGLE ADA 13' x 6' x 10'

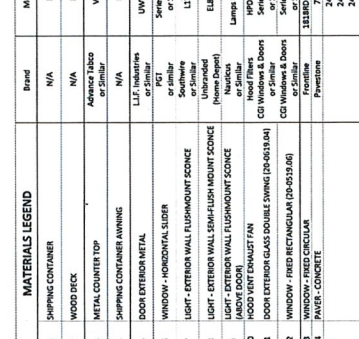


EXHIBIT P: STATION 35' x 10' x 13' HIGH (475 OCCUPANTS)

BATHROOM RENTAL OPTIONS PER EVENT
 SCALE: N.T.S.

1	SHIPPING CONTAINER	Brand	Model #	Size	Material	Color	Finish
2	WOOD DECK	N/A	N/A	30' L x 8' W x 8' S / 40' L x 8' W x 8' S / 20' W x 40' L	Steel	Gunmetal Grey (Marine Grade)	Satin Deck Wood
3	METAL COUNTER TOP	Advance Fabric or Similar	VARIES	VARIES	Stainless Steel 18 Gals. (304 Type)	Wood/ Clear Sealer	Satin
4	SHIPPING CONTAINER AWNING	N/A	N/A	VARIES	Steel	Gunmetal Grey	Satin DTM Paint
5	DOOR EXTERIOR METAL	L.I.F. Industries or Similar	UNIVERSAL Series 100-270 or Similar	36" x 80"	Steel	Gunmetal Grey	Satin DTM Paint (Marine Grade)
6	WINDOW - HORIZONTAL SLIDER	CGI Windows & Doors or Similar	CGI Windows & Doors or Similar	36" x 80"	Aluminum	White	Industrial 1- Light Grey Paint
7	LIGHT - EXTERIOR WALL FLUSH MOUNT SCENE	Nauticus or Similar (Phone Dept)	EM8098B	6" W x 4" D x 10" H	Metal	White	Light Grey Paint
8	LIGHT - EXTERIOR WALL FLUSH MOUNT SCENE	Nauticus or Similar (Phone Dept)	EM8098B	30.2" W x 15.7" D x 12.25" H	Metal	Imperial Black	Light Grey Paint
9	LIGHT - EXTERIOR WALL FLUSH MOUNT SCENE	Nauticus or Similar (Phone Dept)	EM8098B	36.5" W x 15" D x 12.25" H	Aluminum	Grey	Grey Paint Satin
10	DOOR EXTERIOR GLASS DOUBLE SWING (20-0619) 84"	CGI Windows & Doors or Similar	CGI Windows & Doors or Similar	72" W x 84" H	Aluminum	White	White Paint
11	DOOR EXTERIOR GLASS DOUBLE SWING (20-0619) 84"	CGI Windows & Doors or Similar	CGI Windows & Doors or Similar	80" W x 84" H	Aluminum	White	White Paint
12	WINDOW - FIXED RECTANGULAR (20-0515) 66"	Frontline	1818R001027001	24" Dia. Round	Aluminum Cast Wood	White	White Paint
13	WINDOW - FIXED RECTANGULAR (20-0515) 66"	Frontline	242214	18" x 18" x 12.75"	Concrete	Hunter Green	Concrete
14	PAVER - CONCRETE	N/A	242213	N/A	Concrete	Cinnamon Red	Concrete
15	COMMUNITY MURAL	Art-O-Matic or Similar	242214	N/A	Gun DTM Spray Paint	Fluorescent Blue	Gloss/Satin

EXHIBIT G: LIGHT #7
 EXHIBIT H: LIGHT #8
 EXHIBIT I: LIGHT #9

The Root Temporary Structures

— Precedent Studies South Florida —

Precedent Studies for Temporary Structures

Example Projects:

- The Urban | Miami, FL
- Sistrunk's Megaphone | Ft. Lauderdale, FL
- Taylor Moxey Library | West Palm Beach, FL
- Sparkmans Wharf | Tampa, FL

Example Builders List:

- Wyn-box | Miami, FL, <https://www.wyn-box.com/>
- Little River Box | Miami, FL <http://www.littleriverboxcompany.com/>



The Urban

Location: Overtown, Miami, FL

Duration: 2018 | 3 years

Managed by: Private Corporation

Description: Three 40' Shipping containers, one modified to open long side as a bar, the others combined with a double door and windows that encase an AC'd space & kitchen. Serves as community revitalization and redevelopment catalyst, operated by local community members under the direction of a local business. Main events and uses: art showcases, music concerts, economic and community development activities, soulfully curated food market, and local retail vendors.



<https://theurban.miami/about-us/>



Interior AC'd space



Bar



Deck space



Entry

The Megaphone

Location: Sistrunk Ft. Lauderdale, FL

Duration: 2013 | 7 years

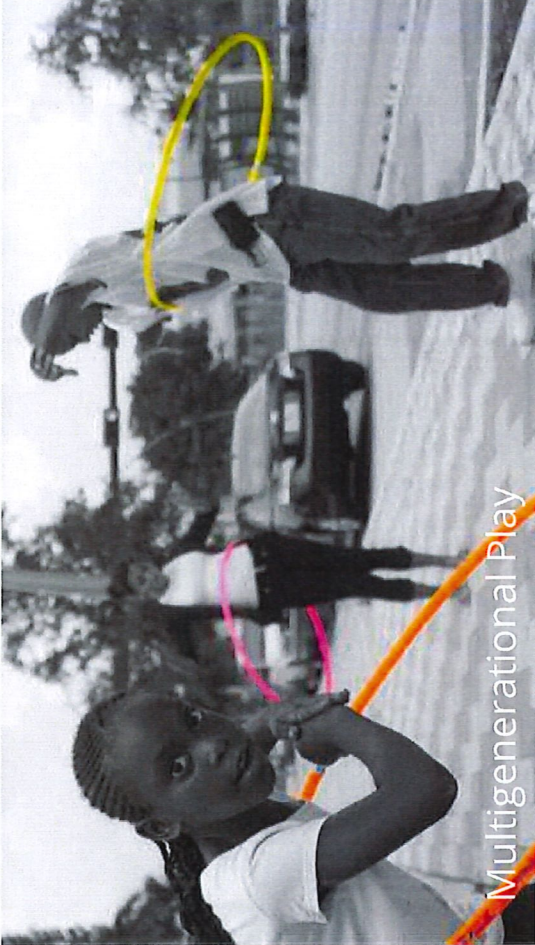
Managed by: Ft. Lauderdale Housing Authority

Description: 20' Shipping container modified to open long side as a stage. Serves as local community hub, operated by local community members under the direction of the local Housing Authority. Main events and uses include, after school programing, Sistrunk's "the Soup" talent competition, community healing and discussions, and healthy food events. This community hub is known as the "Megaphone: Amplifying the Voice of the Community."

<https://www.youtube.com/watch?v=7H1ZSi0ztVc&feature=youtu.be>



<https://megaphonesistrunk.weebly.com/the-megaphone.html>



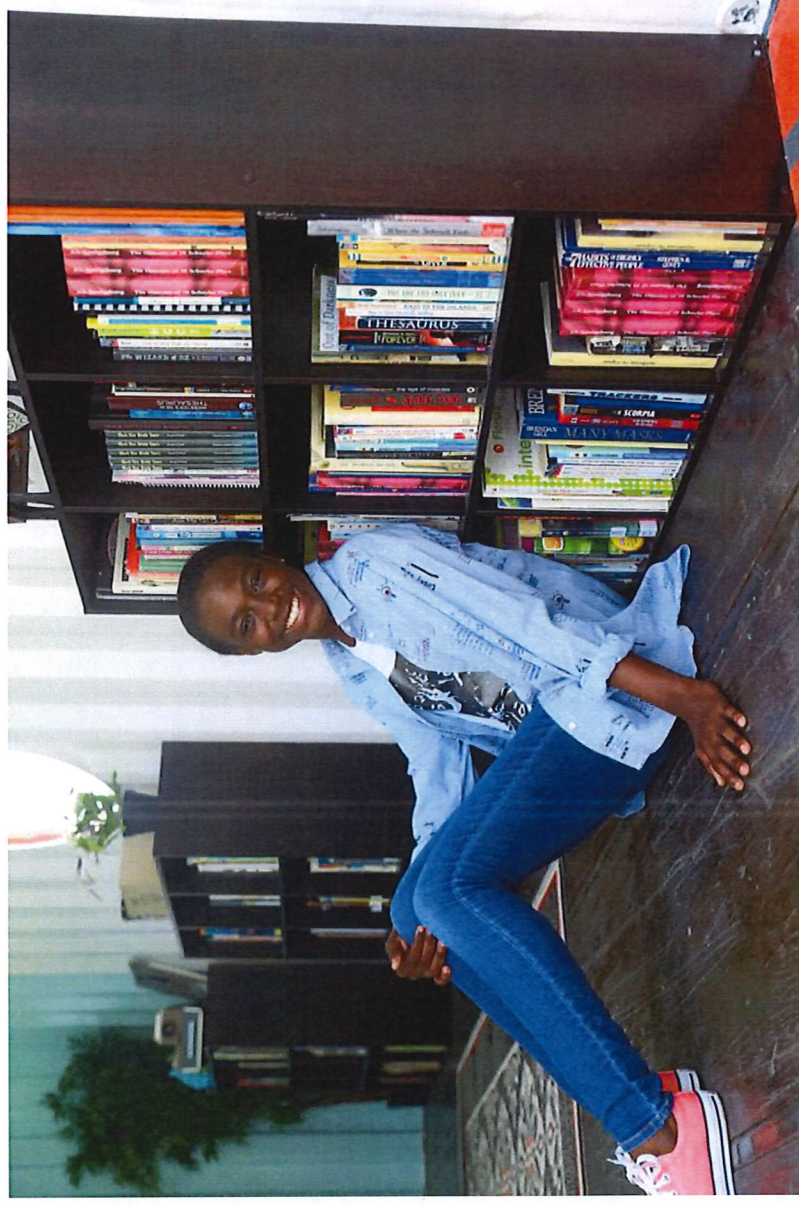
Taylor Moxey Library

Location: West Palm Beach, FL

Duration: 2018 | 2 years

Managed by: Local Neighborhood

Description: 20' Shipping container, modified to abide by CPTED design guidelines for a non AC'd library with outdoor picnic area and stage . Serves as community activation center for all ages operated by local community members under the direction of the WPB CRA. Main events and uses: performances, community gatherings, and education. The mission is to empower, educate and endow young girls and boys with the tools necessary for them to become civic-minded entrepreneurs and leaders.



<https://downtownwpb.com/taylormoxeylibrary/>



Interior



Exterior space



Local artist mural

Sparkman Wharf

Location: Tampa, FL

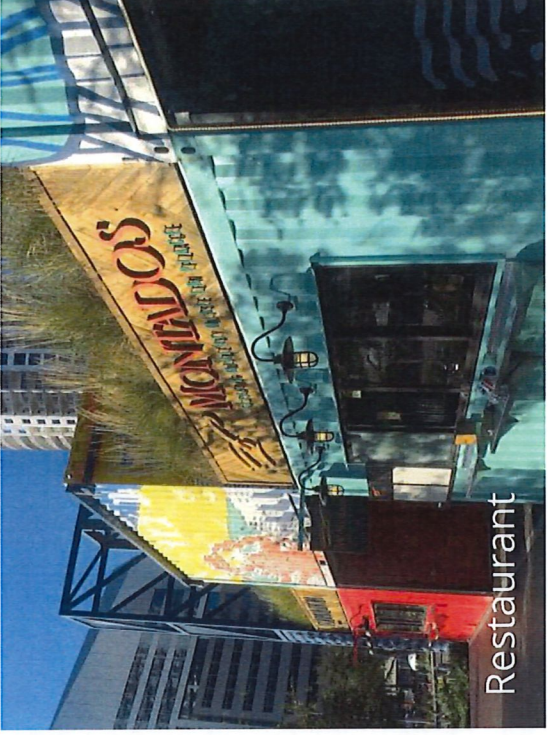
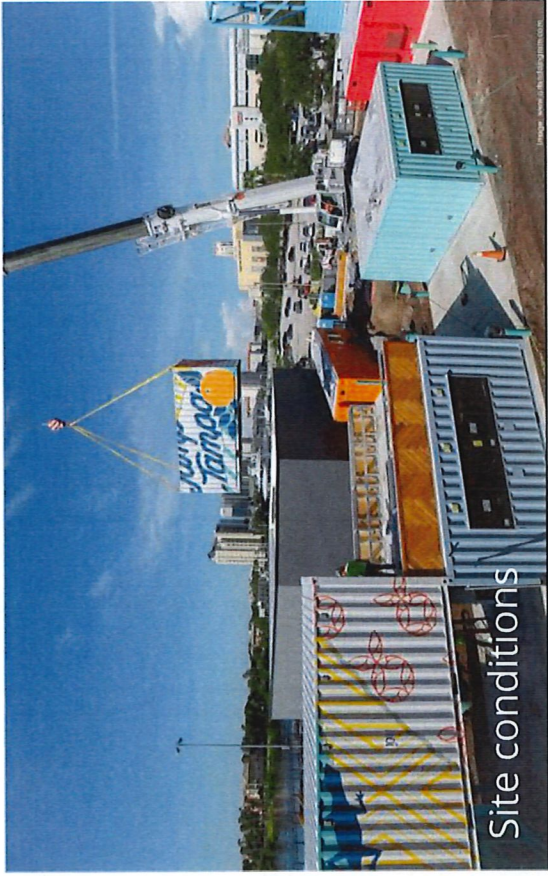
Duration: 2019 | 1 year

Managed by: [Mark Gold](#) and
Mishorim Real Estate

Description: 14-unit, 26,240-square-foot commercial facility that will primarily consist of food and beverage service vendors housed in repurposed shipping containers, but also include recreational facilities for the general public like a lawn and a biergarten. It hosts live bands as well as events. The project revitalized the previously struggling waterfront property by attracting local customers and tenants in the Channelside Bay Plaza.



<https://www.bizjournals.com/tampabay/news/2019/12/11/plans-filed-for-shipping-container-food-park-in.html>



Wyn-Box

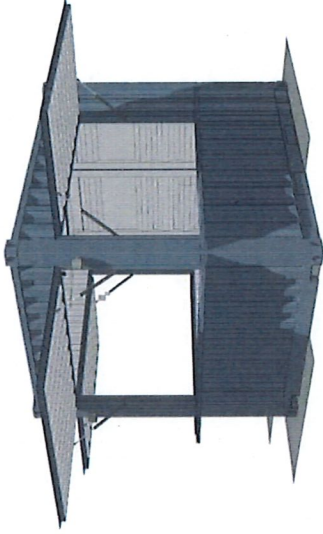
Location: Miami, FL
Designs, develops and manufactures modular buildings and shipping container projects with options for pre-designed pop up structures.



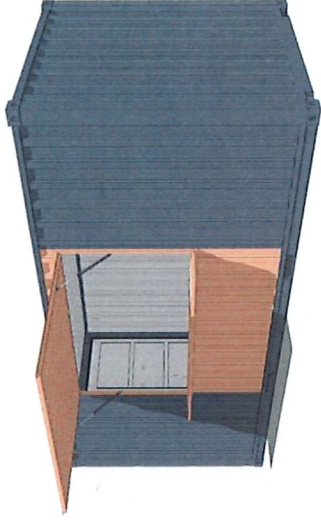
<https://www.wyn-box.com/>



10' starter box



10' starter box



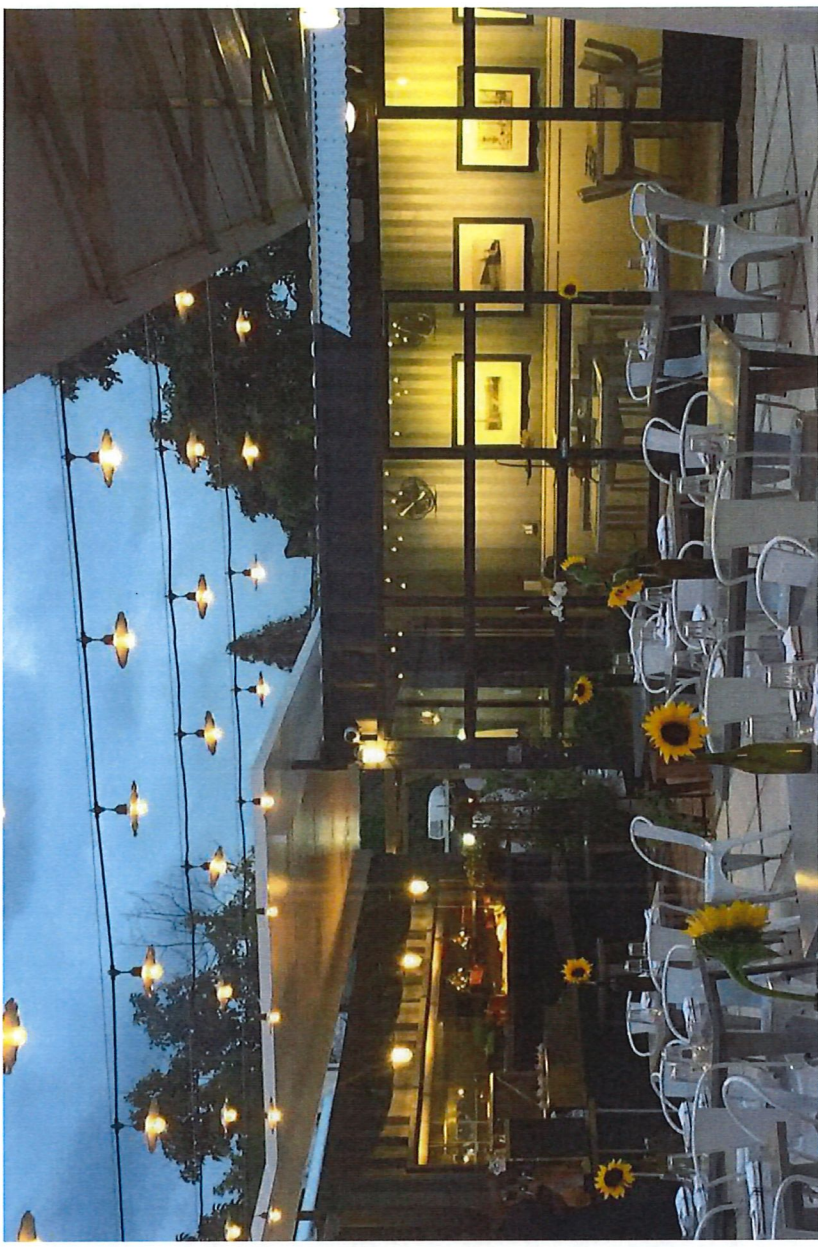
20' starter box

Pop up relocatable modular buildings for purchase



Little River Box Co

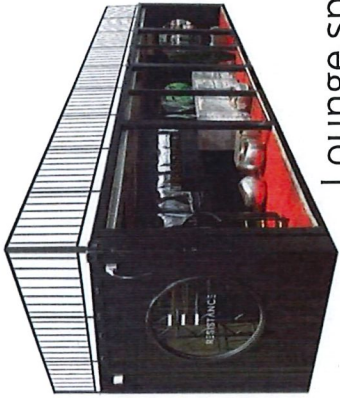
Location: Miami, FL
LRBC create homes, micro boutiques, pop-up bars, kiosks, kitchens, event spaces, restaurants, bathrooms, and flex spaces. These units can be built to suit for a specific brand and design of their client's choice. The vision is to create environments that activate communities by building places of commerce in a quick and effective way.



<http://www.littleriverboxcompany.com/>



Indoor restaurant



Lounge space



Indoor entertainment



Bar example

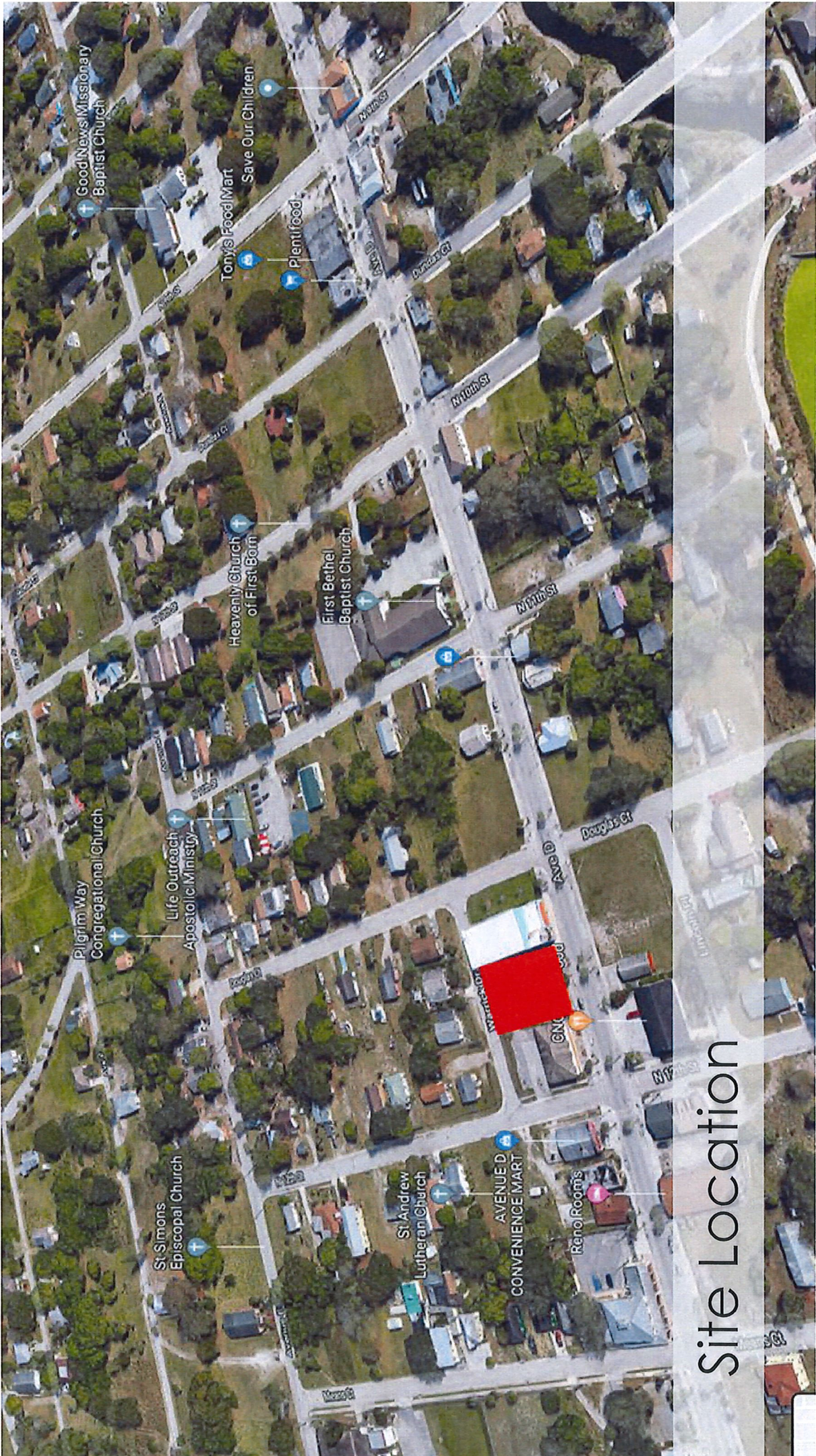


The ROOT

- Lincoln Park Young Professionals' (LPYP) The Root concept is based on an open space that engages the community through food, pop-up spaces for small business owners and entertainment with temporary structures.

ALLEGANY FRANCISCAN MINISTRIES COMMON
GOOD INITIATIVE has partnered with LINCOLN PARK
YOUNG PROFESSIONALS to develop THE ROOT!





Site Location



Parcel

SPECIAL EVENT

PERFORMANCE

THIS IS THE
PRELIMINARY DESIGN.
COLORS AND DESIGN
HAVE BEEN UPDATED
ON ARCHITECTURAL
DRAWINGS TO
REFLECT CURRENT
DESIGN

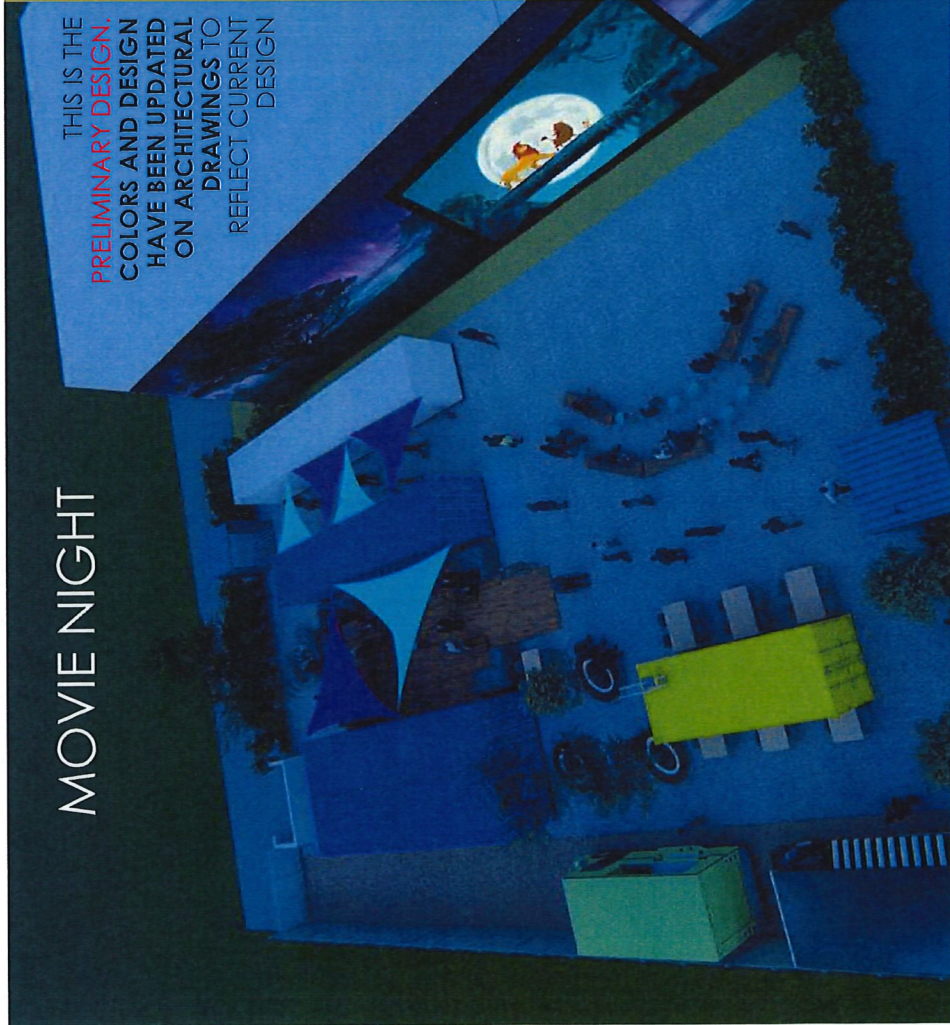


PROGRAMMING COMMUNITY ENGAGEMENT

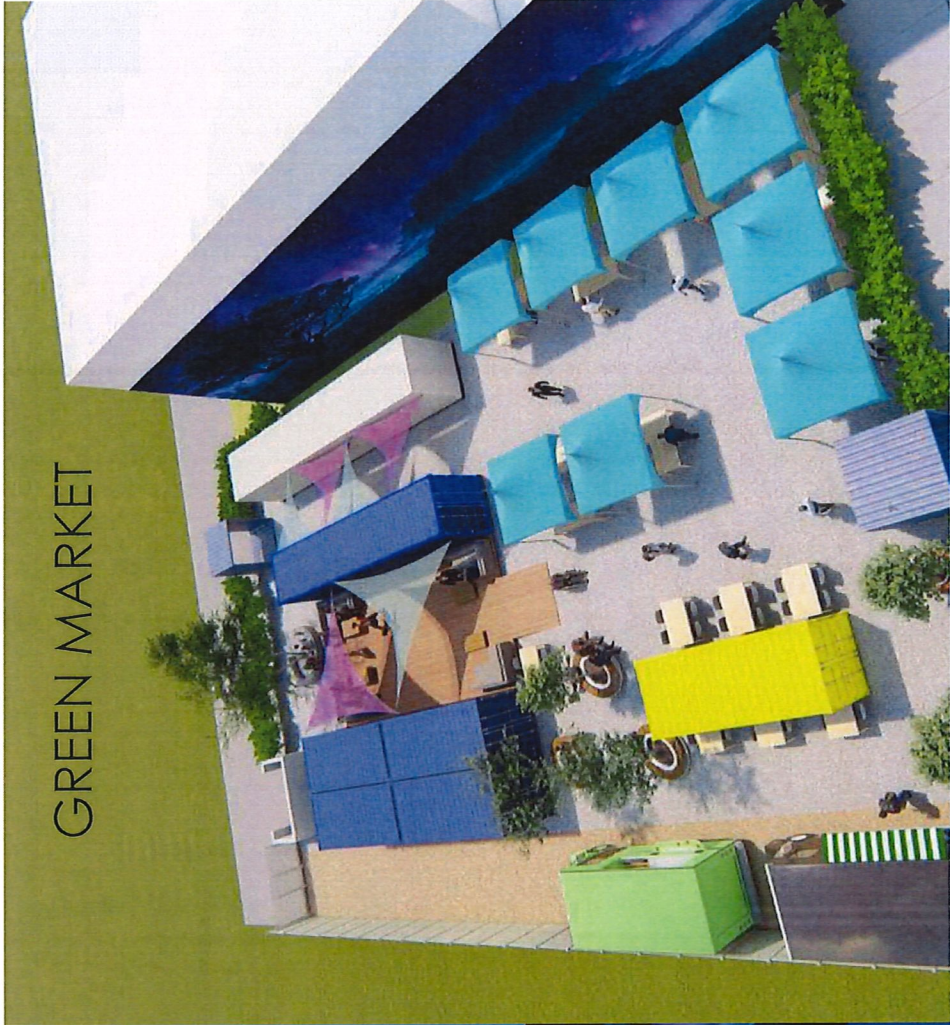


MOVIE NIGHT

THIS IS THE
PRELIMINARY DESIGN.
COLORS AND DESIGN
HAVE BEEN UPDATED
ON ARCHITECTURAL
DRAWINGS TO
REFLECT CURRENT
DESIGN



GREEN MARKET



PROGRAMMING COMMUNITY ENGAGEMENT

