

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, February 17, 2021 - 2:00 p.m.  
City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
  
2. **ROLL CALL**
  
3. **APPROVAL OF MINUTES**
  - a. Approval of Minutes from the January 20, 2021 Meeting
  
4. **CHAIRMAN VIEWPOINTS**
  
5. **OLD BUSINESS**
  - a. Short Term Goals
  
6. **NEW BUSINESS**
  - a. Future Utilization of the First Floor of the Sunrise Center
  
  - b. Concepts for Residential Redevelopment
  
  - c. 5th Street Improvements
  
7. **PUBLIC COMMENT**
  
8. **STAFF AND COMMITTEE MEMBER COMMENTS**
  
9. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

NOTE: All CRA Advisory Committee meetings are limited to one hour.

**CRA Advisory Committee**

**Meeting Date:** 02/17/2021

**Re:** Minutes

**Submitted For:** Shyanne Harnage, Communications + Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Approval of Minutes from the January 20, 2021 Meeting

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**Attachments**

Minutes

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# DRAFT



## CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

### CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **JANUARY 20**, IN FORT PIERCE COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Present: Charlie Frank Matthews, Chair; Al Johnson; Hoyt Murphy, Jr.; Plythe Freedman; Michael Brown, Jr.; Sabrina Taylor; Ellen Mancini; Carolyn Mann-Lurry

Absent: Kristina Gibbons

Staff Present: Sara Delgado, Administrative Assistant  
Shyanne Harnage, Communication/Economic Development Manager

#### 3. APPROVAL OF MINUTES

**Motion was made by** Hoyt Murphy, Jr., **and seconded by** Michael Brown, Jr.

AYE: Al Johnson, Carolyn Mann-Lurry, Ellen Mancini, Hoyt Murphy, Jr., Michael Brown, Jr., Plythe Freedman, Sabrina Taylor, Chair Charlie Frank Matthews

Passed

- a. Approval of Minutes from the December 16, 2020 Meeting

#### 4. CHAIRMAN VIEWPOINTS

Chairman Matthews Viewpoints:

- Thank those who went to the FPRA meeting to support the recommendations that were presented.

The recommendations were well-received by the board, but especially by Commissioner Jeremiah Johnson and Commissioner Perona. They were very interested.

- The finance report from the Finance Director was received and the new funds for the CRA District is 1.6 million dollars and that comes from the tax credit.

- He encourages all to go and support the market that is located downtown.

## 5. OLD BUSINESS

### a. Follow-Up From FPRA Board Meeting

Charlie Frank Matthews started by mentioning that out of the three recommendations, the one that captured the most attention was the play equipment. The CRA Board also got the ok to put the property at 29th and Ave D up for Bid. Shyanne Harnage updated the board on some other presentations, especially the one from the Freebee group, and they will now be moving forward to enter negotiations and identify funding. Shyanne notified the board that the FPRA meetings will now be held monthly instead of quarterly. The meeting will be held on the 2nd Tuesday of every month beginning on March 9th at 4:30 PM.

### b. Discussion on Short Term Goals for Redevelopment

Charlie Frank Matthews opened the conversation, but after some Q&A it was agreed to move this item to February's meeting, so board member Kristina Gibbons may give her input since she brought up the idea of short term goals. Mr. Matthews said they should focus on short term being one year in the CRA boundaries and to focus on US1 to 29th Street and Orange Avenue to Ave Q.

### c. FPRA-Owned Surplus Property

Shyanne Harnage shared with the board the surplus property list and the parcels that a developer is interested in and has identified the use of these properties to be single family homes and duplexes. The CRA will serve as the evaluation committee for any bid in terms of the surplus property of the FPRA owned. The FPRA declared surplus on the properties, so the bid process can initiate anytime.

## 6. NEW BUSINESS

### a. Election of Officers: Secretary, Vice-Chairperson, Chairperson

The roles for the officers were set as:

Secretary: type up the recommendations that will be presented to the FPRA Board or any other memos that need to be prepared.

Chairman: runs the meetings and helps set the agenda.

Vice-Chair: will step in for the chair when needed.

Hoyt Murphy nominated Kristina Gibbons for secretary and Ellen Mancini seconded. The board voted for Kristina Gibbons to be Secretary.

Charlie Frank Matthews nominated Mike Brown Jr. as Vice-Chair, but he declined. Al Johnson then nominated Sabrina Taylor as Vice-Chair, and she accepted. The board voted for Sabrina Taylor to be Vice-Chair.

Hoyt Murphy nominated Charlie Frank Matthews to continue as Chairman and Sabrina Taylor seconded. The board voted Charlie Frank Matthews to continue as Chairman.

## 7. PUBLIC COMMENT

**8. STAFF AND COMMITTEE MEMBER COMMENTS**

Committee members asked questions about Friday Fest, Kmart Plaza and the financial report the Finance Director presented. It was requested to bring to the next meeting the financial statements for the CRA.

The terms for Carolyn Mann-Lurry and Kristina Gibbons are up, and they need to reapply to be re-appointed.

**9. ADJOURNMENT**

**CRA Advisory Committee**

**Meeting Date:** 02/17/2021

**Re:** Presentation by Chad Ingram

**Submitted For:** Shyanne Harnage, Communications + Economic Development Manager, City Manager

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**Information**

**SUBJECT**

Concepts for Residential Redevelopment

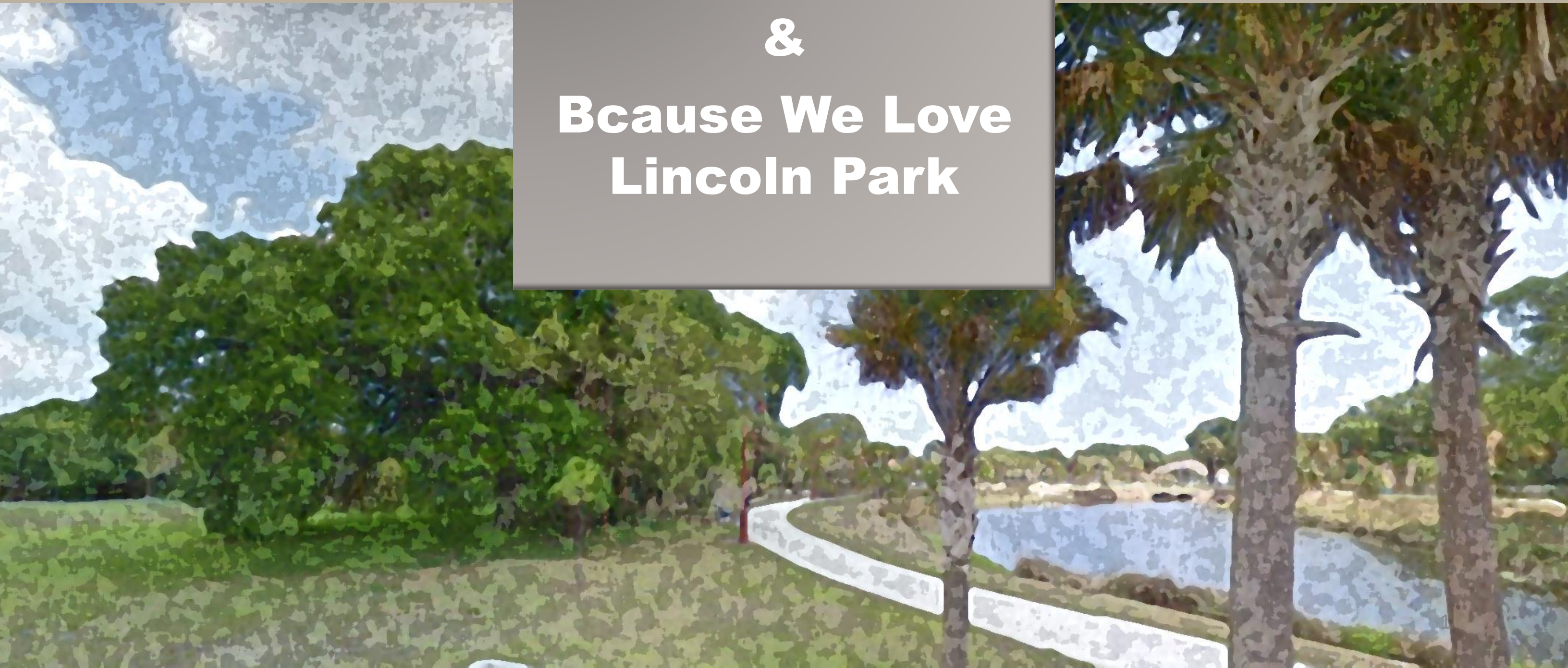
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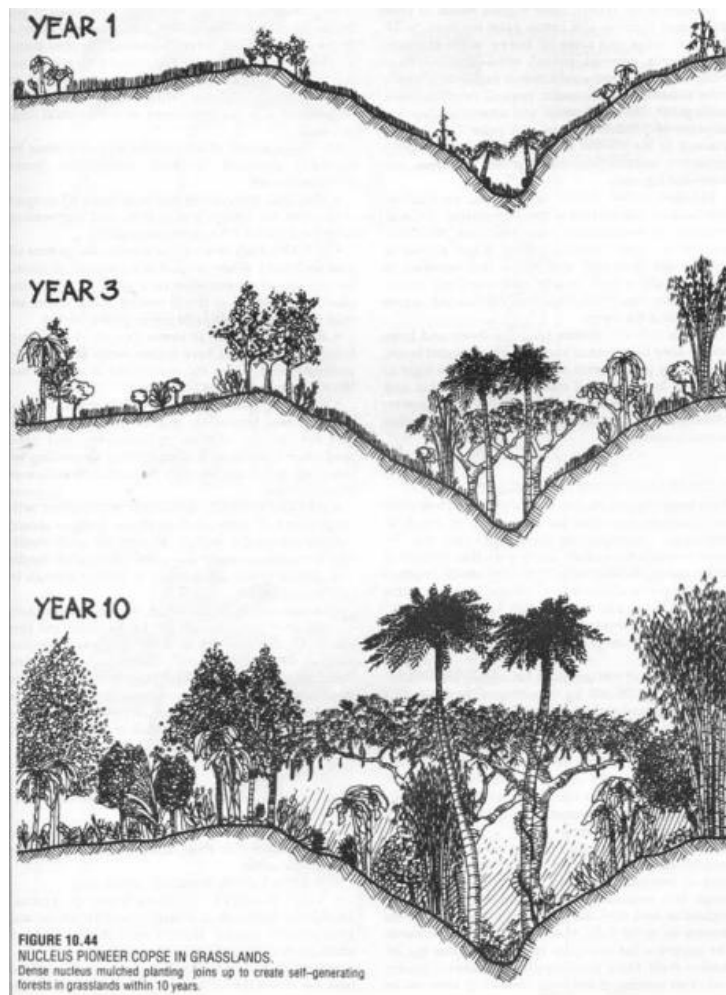
**Attachments**

C. Ingram Presentation

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**EKhaya  
Fort Pierce  
&  
Bcause We Love  
Lincoln Park**





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EKhaya LIFE!		
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**home**

*community*

**living**

**Jermaine Chad Ingram – President  
EKhaya Fort Pierce LLC  
Bcause We Love Lincoln Park, Inc. - 501(c)3**

**411 N 9th Street, Unit C and 932 Ave D  
Fort Pierce, FL 34950**



With love and respect, we are grateful to the Ais and Seminole people, the original stewards of the land creating Lincoln Park District.

What is Blight? Blight - (noun) an ugly, neglected, or rundown condition of an urban area.

Blight conditions can lower surrounding property values, create havens for crime and illegal activity, and can threaten the public health and safety. Blight is a drag on community energy, a siphon on city vitality, and a strong deterrent to economic investment. It can be a source of despair or cynicism for people who have witnessed the decline.

Eliminating Lincoln Park's blight, with the help of engaged citizens, will dramatically improve the next chapter of the city's future.

## **B**LIGHT

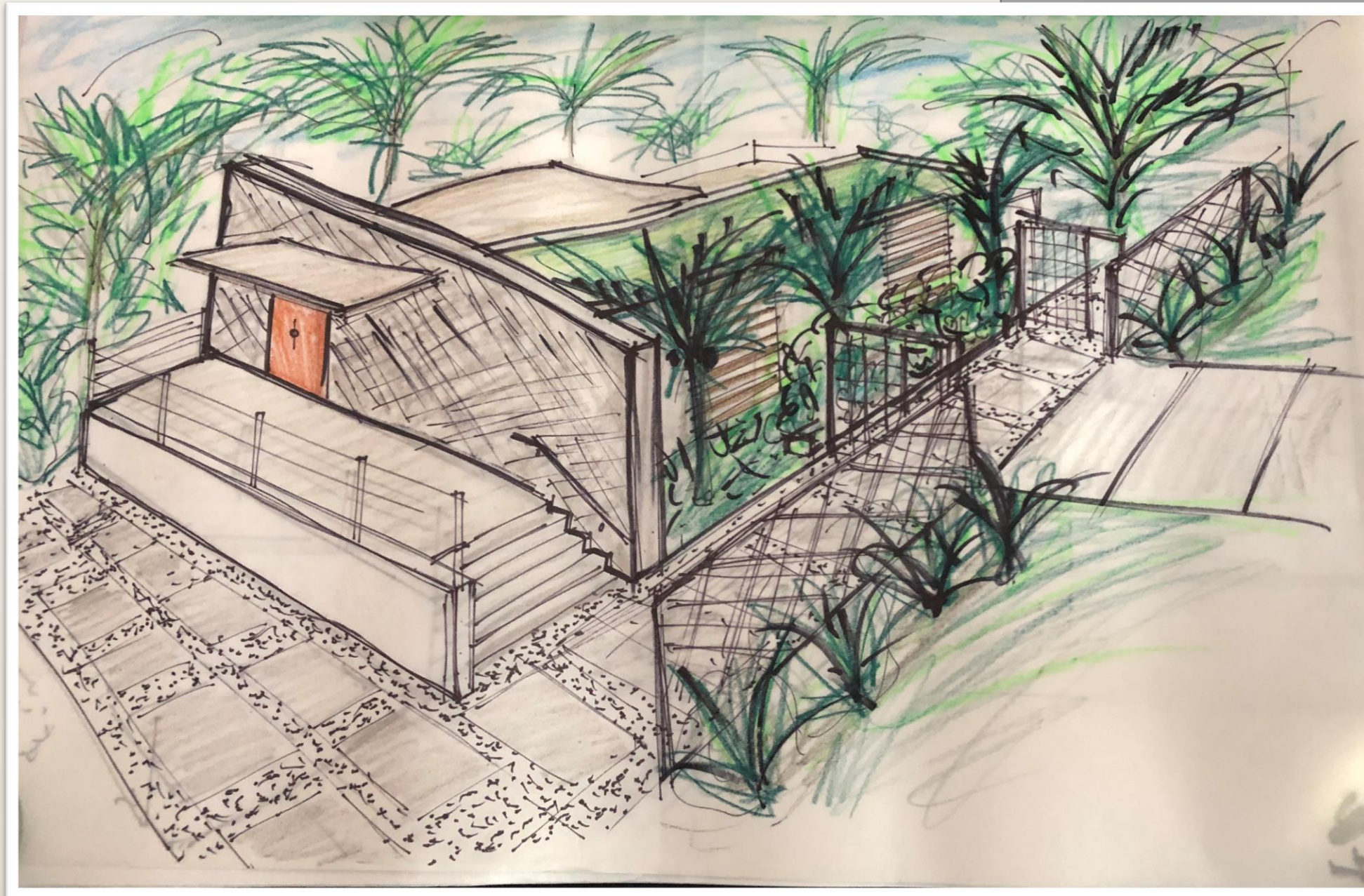


Our companies function as a community regeneration project committed to ending racism and injustice in the food and housing system. An action-oriented resource for education in ancestral land practices, and we collaborate with the land to support our community's healing from racial trauma and imagining bolder futures.

We see this work as a continuation of that legacy of a long lineage of BIPOC (Black, Indigenous, People of Color) who developed land, built homes and created alternative food systems to sustain their own communities.

We have not only made these lots look better, but we have cut back areas that local prostitutes and drug addicts use to keep Lincoln Park a high crime area.

# EKHAYA FORT PIERCE



**EKhaya FP LLC is an attempt to build a better place to live.**

We operate in the Historic Lincoln Park District of the City of Fort Pierce.

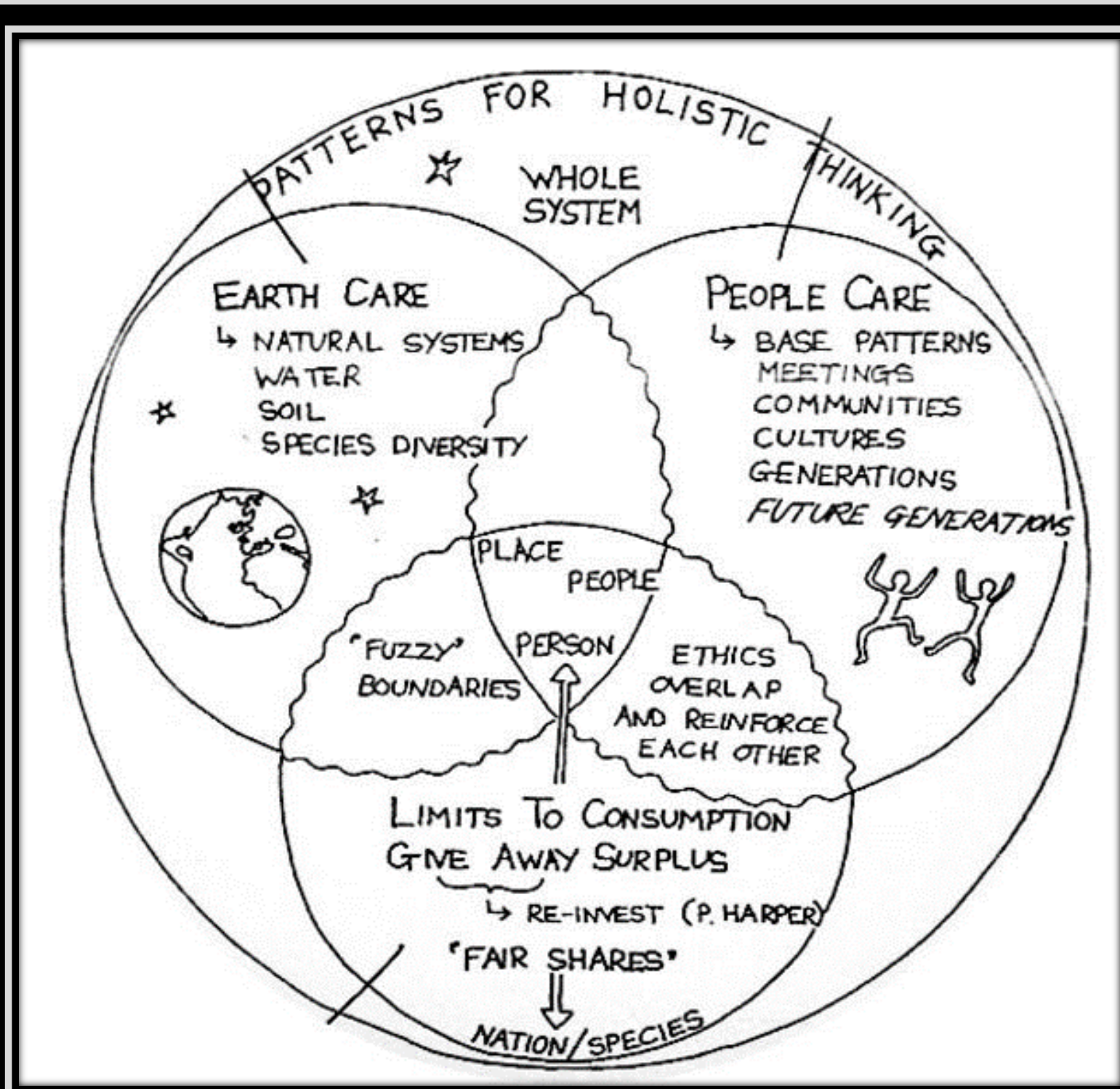
We have focused on building homes that provide an income component. Whether market garden, ADU rental, or homebased business operations we provide an entry level home to help engender self reliance and self sufficiency in the regeneration of our community. We are a tiny home building startup.

# EKHAYA MEANS HOME

Permaculture - A Holistic Approach

*“The conscious design and maintenance of agriculturally productive systems which have the diversity, stability, and resilience of natural ecosystems. It is the harmonious integration of the landscape with people providing their food, energy, shelter and other material and non-material needs in a sustainable way.”*

- Bill Mollison



# EKHAYA @ Moore's Creek

EKHAYA Home  
EKHAYA Community  
EKHAYA Living

Living The Twelve Principles  
Of Permaculture



**Catch & Store  
Energy**

**Use Small & Slow  
Solutions**

**Use & Value  
Diversity**

**Obtain A Yield**

**Integrate Rather  
Than Segregate**

**Use Edges &  
Value The  
Margins**

**Apply Self-  
regulation &  
Accept Feedback**

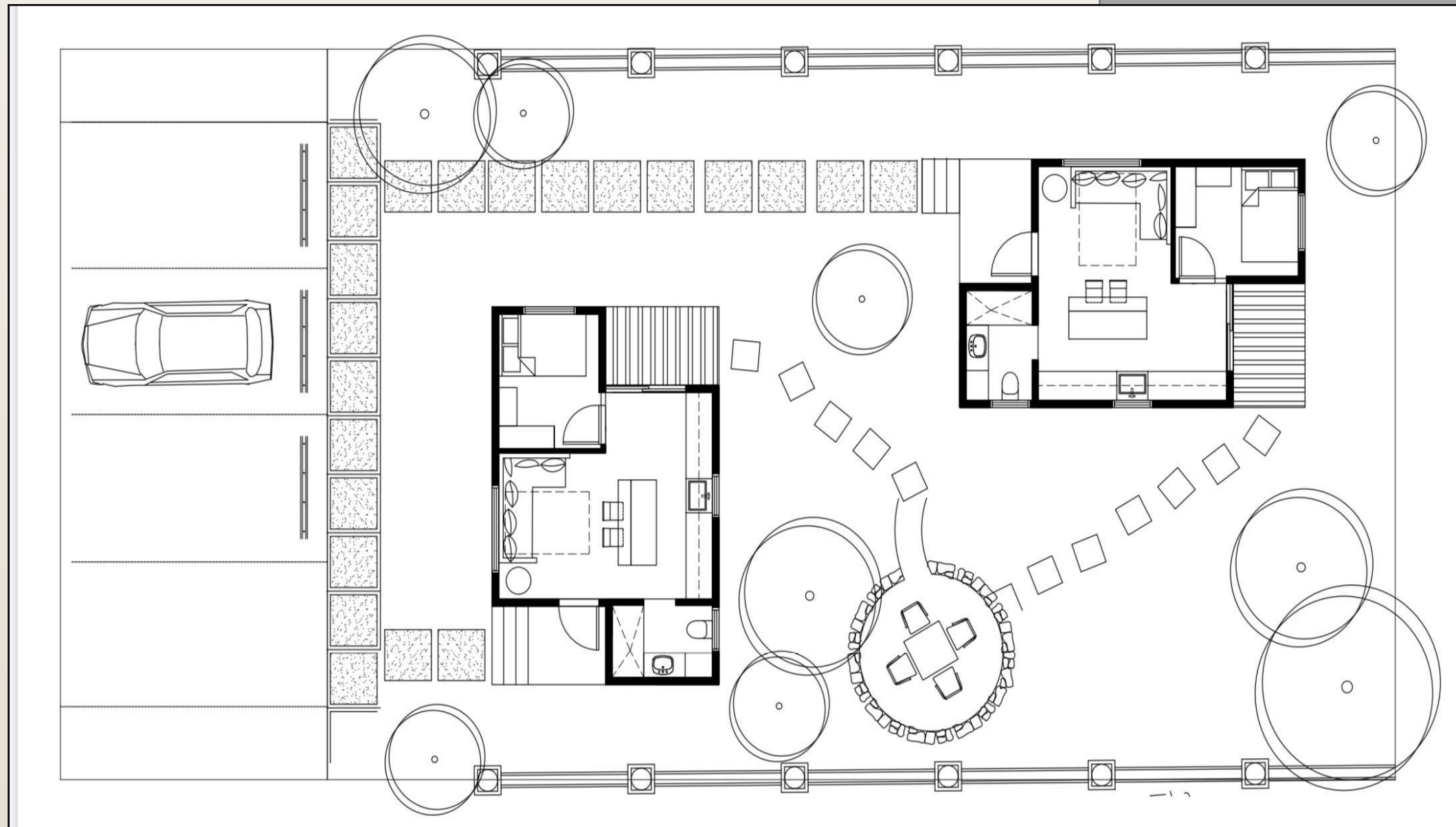
**Design From  
Pattern To Details**

**Creatively Use &  
Respond To  
Change**

**Use & Value  
Renewable  
Resources &  
Services**

**Produce No  
Waste**





The design team at **D'Amico Design Associates** have worked to vintegrate inner & outer living spaces. It's become a common trope to say we need to reach out to each other and build bridges. But it's not a bridge we've built—it's a porch. Front porches unite divisions: us and others, inside and outside, private and public. They encourage us to engage in trust-building and face-to-face conversations with our neighbors. They give us a sense of security, but they also increase our willingness to engage with others. Opposite of gentrification we have designed our "EKhaya" to provide the current residents of Lincoln Park, the opportunity to reclaim their neighborhood. The design team's efforts have produced a **modern answer to home affordability with style..**

**An Aruba Resort Is the First Hotel to Ever Win a Climate Action Award from the United Nations**

Further proof that there's room for conservationism in paradise

•BY [TANNER GARRITY @TANNERGARRITY](#)

Aruba's [Bucuti & Tara Beach Resort](#) has a resilient streak. Its grand opening was on October 19, 1987, a day more commonly remembered as Black Monday, when the stock market crashed by more than 40% in certain countries, leading to worldwide losses of \$1.7 trillion. The hotel survived the early setback and has thrived for over 30 years. It's routinely ranked among the top beach destinations in the Caribbean, especially for couples.

It should come as little surprise, then, that Bucuti & Tara managed to glean something positive in a nightmare year for the tourism industry. Last month, the resort [was recognized by the United Nations](#) with a Global Climate Action Award. It's the first time — in the distinction's decade-long history — that the award has ever gone to a hotel. The UN typically highlights environmental efforts from nonprofits, universities and pioneering startups.

In its brief write-up, the UN notes: "[Bucuti & Tara] is the Caribbean's first — and only — hotel to achieve carbon neutral certification, and now working to go carbon negative." It's true. For years now, the oceanfront, adult-only compound has been a dream trip for honeymooners — the sort of week spent reveling in excess — but behind the scenes, hotel staff have worked hard to make sure that once-in-a-lifetime consumption doesn't hurt the planet.

**Bucuti & Tara**

For instance, Bucuti & Tara now claims Aruba's largest private sector solar panel system. With the help of wind turbines, 40% of the resort's energy is clean. It banned styrofoam and single-use plastics *20 years ago*, long before Aruba (or the rest of the world, for that matter) caught on to the practice. An astonishing 62% of its waste is diverted from landfills; the resort donates food waste to local pig farmers, repurposes linens and towels, and recycles glass and cardboard.

Pushing Bucuti & Tara over the top, though? Its LEED Gold certification. The resort took pains to retrofit its 32-year-old building (it's way easier to build LEED from the ground up than renovate in hopes of achieving it) and is now the only LEED Gold building in the Caribbean. Windows are double-paned, air-filled and insulated — which prevents the building from overheating — and instead of air conditioning, the hotel uses a hyper-efficient variable refrigerant flow cooling system, which knows to turn itself off when guests are out for a snorkel.

It's somewhat understandable that other resorts are reticent to make these sorts of investments. They're expensive, after all. But as Ewald Biemans, the CEO of Bucuti & Tara points out, "Tourism is not the pillar of [Aruba's] economy, nature is. Without our unspoiled nature there is no tourism." Aruba generates 90% of its GDP from visitors. If the sights they're coming to visit are quickly receding, or no longer there, the system could fall apart — with consequences that would make 2020, the year of the pandemic, seem positively halcyon.

It's important to note, too, that Aruba is largely out of the hurricane belt. Caribbean resorts farther north, along with American ones along the Atlantic or Gulf, should be taking notes. Good environmental practices are good business decisions, in the long run. Plus, it gives your slice of paradise the opportunity to become the United Nation's favorite honeymoon spot of the year.

Join our Storyteller Tour Guides, outfitted in 19th century period attire, as we travel the sites of the Underground Railroad in Jacksonville, IL. Learn the fascinating stories of the brave men and women of our history while riding on comfortable modern buses. The tour starts at Illinois College and ends at Woodlawn Farm.

Meet in the Illinois College McGaw Fine Arts Center lobby for registration confirmation beginning at 12:30.

The tour begins with a walk to Beecher Hall, where you will hear a brief lecture on the Underground Railroad and Illinois College. At 1:00 board buses to the other eight sites. Buses to leave at 1:15. The tour will return to Illinois College at 5:00 pm.

Tour includes light refreshments. Free parking is available at Illinois College behind McGaw Fine Arts Center.

Due to popularity, reservations are a MUST! Call 217-479-4144.

Proudly presented by the Jacksonville Underground Railroad Committee of the Morgan County Historical Society.

*(Continued from back flap)*

Through the heart of the nation, the book offers a comprehensive history of the Underground Railroad, from the early days of the American Revolution to the final years of the Civil War. The author, a leading expert on the subject, provides a detailed and engaging account of the lives of the men and women who risked everything to help the oppressed.

The book is a masterpiece of historical scholarship, and it is a must-read for anyone interested in the history of the United States. It is a book that should be read by all Americans, and it is a book that should be read by all who care about the history of our country.



Elbert B. Smith  
**The DEATH OF SLAVERY**  
The United States, 1837-65

THE CHICAGO HISTORY OF AMERICAN CIVILIZATION  
Editor: Elbert B. Smith  
Chicago, Ill.: The University of Chicago Press, 1911

*(Continued from front flap)*

Here, for the general reader and the student, is an exciting narrative that skillfully interprets the wide range of historical studies on this period and offers a helpful bibliographical essay.

Elbert B. Smith has had a long-time interest in practical politics, twice having been primary nomination for the United States Senate. Now professor of history at Iowa State University, Mr. Smith has also taught at Youngstown University and as a Fulbright Visiting Professor at Tokyo and Ochanomizu University. In World War II he served as an officer in the United States Navy. He has published one previous book, *Magnificent Missouri: The Life of Thomas Hart Benton*.

*(Continued on back flap)*

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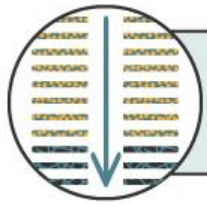
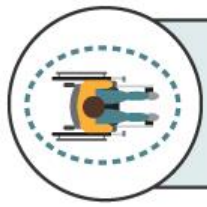

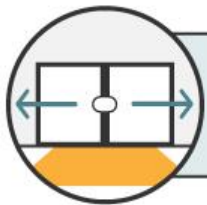
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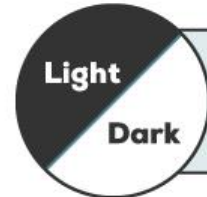









We are all concerned about environmentally sustainable design - and yet "green" is rapidly becoming a meaningless marketing buzzword. The last thing we want to do is pontificate about how we are more "green" than other home builders. We don't know of any architect or home builder that is sufficiently green for all of our problems to be solved. However we do want to share some of the thinking that has gone into our design decisions. We are constantly striving to improve our approach to environmentally sustainable design and welcome any feedback or suggestions you might have in this regard.

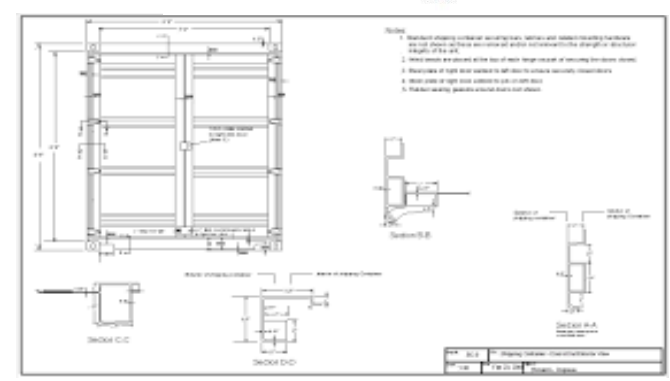
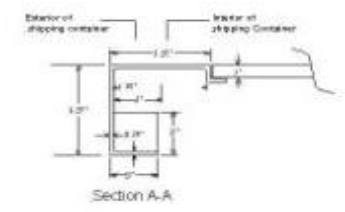
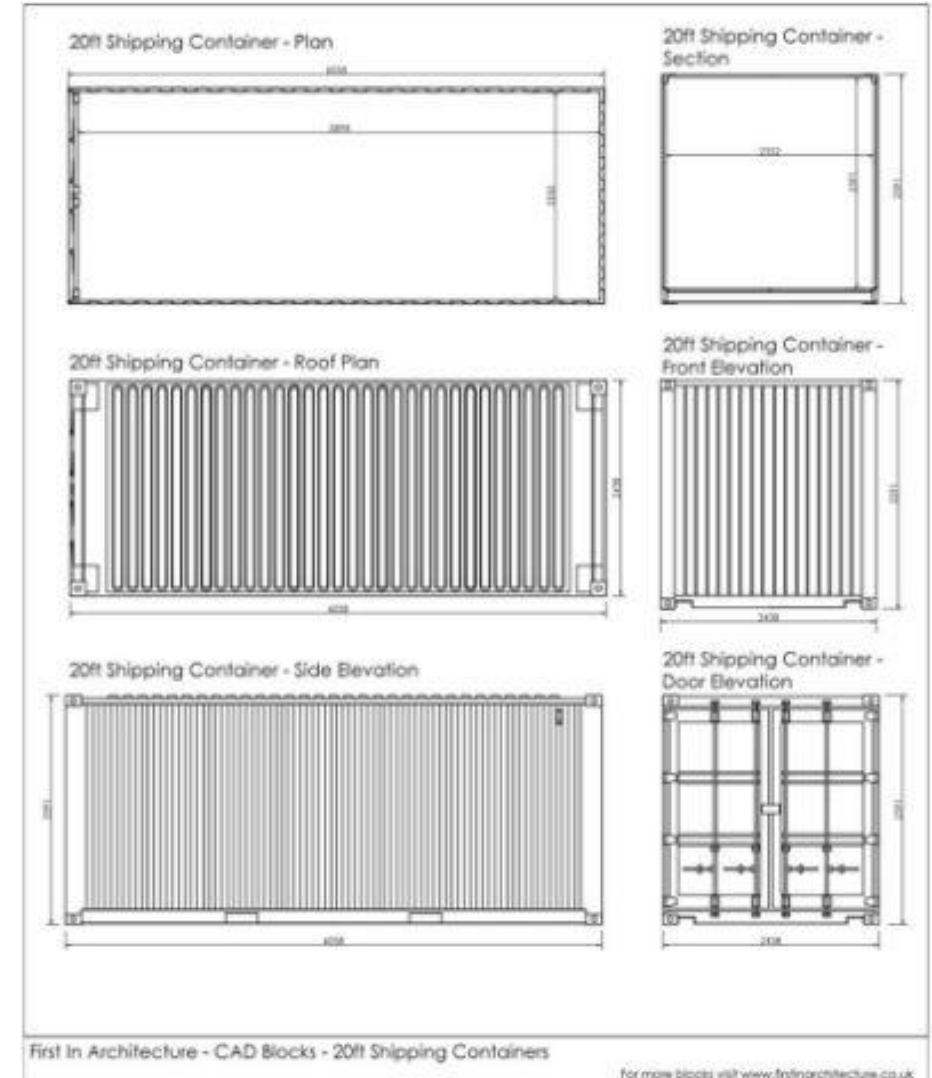
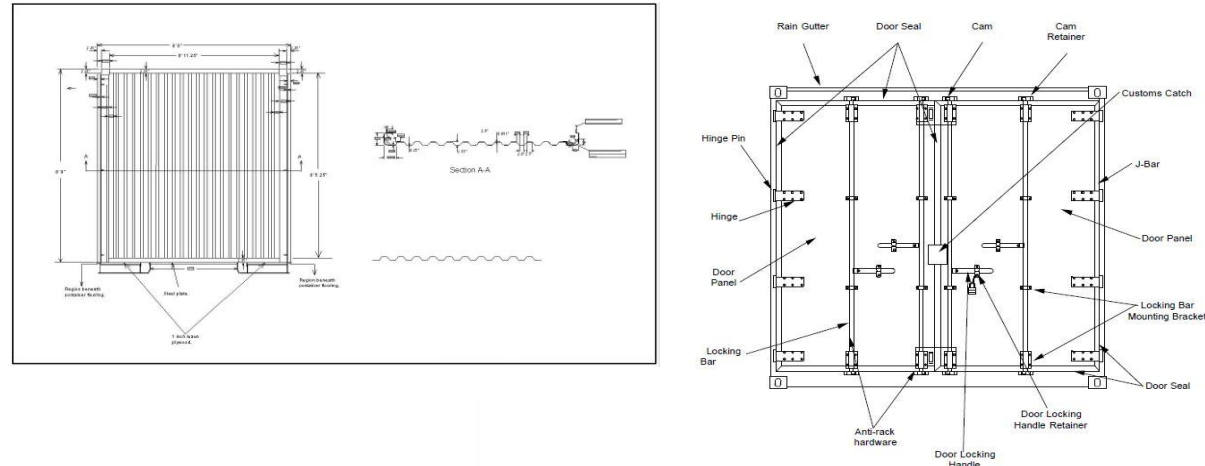
# INTERIOR ELEMENTS

# UNIVERSIAL DESIGN ELEMENTS

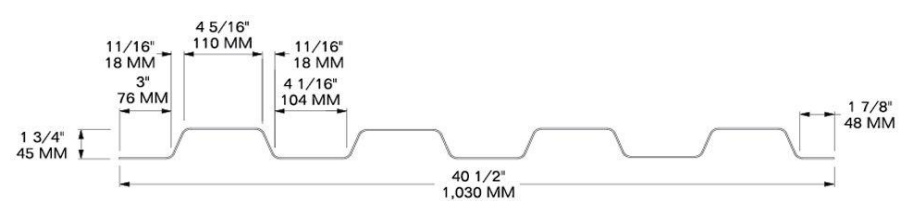
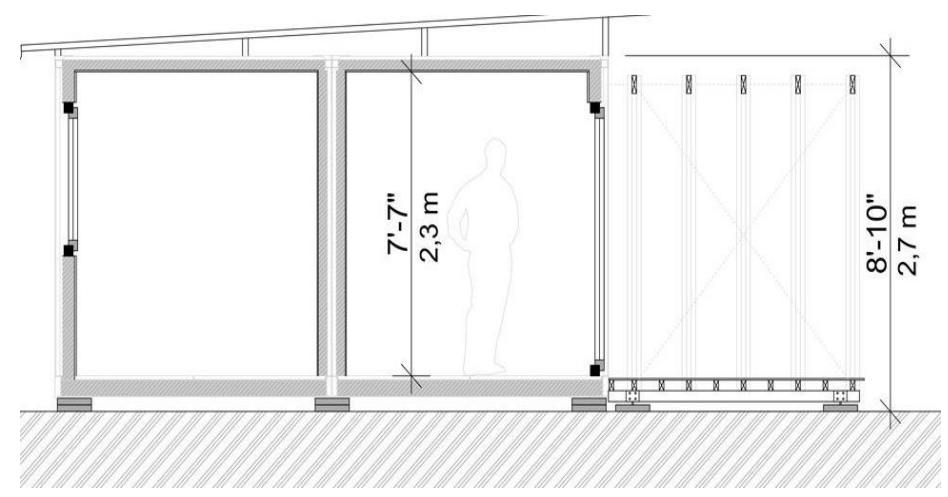
-  Smooth and level flooring at entrances and when transitioning materials.
-  Widen doors & hallways beyond wheelchair requirements - 60 x 78" turning spaces.
-  Accommodate right- or left-handed access and use.
-  Include automated doors to ensure usability and provide access for all.

-  Equip with technology for the hearing impaired - visual queues and opportunities for a hands-on approach.
-  Provisions for privacy, security, and safety equally available to all users.
-  Design displays, signs, and floor finishes with high contrast to increase visibility.

<p><b>About to crash?</b></p> <p>The design of this elevator cabin illustrates the Universal Design principle of <b>Tolerance for Error</b>, making it extremely difficult to crash. The provision of a fire extinguisher and emergency call button are also safety features that help reduce the risk of accidents. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>Can you read this?</b></p> <p>The design of this page illustrates the Universal Design principle of <b>Perceptible Information</b>. By using large, bold text and high contrast, the information is easily readable by users with various visual abilities. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>Not strong enough?</b></p> <p>The design of this ramp illustrates the Universal Design principle of <b>Low Physical Strength</b>, making it extremely difficult to climb. The provision of a wheelchair and a ramp with a low slope are safety features that help reduce the risk of accidents. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>What now?</b></p> <p>The design of this elevator cabin illustrates the Universal Design principle of <b>Equitable Use</b>, ensuring that the design is usable by people with various abilities. The provision of a wheelchair and a ramp with a low slope are safety features that help reduce the risk of accidents. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>Which floor?</b></p> <p>The design of these elevator buttons is an example of the Universal Design principle of <b>Simple and Intuitive</b>. The provision of large, bold text and high contrast makes the buttons easy to use for people with various abilities. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>Can you reach that?</b></p> <p>The design of this kitchen illustrates the Universal Design principle of <b>Size &amp; Space</b>. The provision of a sink and a counter with a low height are safety features that help reduce the risk of accidents. This principle promotes repetition and consistency in design to help users avoid errors.</p> 	<p><b>Left-handed?</b></p> <p>The design of this chair illustrates the Universal Design principle of <b>Flexibility in Use</b>. The provision of a chair with a low height and a wide seat are safety features that help reduce the risk of accidents. This principle promotes repetition and consistency in design to help users avoid errors.</p> 
Tolerance for Error	Perceptible Information	Low Physical Strength	Equitable Use	Simple & Intuitive	Size & Space	Flexibility in Use

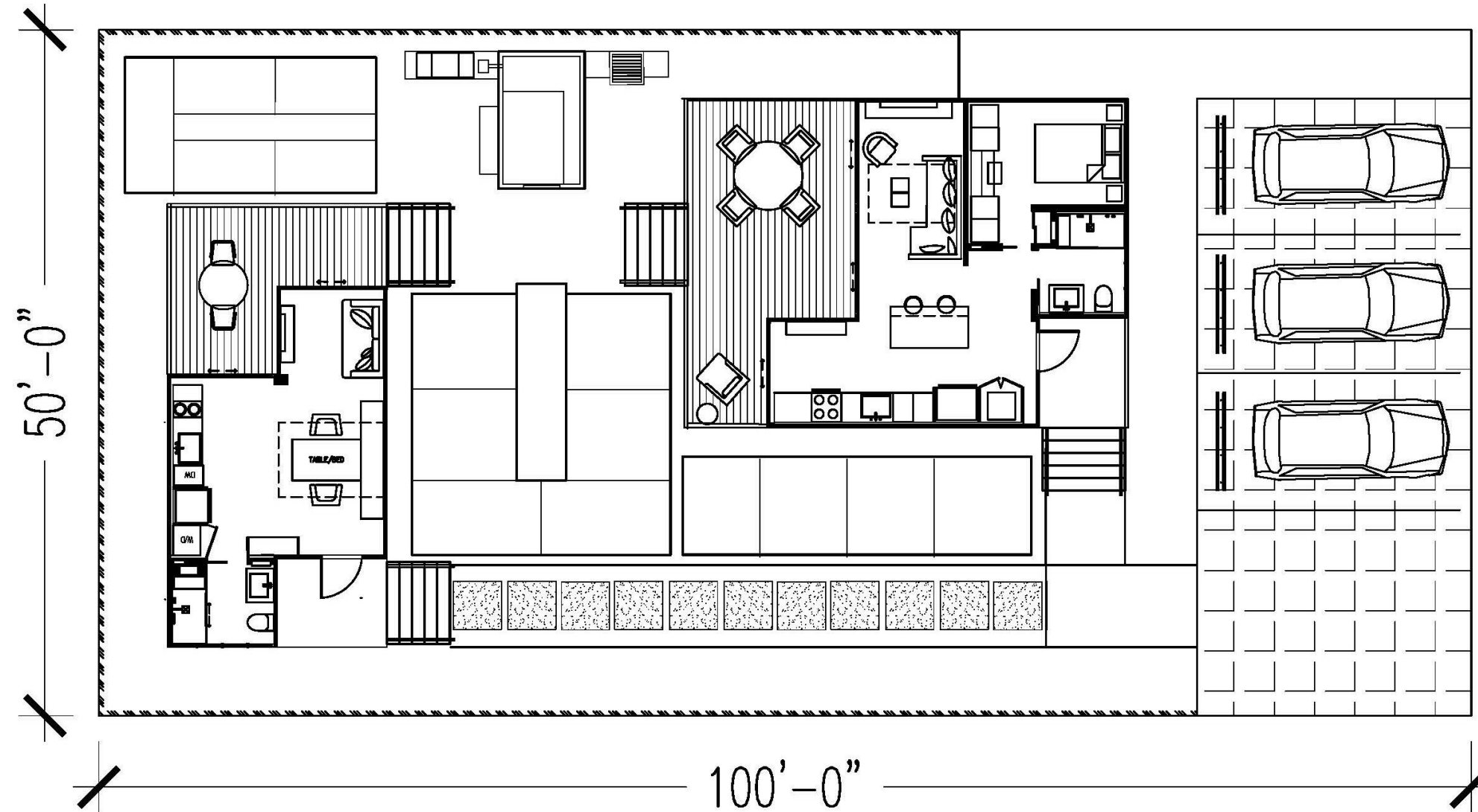


- Notes:
1. 2" square x 1/4" thick steel anchor washers welded to door and adjacent metal structure to permanently secure doors closed.
  2. Rubber seals around doors not shown.
  3. For complete detail of lateral beam see container floor drawing.
  4. For complete door detail see exterior door drawing.



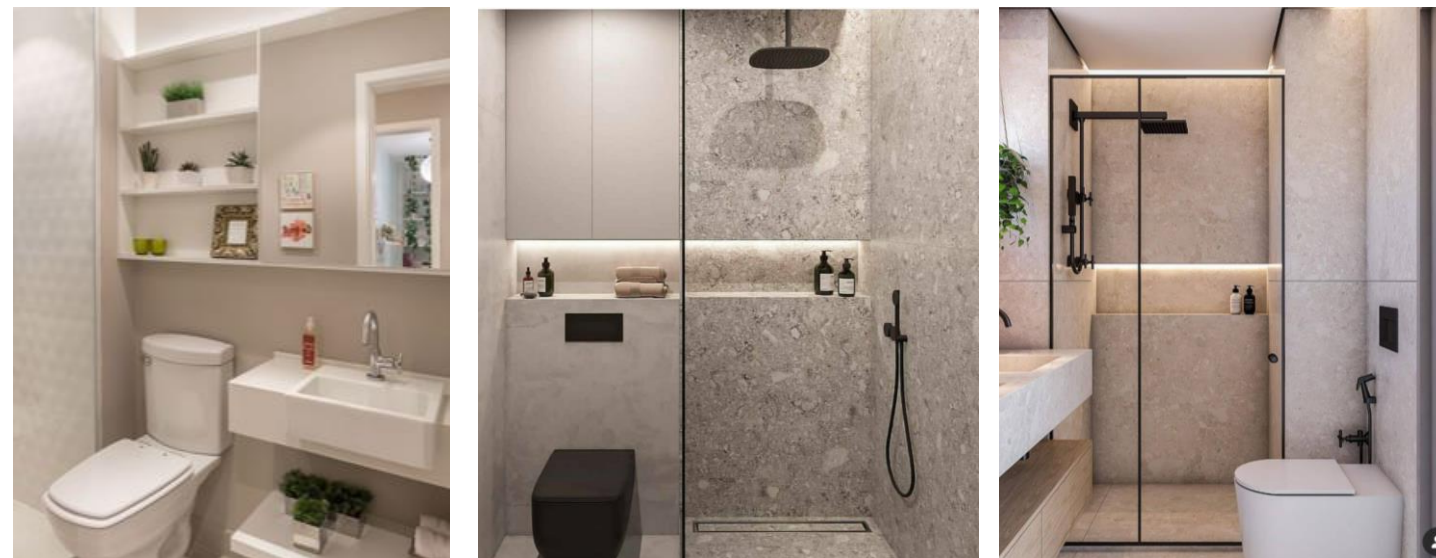
## FLOOR PLANS WITH CONTAINER LAYOUTS

Currently not allowed as a duplex



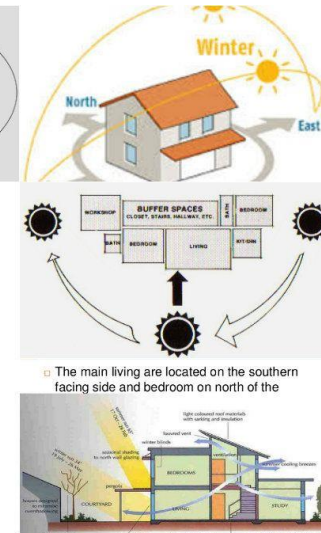
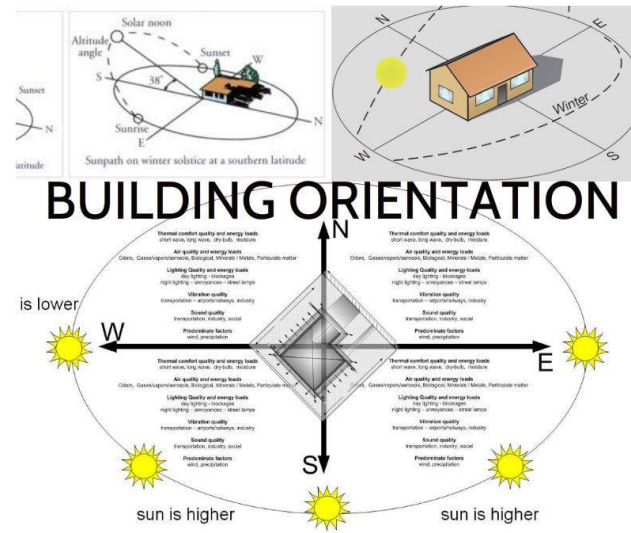
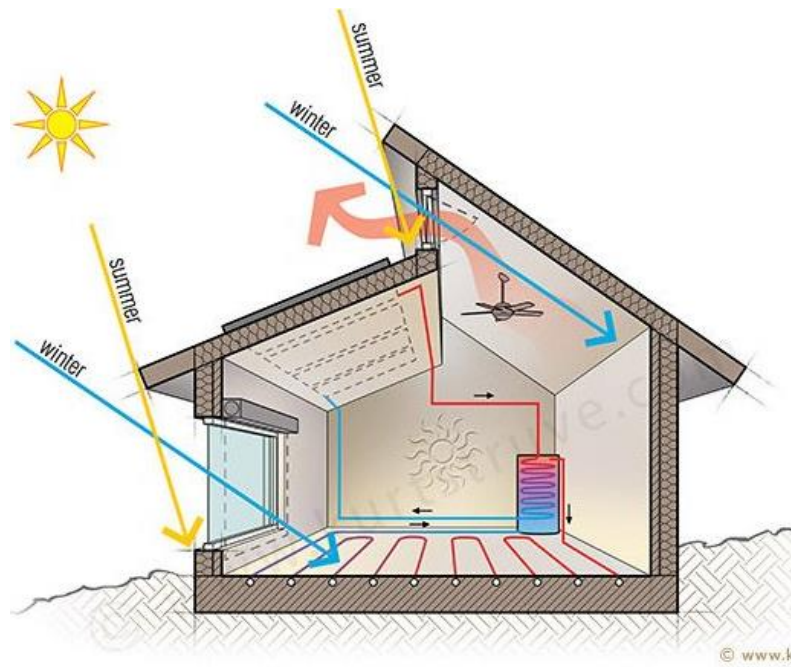
The image to the left is an at scale depiction of a 5000 sq ft lot with two of our houses placed in a manner respecting all easement and setbacks. It would allow the resident a space to operate a home based business, **keep adult children and aging family members near** or rent the unit for passive income.

# INTERIOR ELEMENTS BATHROOMS

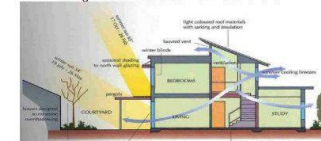


# BUILDING ORIENTATION

## PASSIVE COOLING



The main living are located on the southern facing side and bedroom on north of the



SUN & WIND

### TERRA PACIFIC

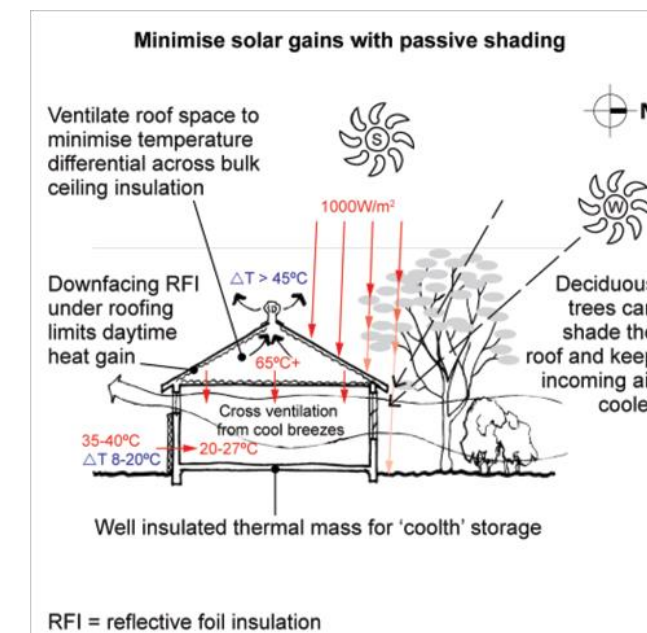
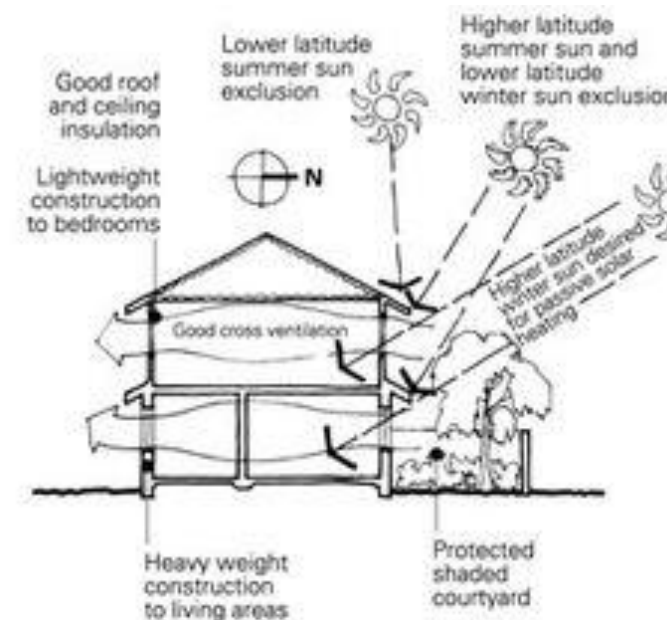
## VENTILATION & COOLING

24 DESIGN FEATURES THAT ALL TROPICAL HOMES SHOULD EMPLOY

**KEY CODE:**

- 1 ORIENT THE HOUSE FOR SUN & WIND TO MAXIMIZE VENTILATION & COOLING
- 2 LANDSCAPING TO SHADE BOTH ROOF AND EXTERIOR WALLS
- 3 REFLECTIVE BARRIERS ON WALLS TO MINIMIZE EFFECT OF SOLAR RADIATION
- 4 WIDE EAVES & LOW WALLS TO MAXIMIZE NATURAL SHADING EFFECT OF ROOF
- 5 INTERIOR SOFFITS DEFLECT RISING HOT AIR OUT TRANSOM WINDOWS
- 6 ENERGY STAR (5-STAR RATED) CEILING FANS PROVIDE AIR CIRCULATION
- 7 REFLECTIVE BARRIER ON ROOF TO MINIMIZE EFFECT OF SOLAR RADIATION
- 8 HIGH PITCHED ROOF TO DRAW HOT AIR UP AND AWAY FROM INHABITANTS
- 9 RIDGE VENTING TO DRAW HOT AIR UP AND OUT OF THE HOME
- 10 HIGH C.F.M. SOLAR POWERED ROOF VENTS TO FORCE HOT AIR OUT EFFICIENTLY
- 11 L.E.D. BULBS FOR LOW HEAT TRANSMISSION FROM LIGHTING FIXTURES
- 12 ABUNDANT OPENING TRANSOMS AND WINDOWS TO MAXIMIZE VENTILATION

- 13 JALOUSIE WINDOWS TO MAXIMIZE CROSS-FLOW VENTILATION AND HELP FORCE HOT AIR UP
- 14 HIGH C.F.M. RANGE HOOD BLOWER REMOVES HOT AIR FROM KITCHEN
- 15 ENERGY STAR APPLIANCES, PUMPS, AND EQUIPMENT GENERATE LESS HEAT
- 16 BATHROOM FANS WITH HUMIDISTAT SENSORS REMOVE WARM, MOIST AIR
- 17 VENTED CLOSETS WITH CLOSET HEATERS REMOVE WARM, MOIST AIR
- 18 CONCRETE'S THERMAL MASS HELPS COOL THE HOME
- 19 ROOF SHINGLES WITH HIGH S.R.I. VALUE TO MINIMIZE EFFECT OF SOLAR RADIATION
- 20 WALL FINISH WITH HIGH S.R.I. VALUE TO MINIMIZE EFFECT OF SOLAR RADIATION
- 21 WINDOWS AND DOORS WITH LOW-E GLASS TO MINIMIZE EFFECT OF SOLAR RADIATION
- 22 WATERPROOFING AND VAPOR BARRIER TO PREVENT WATER & MOIST AIR FROM ENTERING THE HOME
- 23 POST & PIER FOUNDATIONS PROVIDE SUFFICIENT AIR FLOW UNDER THE HOME
- 24 CONCRETE FOUNDATION SEALED TO PREVENT MOISTURE FROM ENTERING THE HOME

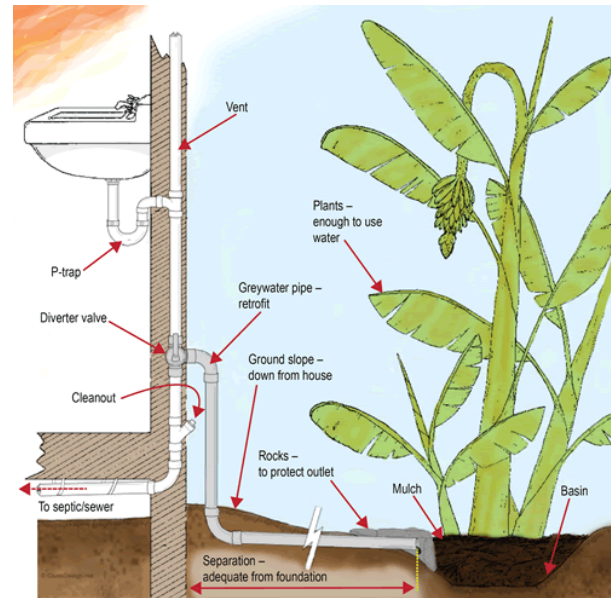
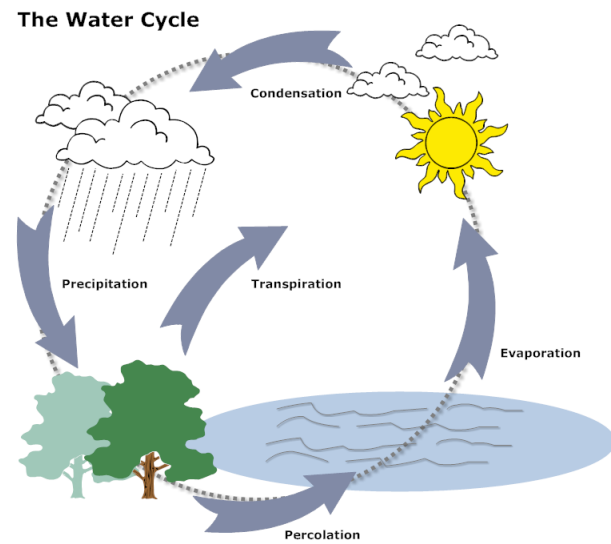


RFI = reflective foil insulation

### Sustainable Design

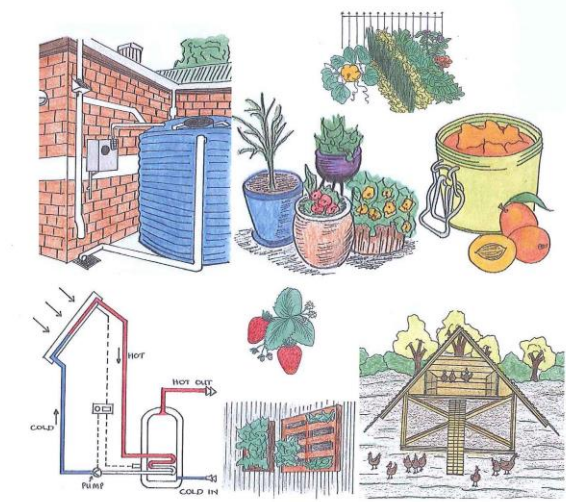
Our homes save energy by reducing heating and cooling loads, through building orientation, the specification of high-quality windows and the provision of adequate insulation and ventilation - both passive and active solar systems are employed responding to site specific conditions.

We specify Energy Star rated appliances, efficient heating and cooling systems and LED and fluorescent lamps. We are also excited to work with any buyers who want to integrate tied-to-the-grid electric solar power systems (Photovoltaic Panels) or wind generated energy. We also specify products that conserve water above and beyond what is required by law, such as low flow shower heads, dual-flush toilets and under-sink flow restrictors. In addition to conservation, we will work with any buyers who want to integrate a Gray Water system into their Logical Home.



### How to Permaculture Your Life

Strategies, skills and techniques for the transition to a greener world.



Ross Mars and Simone Willis

# GRAY WATER SYSTEMS

## Sustainable Design

Our homes save energy by reducing heating and cooling loads, through building orientation, the specification of high-quality windows and the provision of adequate insulation and ventilation - both passive and active solar systems are employed responding to site specific conditions.

We specify Energy Star rated appliances, efficient heating and cooling systems and LED and fluorescent lamps. We are also excited to work with any buyers who want to integrate tied-to-the-grid electric solar power systems (Photovoltaic Panels) or wind generated energy. We also specify products that conserve water above and beyond what is required by law, such as low flow shower heads, dual-flush toilets and under-sink flow restrictors. In addition to conservation, we will work with any buyers who want to integrate a Gray Water system into their Logical Home.

### CLAIM YOUR RAIN WATER

It's yours to use

**Benefits of Rainwater Harvesting:**

- Is environmentally friendly
- Is better for plants
- Prevents soil erosion by reducing rainfall runoff
- Increases soil efficiency
- Conserves energy from potable water processes
- Fosters a greater appreciation of nature

**Other Benefits of Rainwater HOGs:**

- Can fit many architectural applications, indoors and out
- Used under decks
- Used as screens
- Use them on walls
- Fits in garages and storage closets
- Fits on narrow side porches and under house eaves

**How to use Rainwater HOGs:**

Each three year roof can be installed and stored in Rainwater HOG Tanks for:

- Vegetable Gardens
- Potted Plants
- Plants
- Fruit Trees

Rainwater HOG Tanks can also store water for:

- Emergency Potable Water
- Flushing Toilets
- Drip Irrigation Systems
- Grey Water Spillups
- Decorative Landscape Fountains

**Contacts:**

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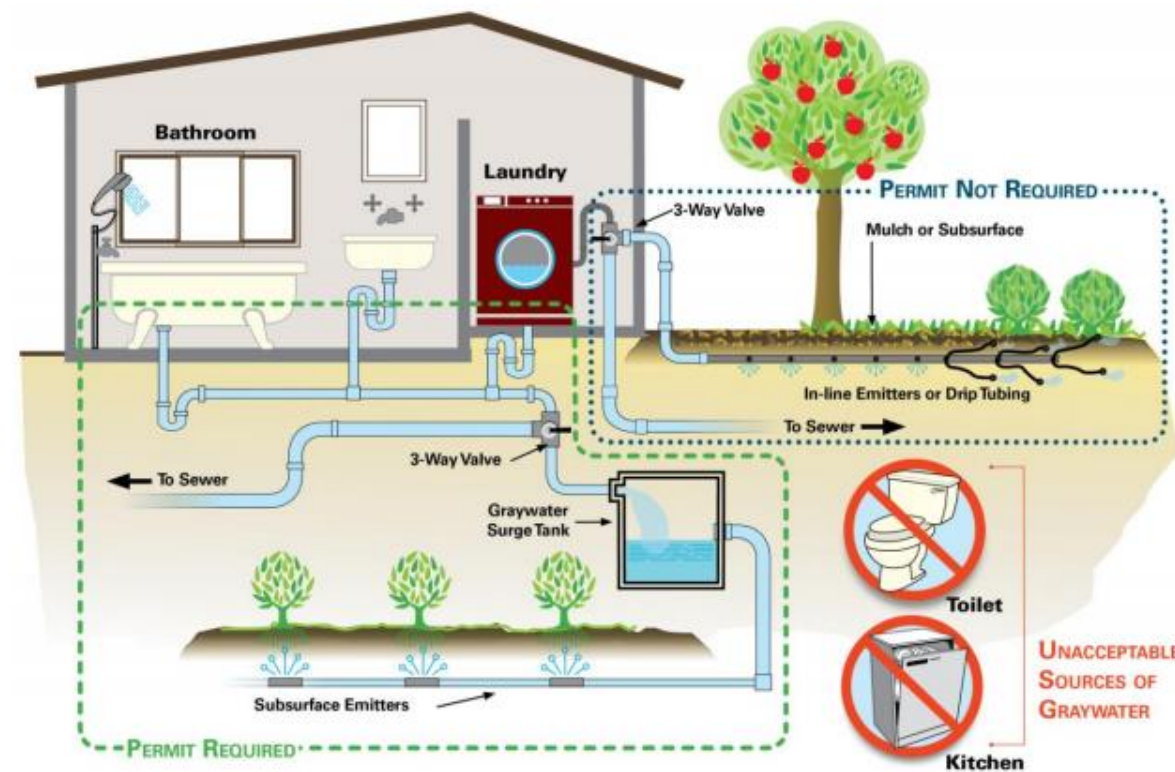


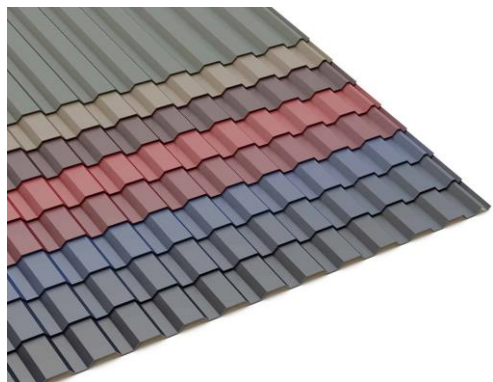
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### SAMPLE RESIDENTIAL GRAYWATER SYSTEMS



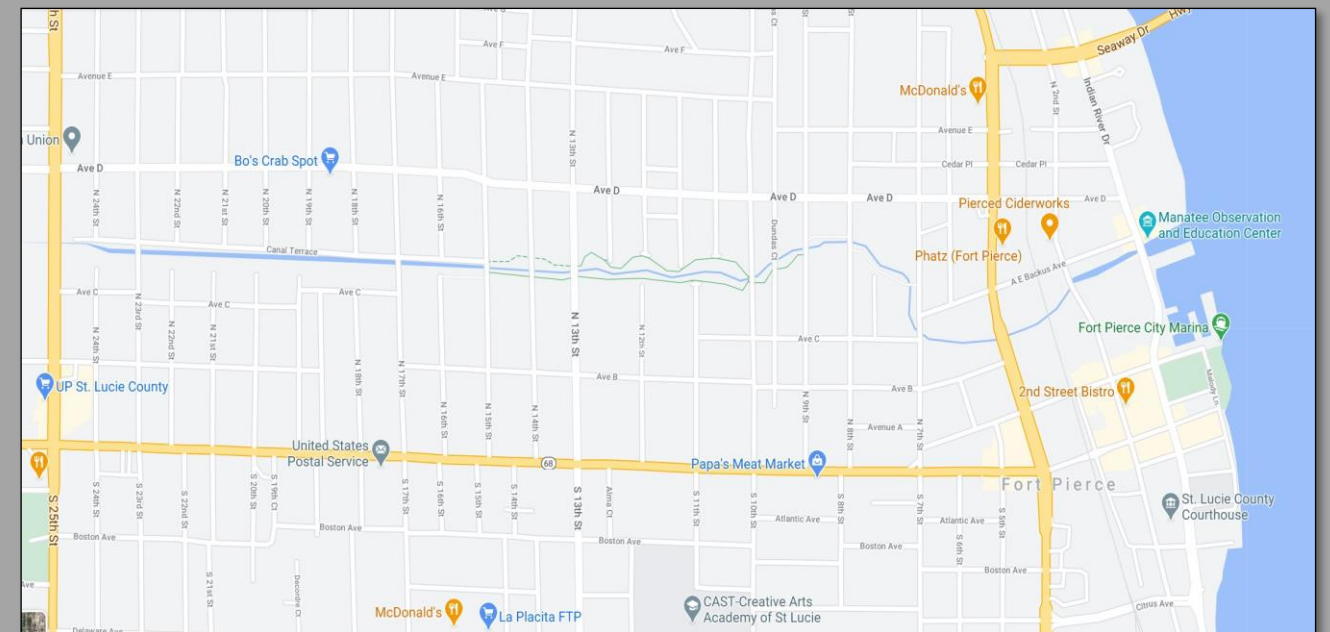
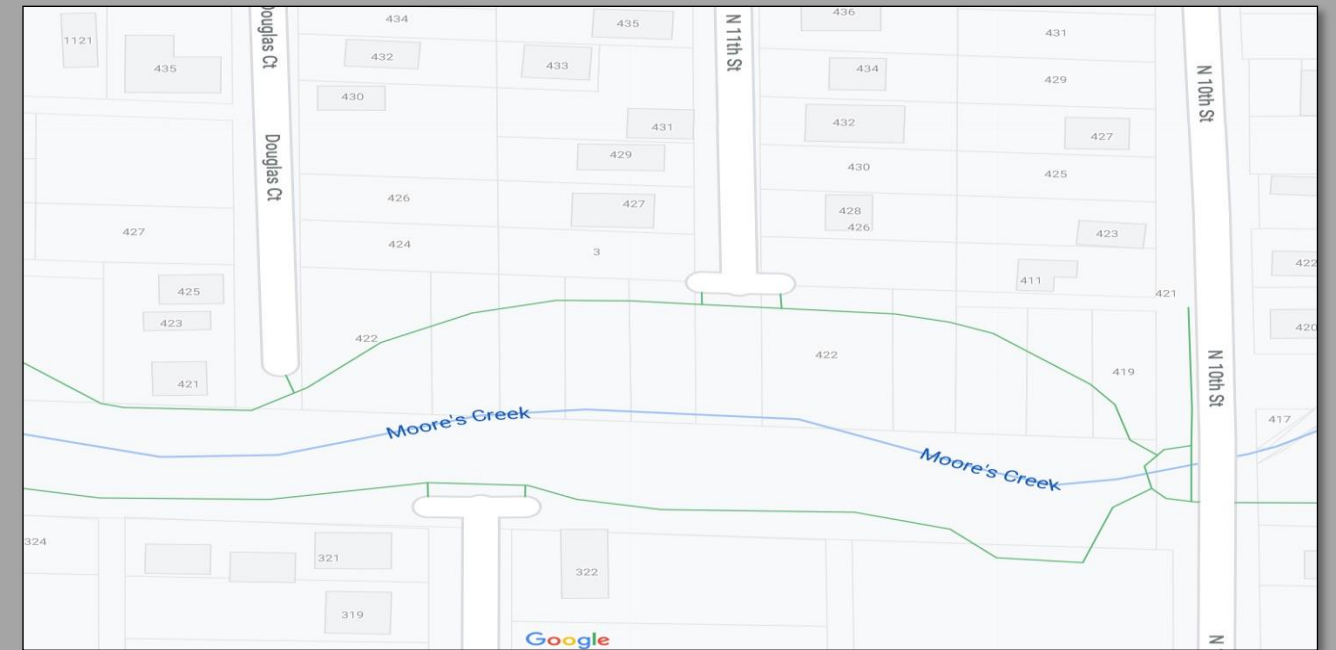
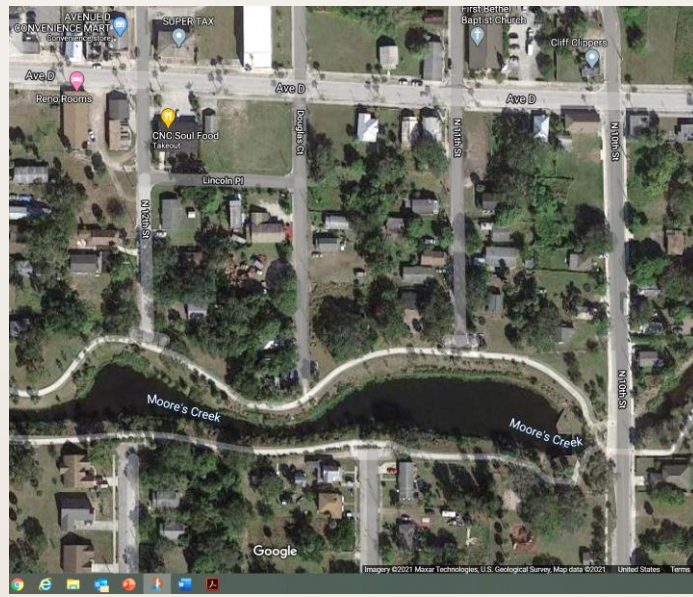


# Metal Roof Water Capture & Durability

# EKHAYA @ Moore's Creek

## SITE ANALYSIS

424 & 426 Douglas Court, Fort Pierce  
Bid Proposal



# EKHAYA @ Moore's Creek SITE ANALYSIS

424 & 426 Douglas Court, Fort Pierce  
Bid Proposal



Moore Creek's Existing Residential Architectural Style



APPROPRIATE ARCHITECTURAL STYLES

Whether it is Modern design or tropical styles through out Florida. Ekhaya's homes will be compatible with the surrounding neighbors, unifying existing while producing a unique style representing today current housing trends.

Modern/Zen



Classic Caribbean



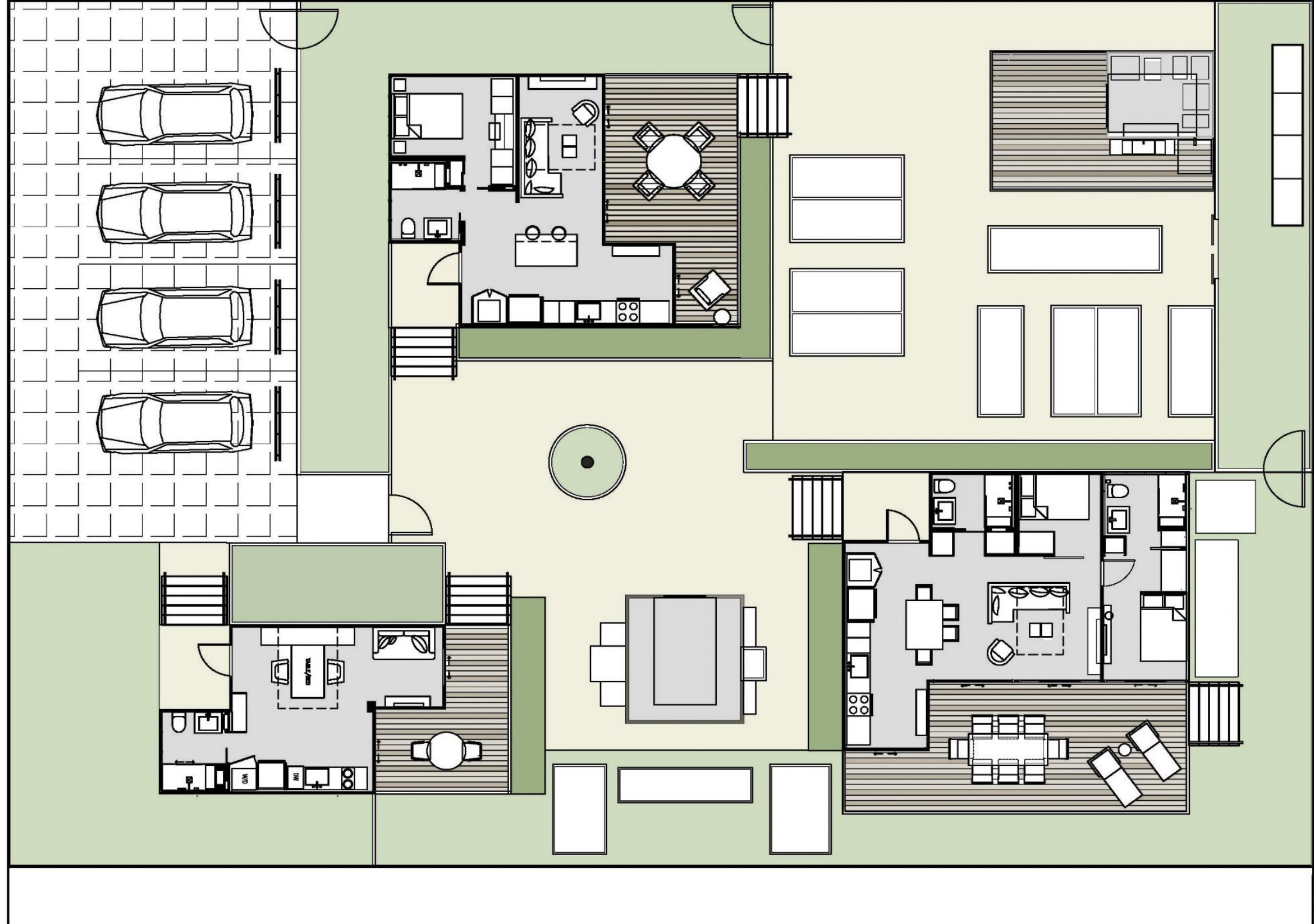
Tropical Retro Deco & Mid-Century



Designs @Ekhaya is very sensitive to local styles and zoning and only proposing appropriate development to create a unique sense of place.

119'-10"

81'-10"

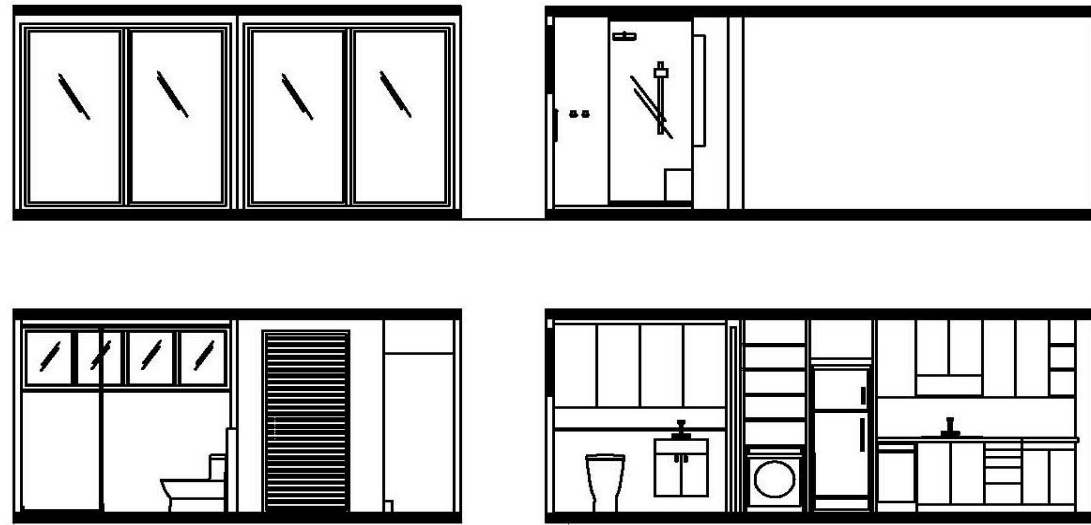


# INTERIOR ELEMENTS

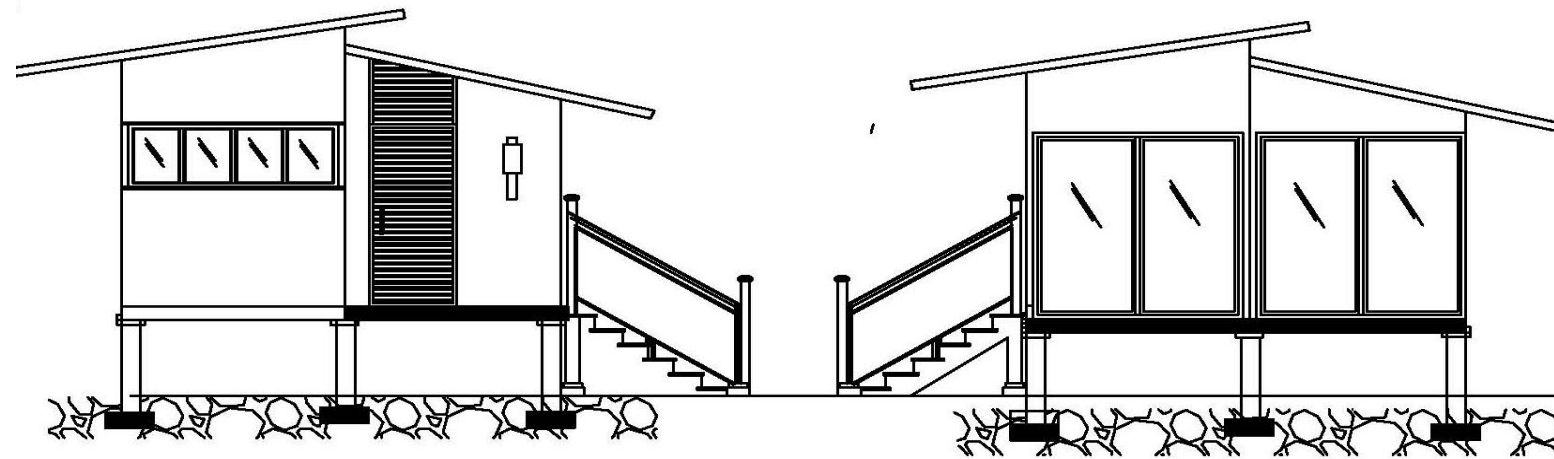
KITCHEN- style –  
open space living



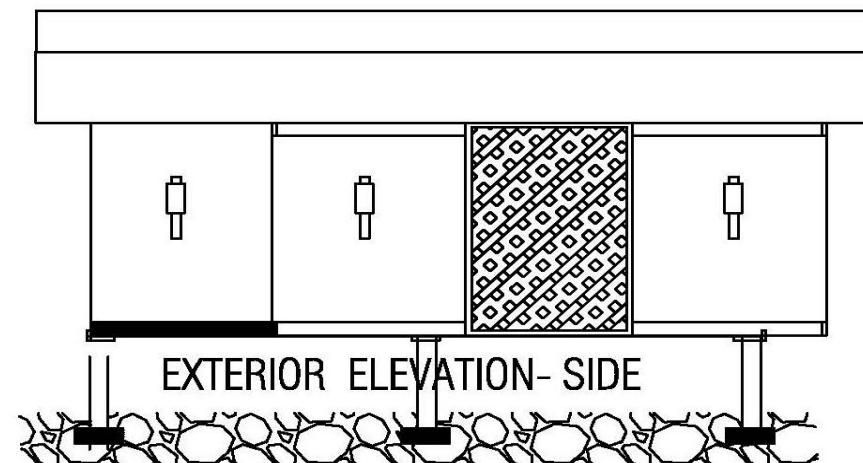
# STUDIO INTERIOR & EXTERIO ELEVATIONS



STUDIO INTERIOR ELEVATIONS



STUDIO INTERIOR ELEVATIONS



EXTERIOR ELEVATION- SIDE

## Materials

Our homes include wood sourced from sustainably managed forests and products made from renewable resources such as bamboo. Recycled ISO cargo containers are core structural elements in our homes. By recycling cargo containers we gain the benefits of working with steel without contributing to any adverse environmental impact from the production of new steel. Other recycled material in our homes includes denim-based insulation and carpets made from recycled materials. We also employ non-toxic caulks and adhesives and low-VOC (volatile organic compound) paints.

# INTERIOR ELEMENTS BATHROOMS



PLUMBING FIXITURES  
WATER SAVING

MOSAIC AND PORCELIN  
TILE  
EASY MAINTENCE

GLASS ENCLOSURE  
OPTIMIZE SPACE AND  
BATHING CONDITIONS FOR  
HANDICAP

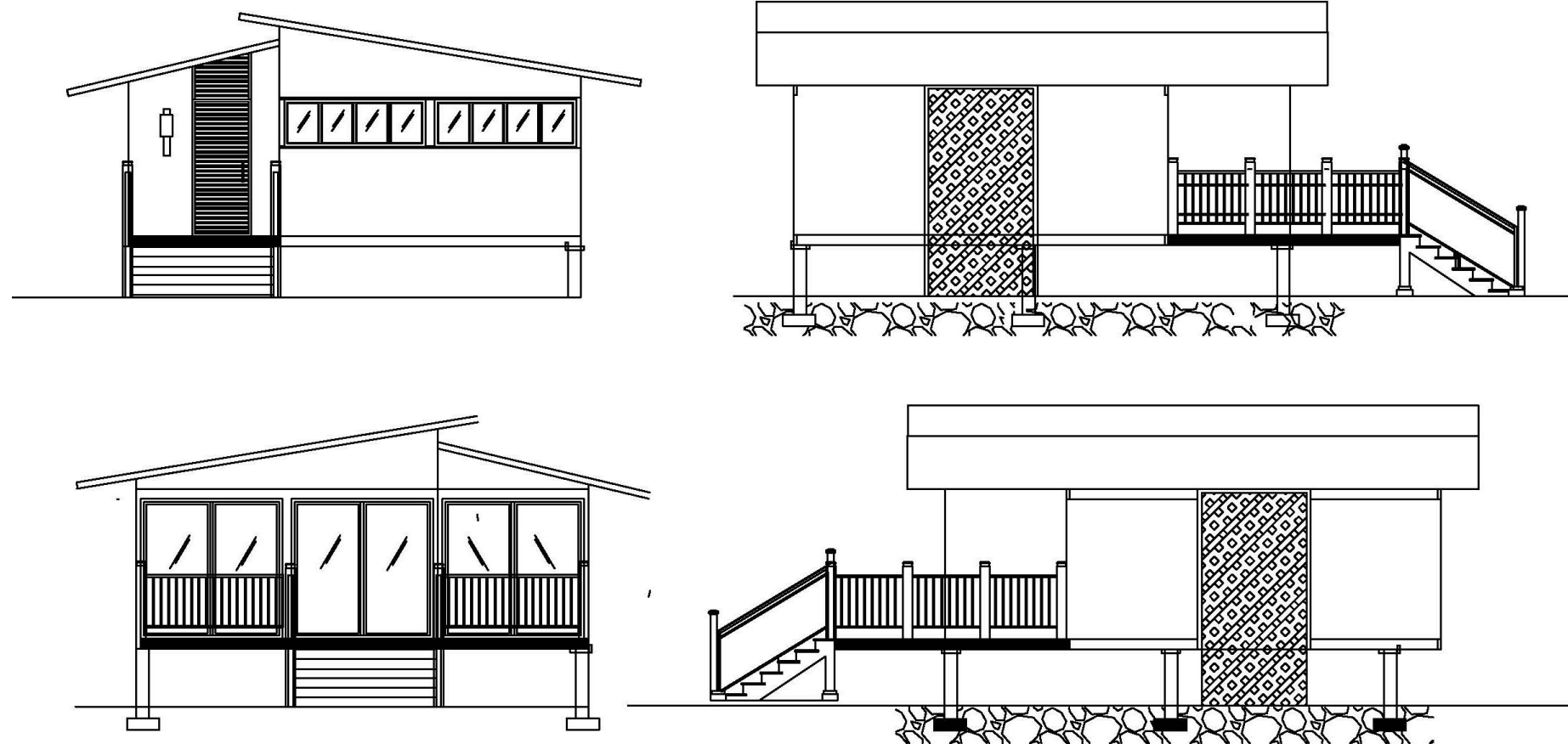
BUILT IN STORAGE NICHES  
AND CABINETS MAXIMINE  
SPACE



1 BEDROOM  
INTERIOR &  
EXTERIOR  
ELEVATIONS



1 BEDRM INTERIOR ELEVATIONS



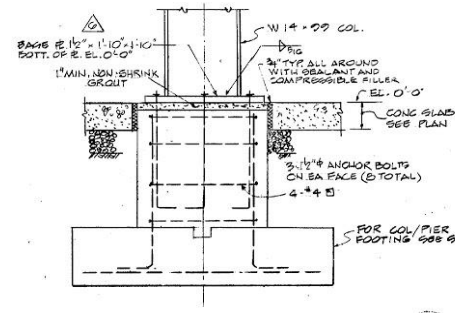
1 BEDRM INTERIOR ELEVATIONS



# INTERIOR ELEMENTS

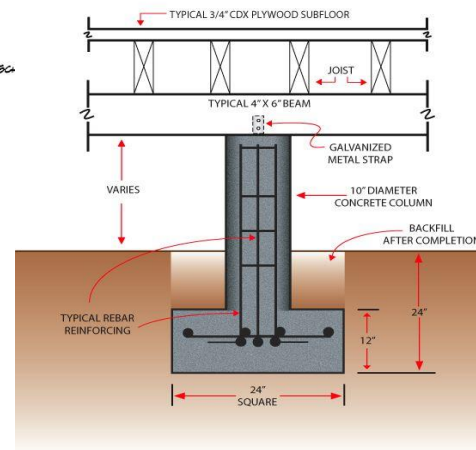
KITCHEN- style –  
open space living





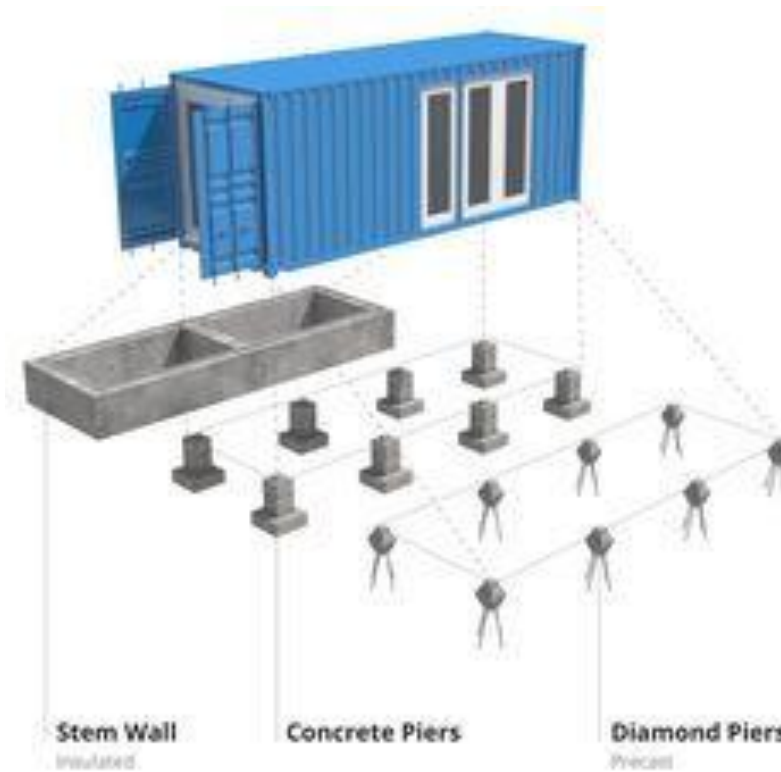
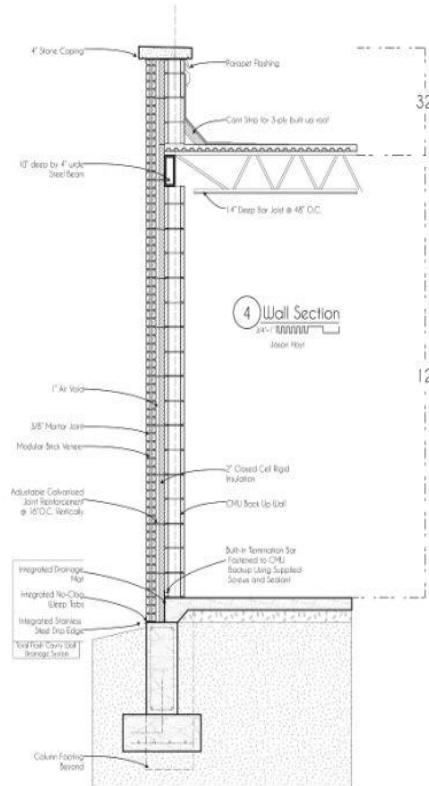
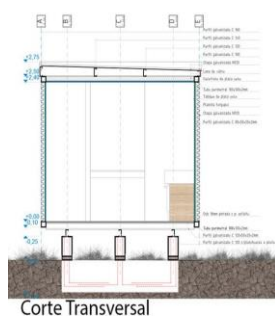
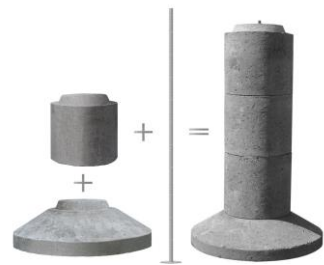
Foundation Options For Shipping Container Buildings

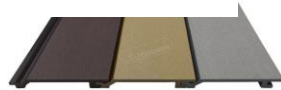
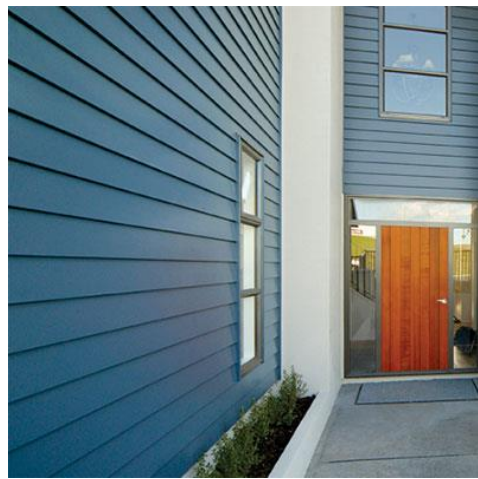
CONCRETE SONATUBE PIER DIAGRAM (PIER AND BEAM)



# FOUNDATION

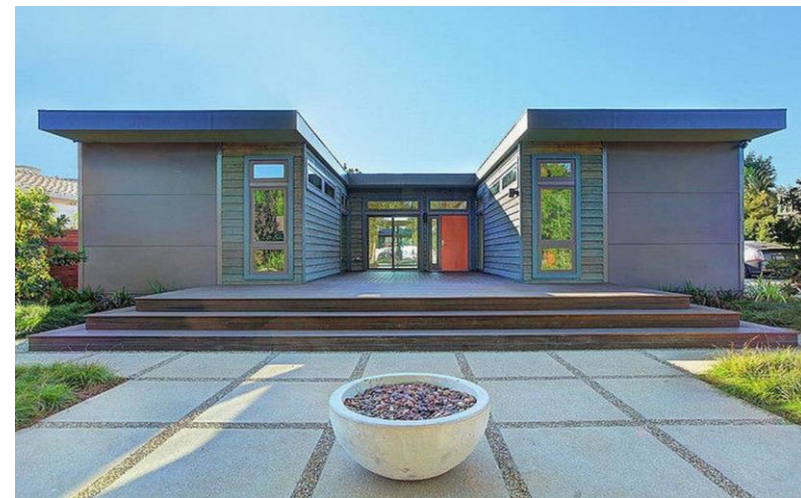
- CONCRETE FOOTINGS
- WATERFALLS
- SPRAY JETS
- SINK FAUCETS





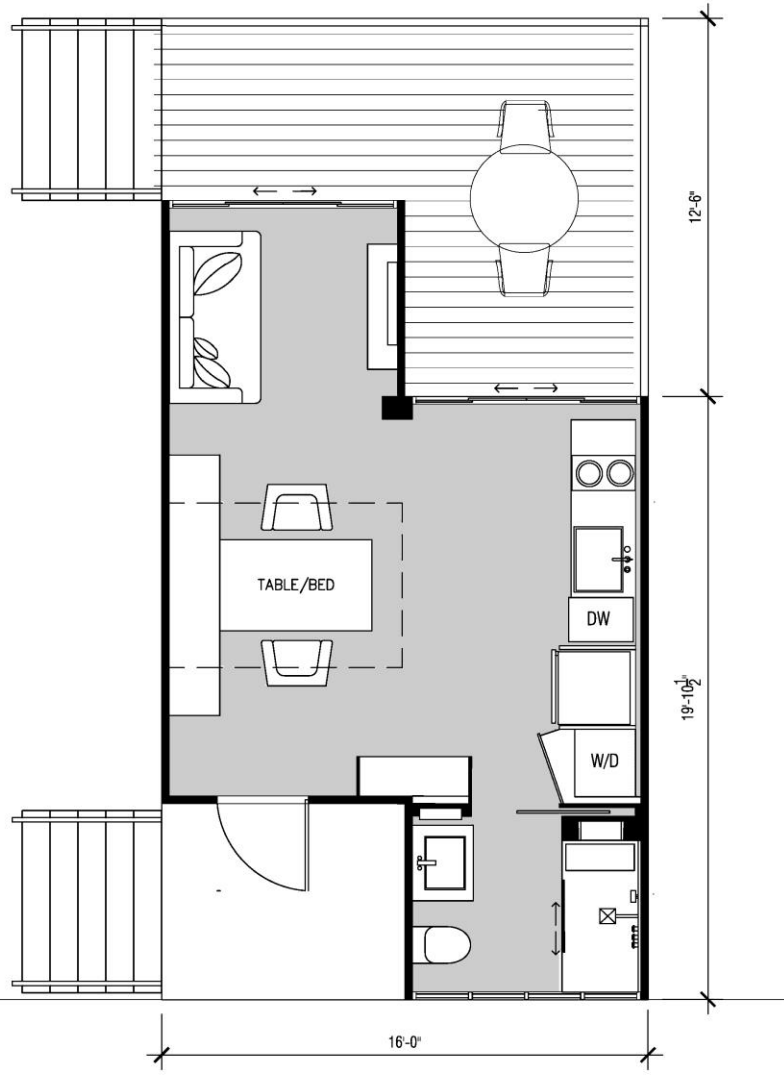
# CONTAINER HOMES Case Study

APPROPRIATE  
OPTION OF  
ARCHTECTORAL  
STYLES

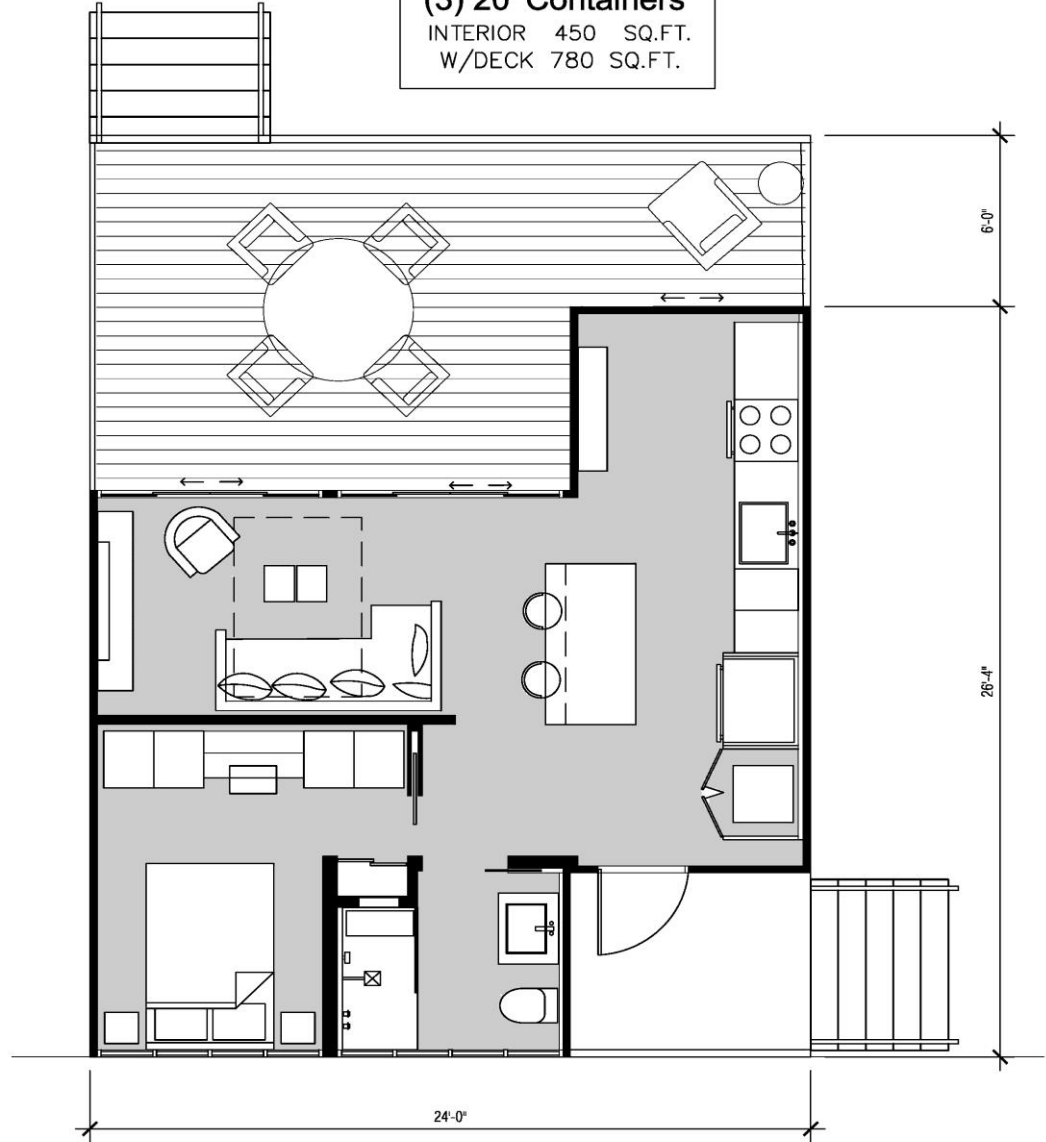


CONTEMPORARY- ULTRA MODERN

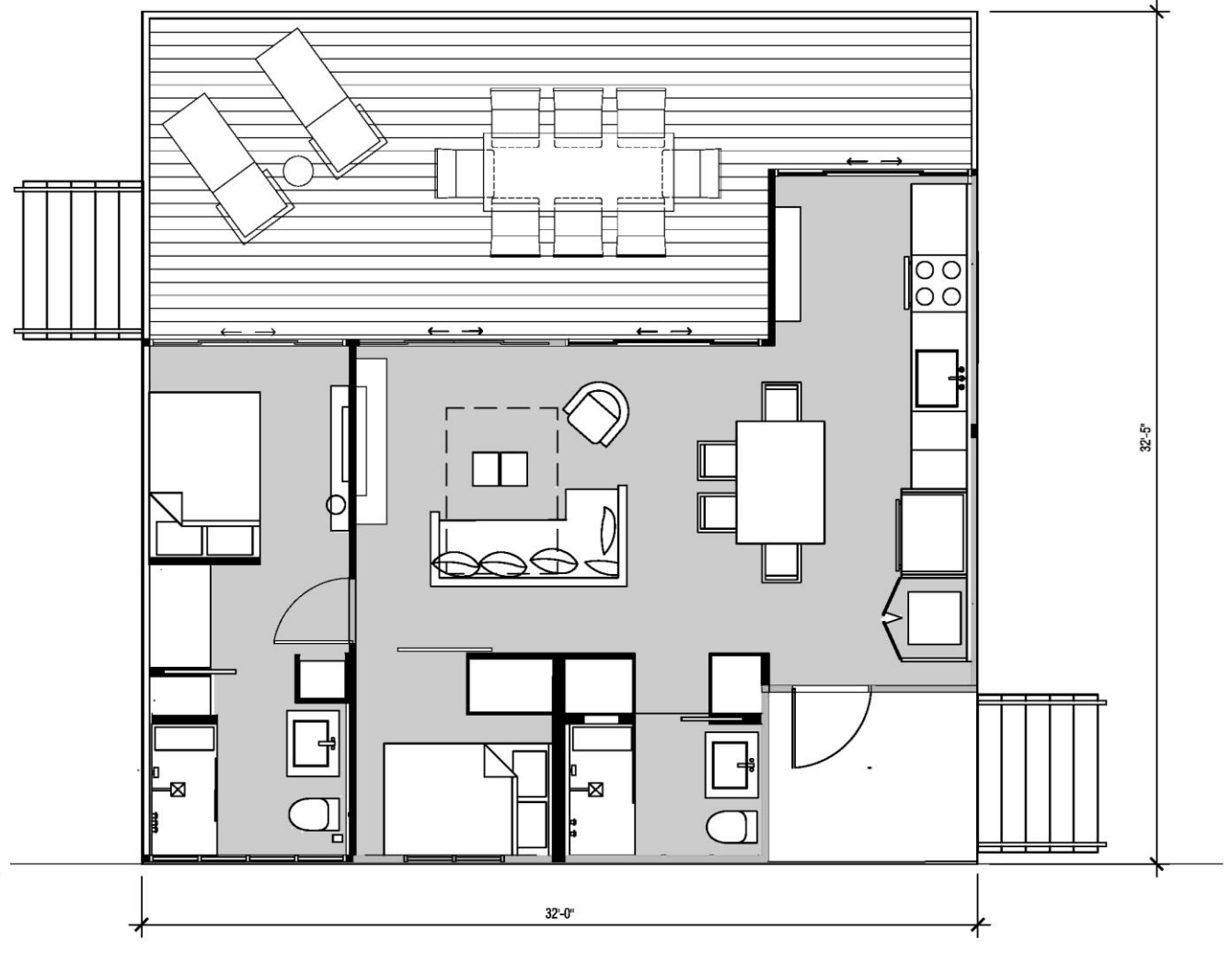
**STUDIO**  
**(2) 20' Containers**  
 INTERIOR 300 SQ.FT.  
 W/DECK 515 SQ.FT.



**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
 INTERIOR 450 SQ.FT.  
 W/DECK 780 SQ.FT.

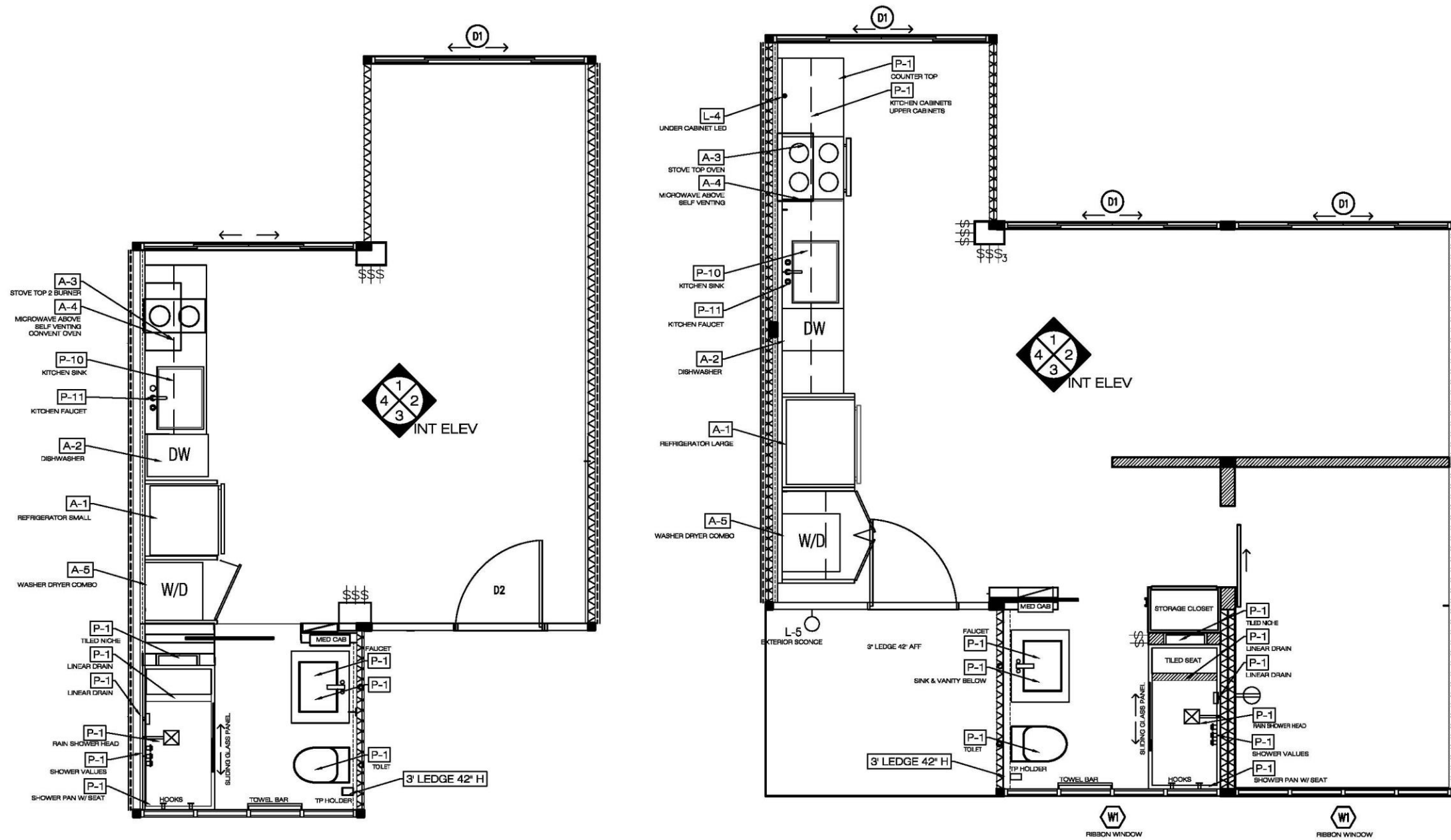


**2 BEDRM - 2 BATH**  
**(4) 20' Containers**  
 INTERIOR 600 SQ.FT.  
 W/DECK 1030 SQ.FT.



**EKHAYA – HOUSE PLANS**

# Mechanical Layout



- LIMITING WET WALL LOCATIONS AND ELECTRICAL OUTLETS AND SWITCHES
- WATERFALLS
- SPRAY JETS
- SINK FAUCETS



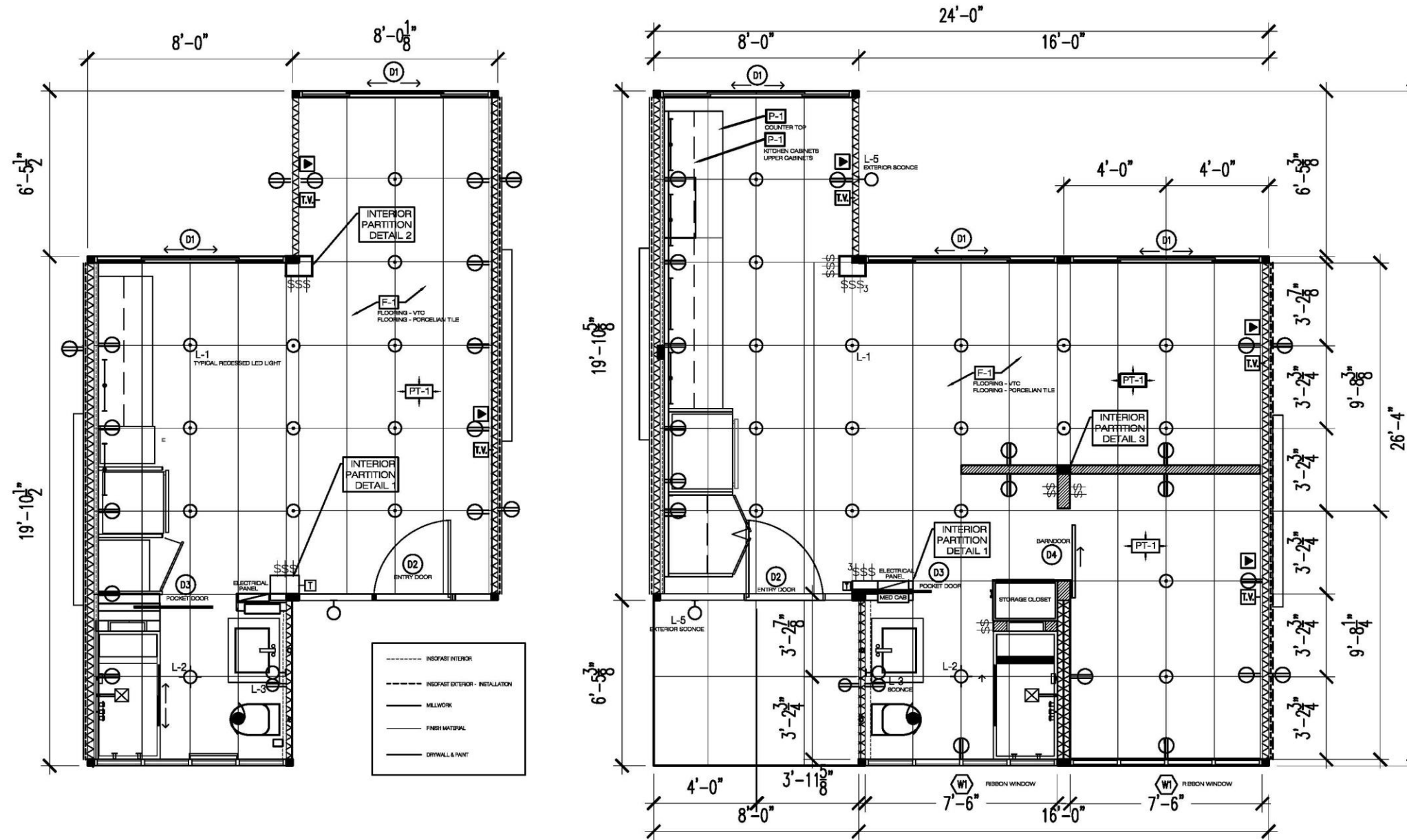
# INTERIOR ELEMENTS

## STORAGE – FREE STANDING CLOSET SYSTEMS

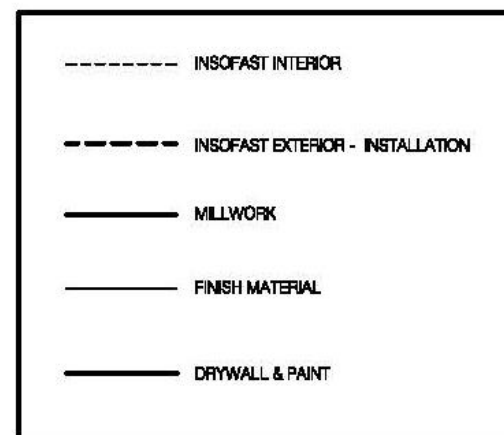
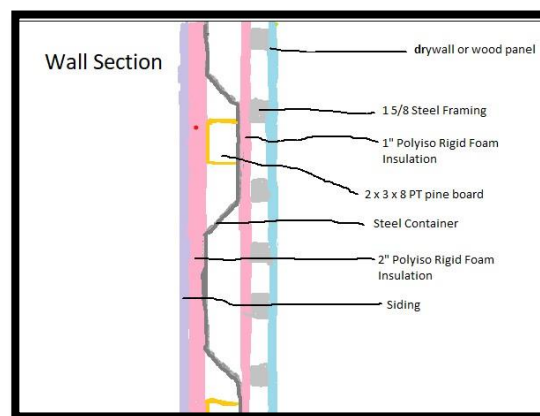
LIVING ROOM-  
dividing screen  
pocket doors, texture  
wall and window and  
light all provide  
flexible living in a  
small space



# BALANCED & SYMMETRICAL DESIGN FOR EASY CONSTRUCTION



- ELECTRICAL POSITIONING
- DIMABLE
- LED-RECESSED LIGHTING THROUGHOUT
- SPRAY JETS
- SINK FAUCETS





# CONTAINER Solutions LIVING in the Subtropics

AVOID THE BOWLING  
ALLEY AFFECT

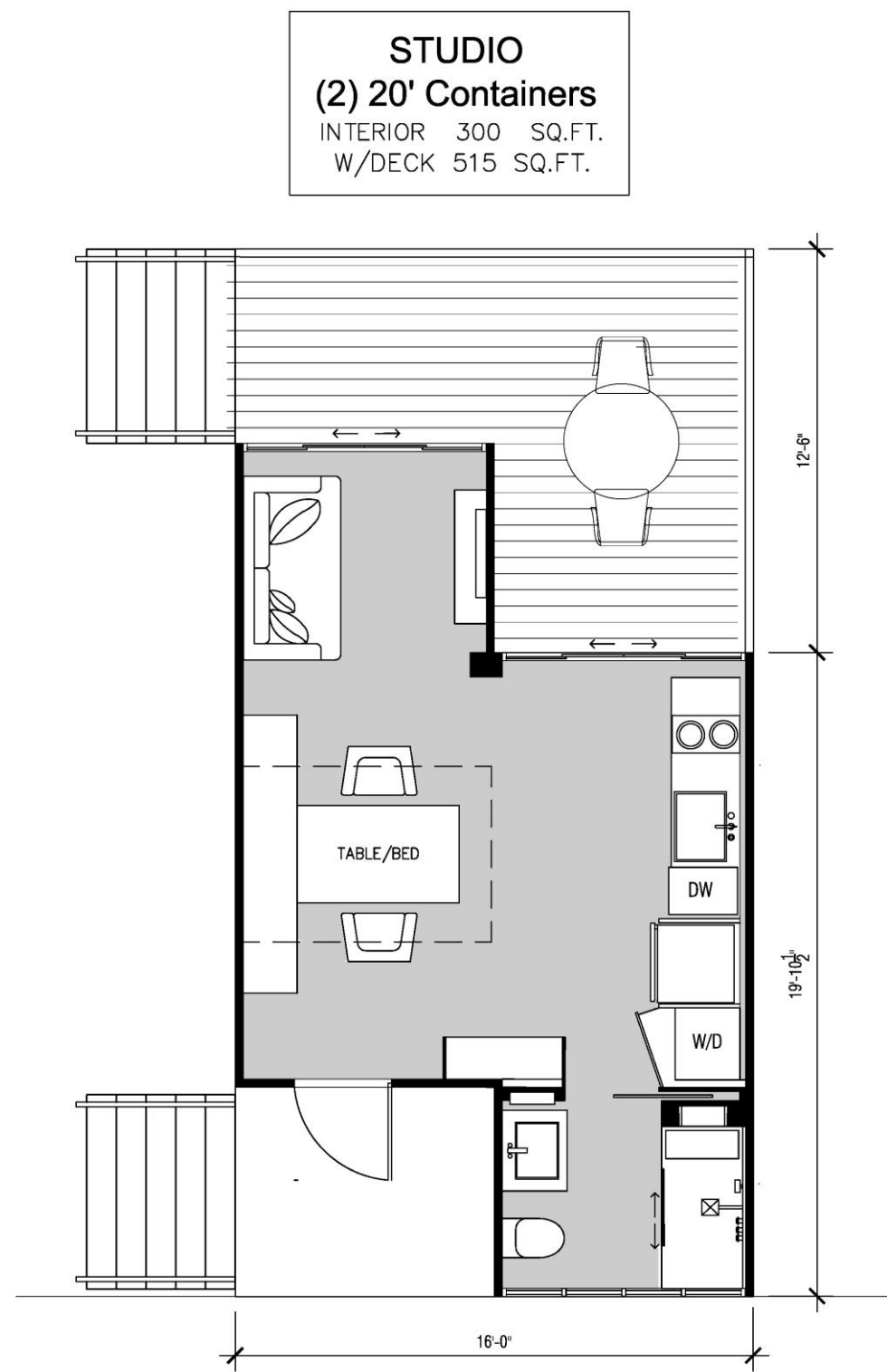
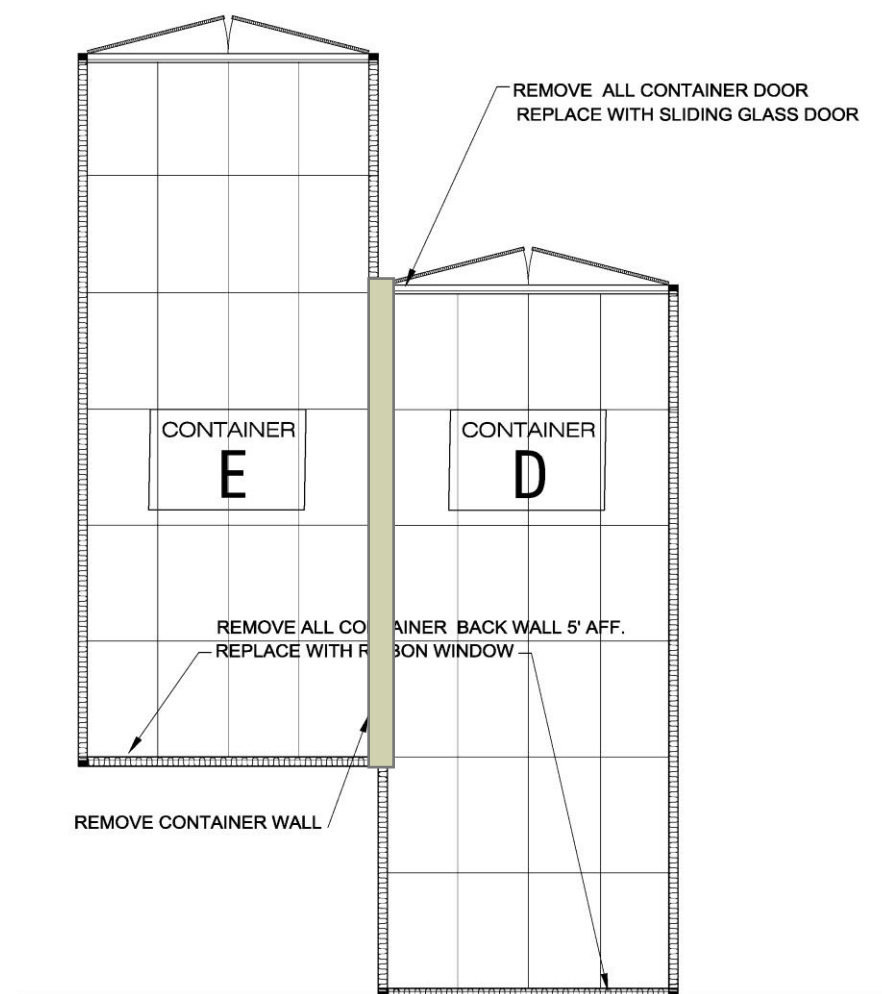
EXPAND BOUNDRIES

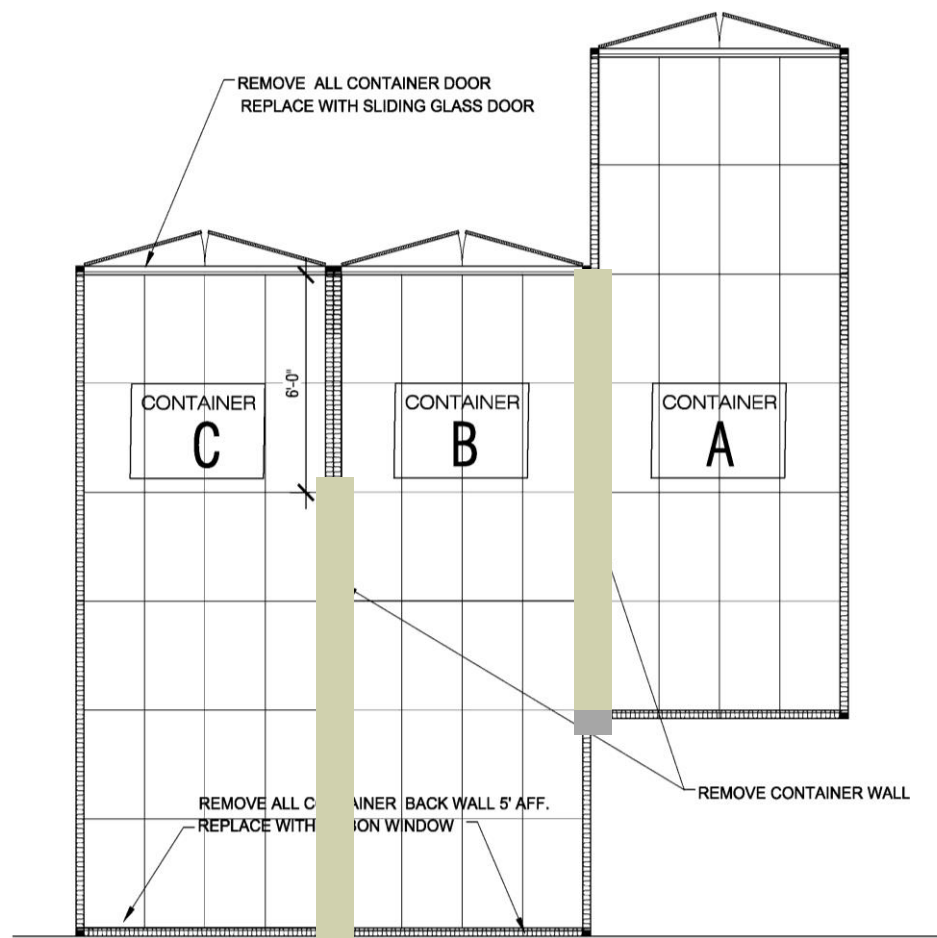
# INTERIOR FLOOR PLANS

## STUDIO

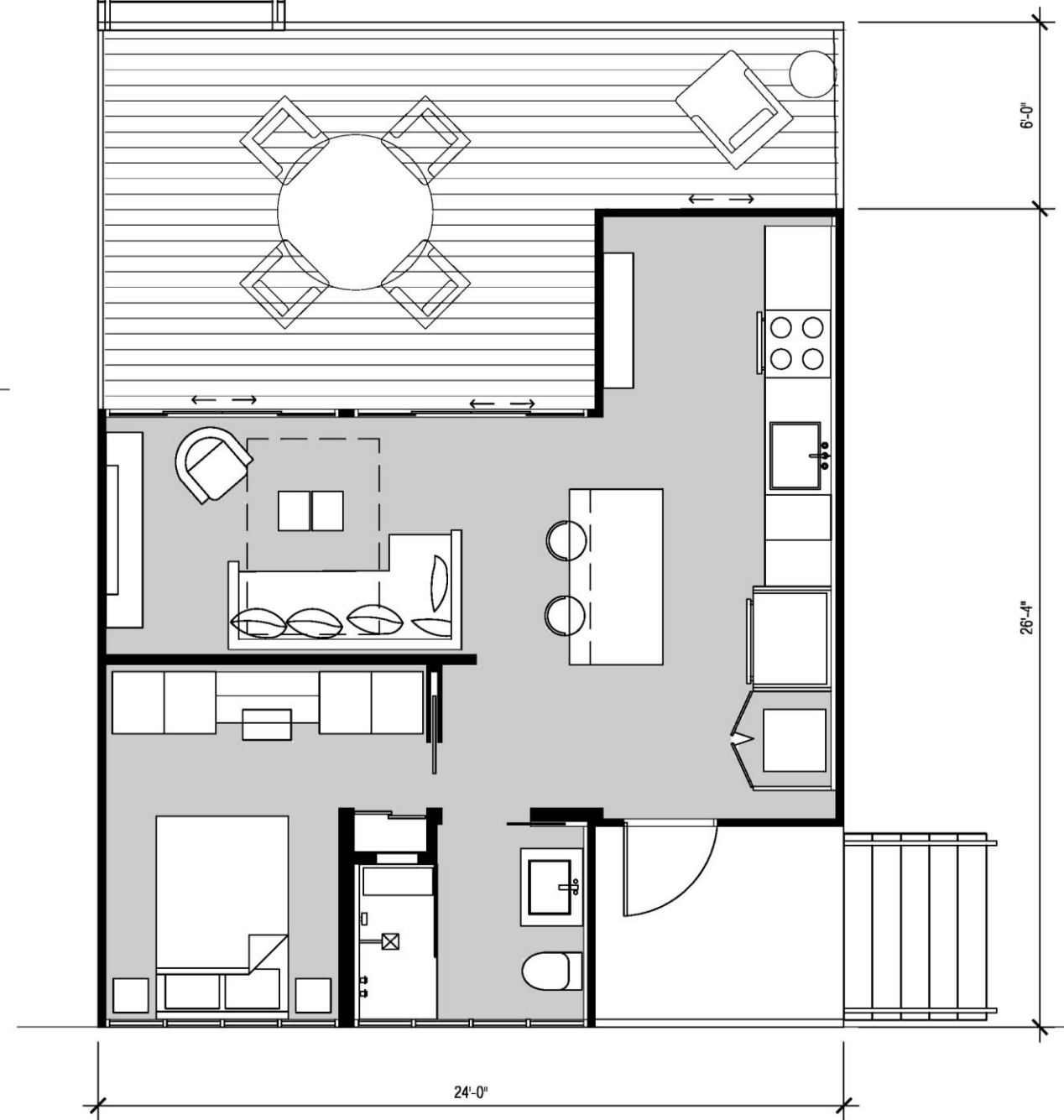
**STUDIO**  
**(2) 20' Containers**  
INTERIOR 300 SQ.FT.  
W/DECK 515 SQ.FT.

## Container Layouts





**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
 INTERIOR 450 SQ.FT.  
 W/DECK 780 SQ.FT.



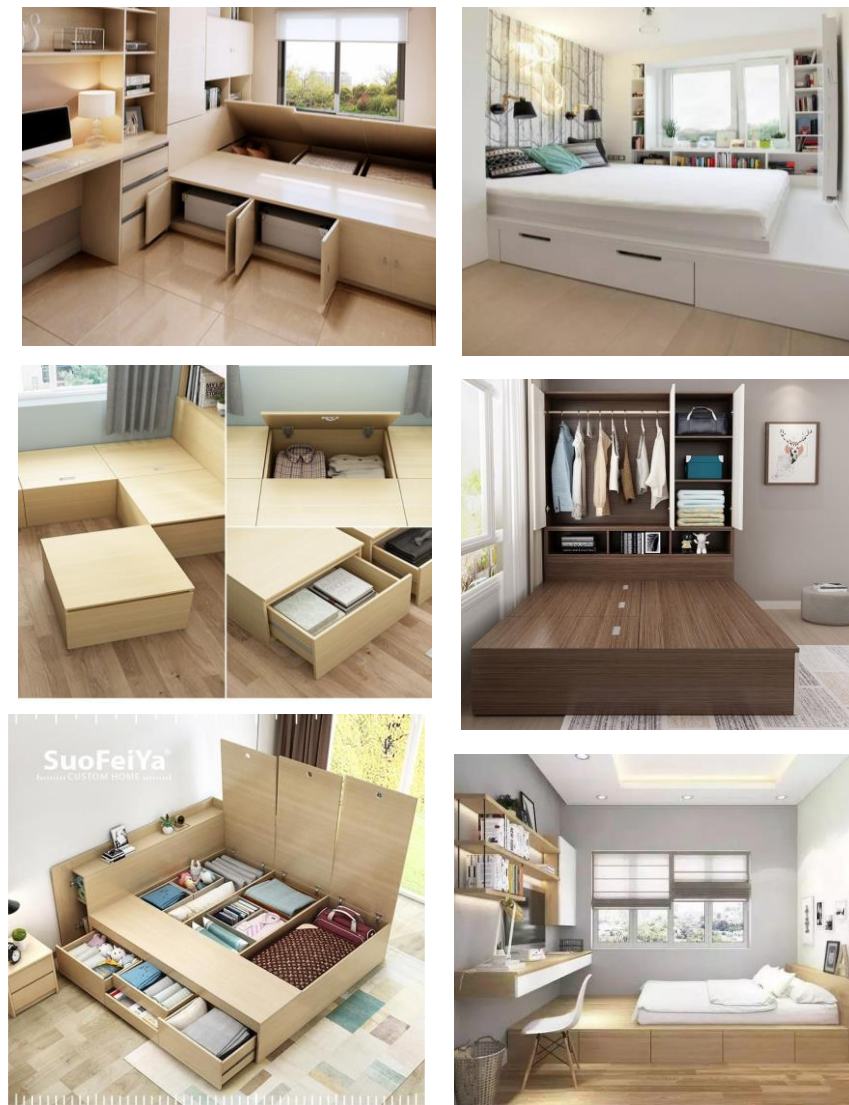
# INTERIOR FLOOR PLANS

## 1 BEDROOM

**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
 INTERIOR 450 SQ.FT.  
 W/DECK 780 SQ.FT.

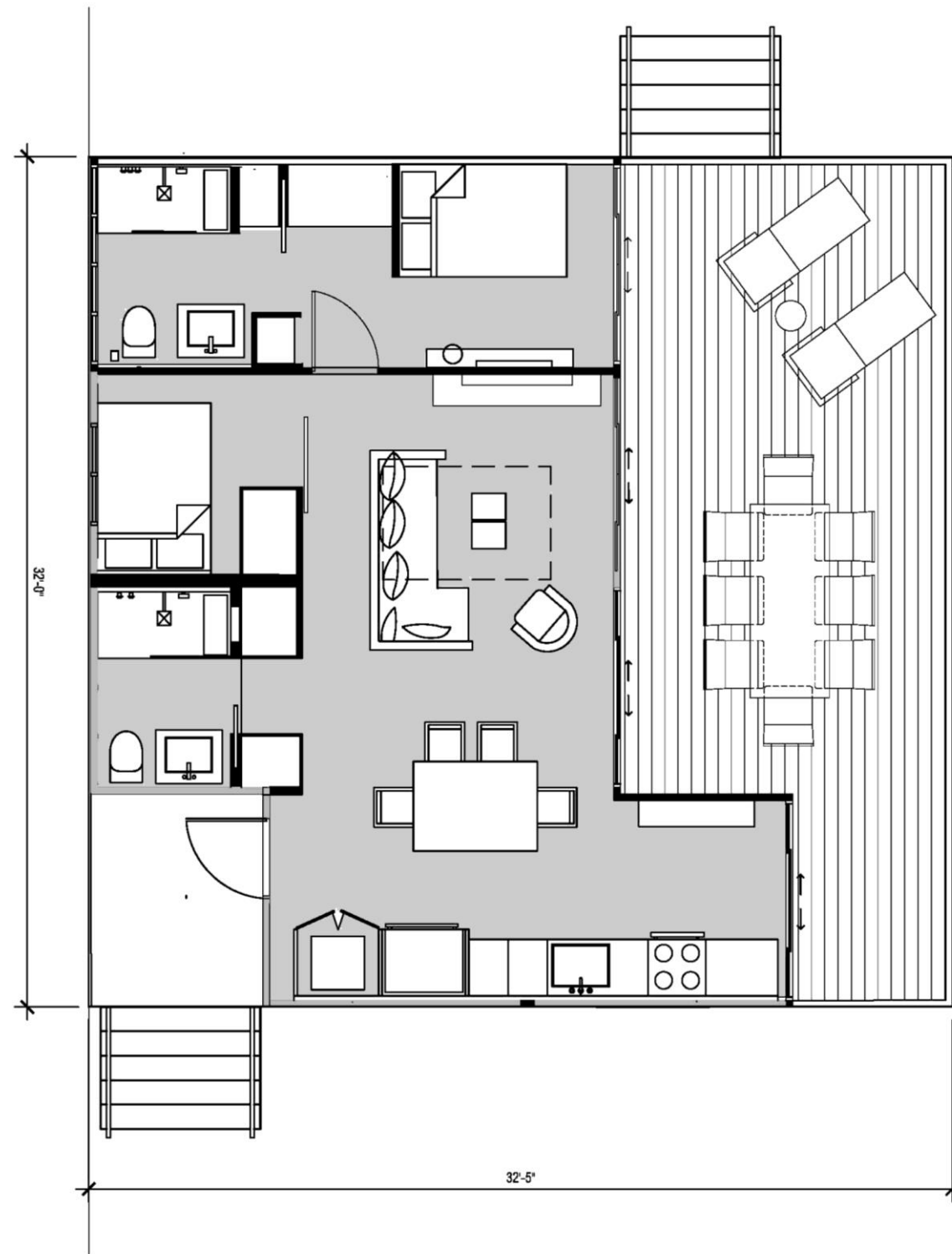
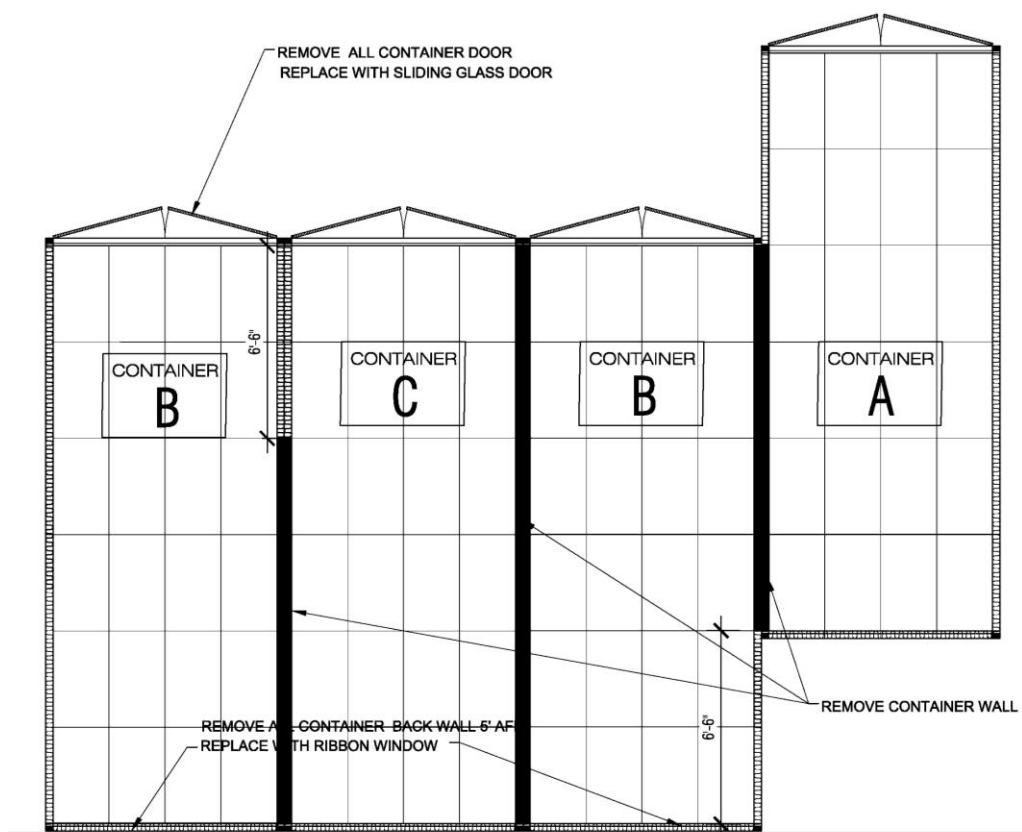
## Container Layouts

# INTERIOR ELEMENTS BEDROOMS



XXXXXXXXXXXXXXXXXX





# INTERIOR FLOOR PLANS

## 2 BEDROOM

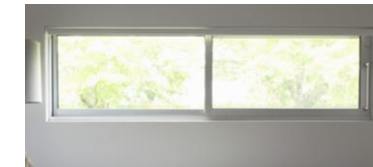
**2 BEDRM - 2 BATH**  
**(4) 20' Containers**  
 INTERIOR 600 SQ.FT.  
 W/DECK 1030 SQ.FT.

### Container Layouts

# EXTERIOR DETAILS

## WINDOWS & DOORS

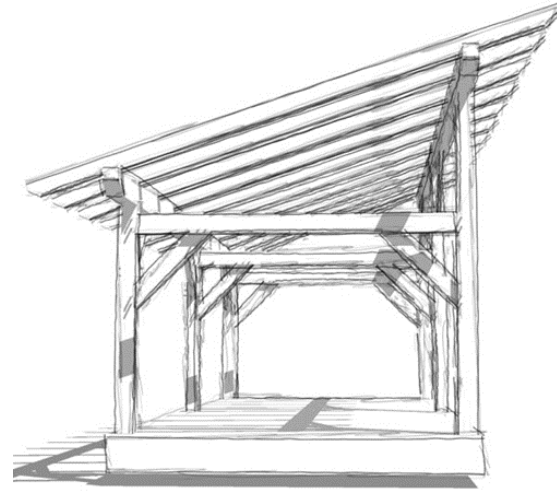
entry, sliding pocket  
Hurricane Impact  
Windows





# EKHAYA @ Avenue D SITE ANALYSIS

Jarden Lakou  
932 Avenue D  
Fort Pierce, FL 34950

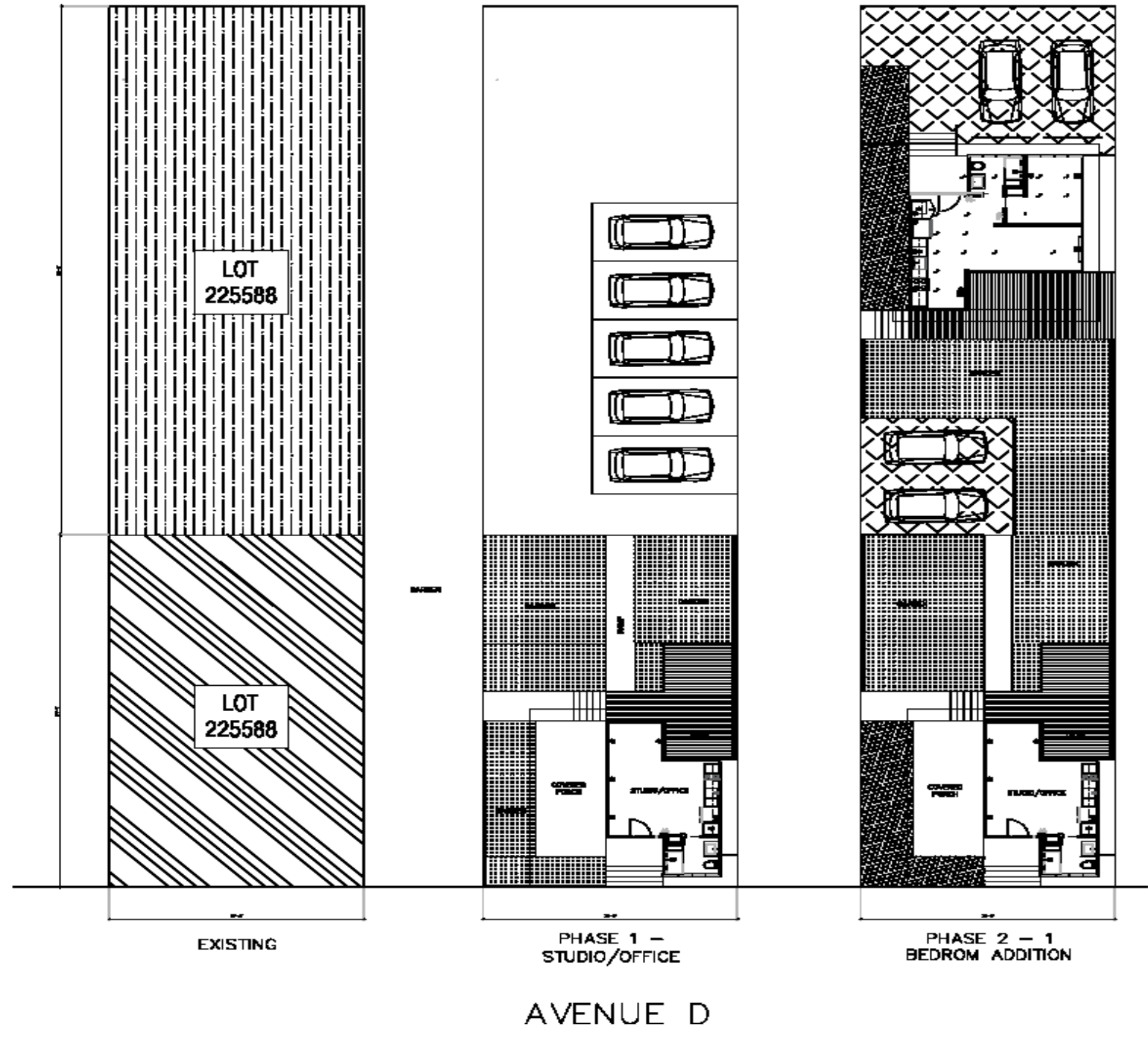


We operate as a community co-op to bring to market herbal medicine and Lincoln Park local homegrown produce.

## Lakou Model

In rural Haiti, the family is organized around the lakou (courtyard), in which clusters of extended family units form an interdependent community sharing a common courtyard.

Our timber framed shed design is open and welcoming to the neighborhood. The panels on our structure exhibit works from local artists on a quarterly schedule, reminiscent of the streets of Barcelona.





# BCAUSE WE LOVE LINCOLN PARK

**Our mission is to cut out blight, by any means necessary, in the Lincoln Park district.**

## Ashe Program

### **Our Crown Jewel**

Ase or ashe (from Yoruba àṣẹ) is a West African philosophical concept through which the Yoruba of Nigeria conceive the power to make things happen and produce change.



# BCAUSE Home BCAUSE Community BCAUSE Living

We are part of a web of connection that binds our lives to those in our community. Even as we engage in the sacred work of tucking seeds into soil, we must also leverage our resources to change the structural conditions that keep people in bondage.

The challenges before us are monumental. We are not obligated to complete the task of repair, but we are required to act at the intersection of our capability and what the world needs.

To maintain silence is to cast our vote for the status quo, to passively endorse a racist and exploitative food system, and to deny ourselves agency over the destiny of our community.

To the extent that our resources and physical ability permit, we too are obligated to get our hands dirty in the work of direct mutual aid.





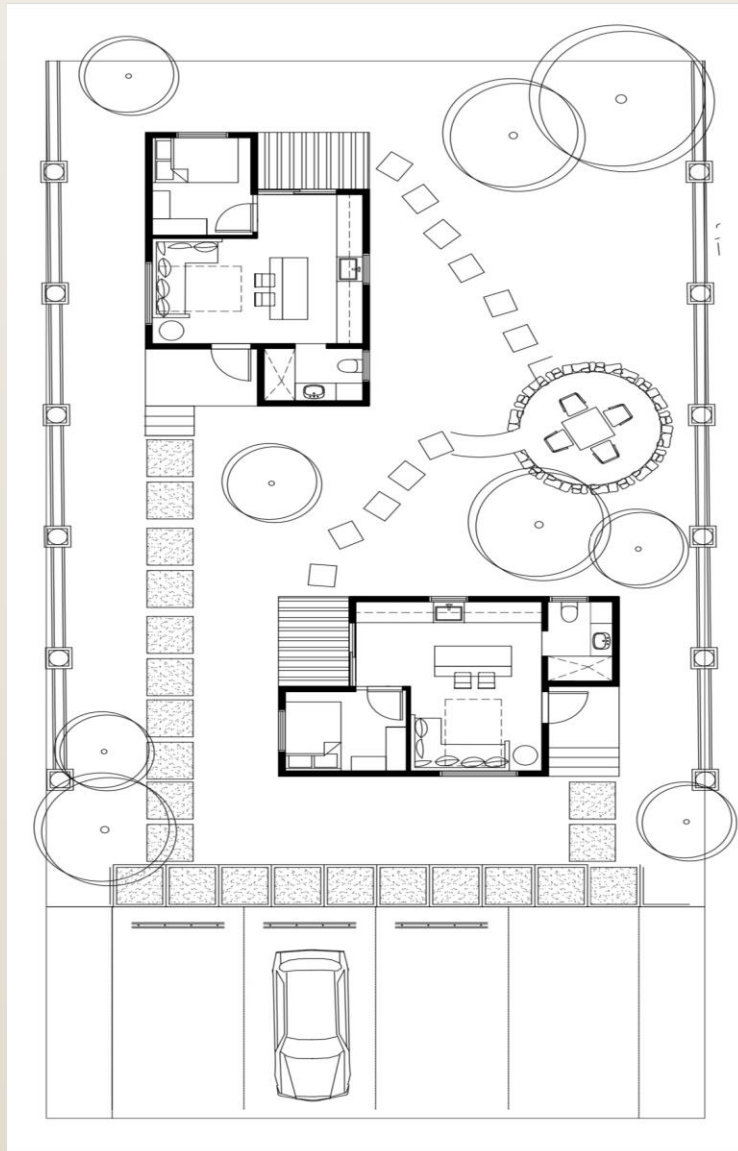
This Photo by Unknown Author is licensed under CC BY-SA



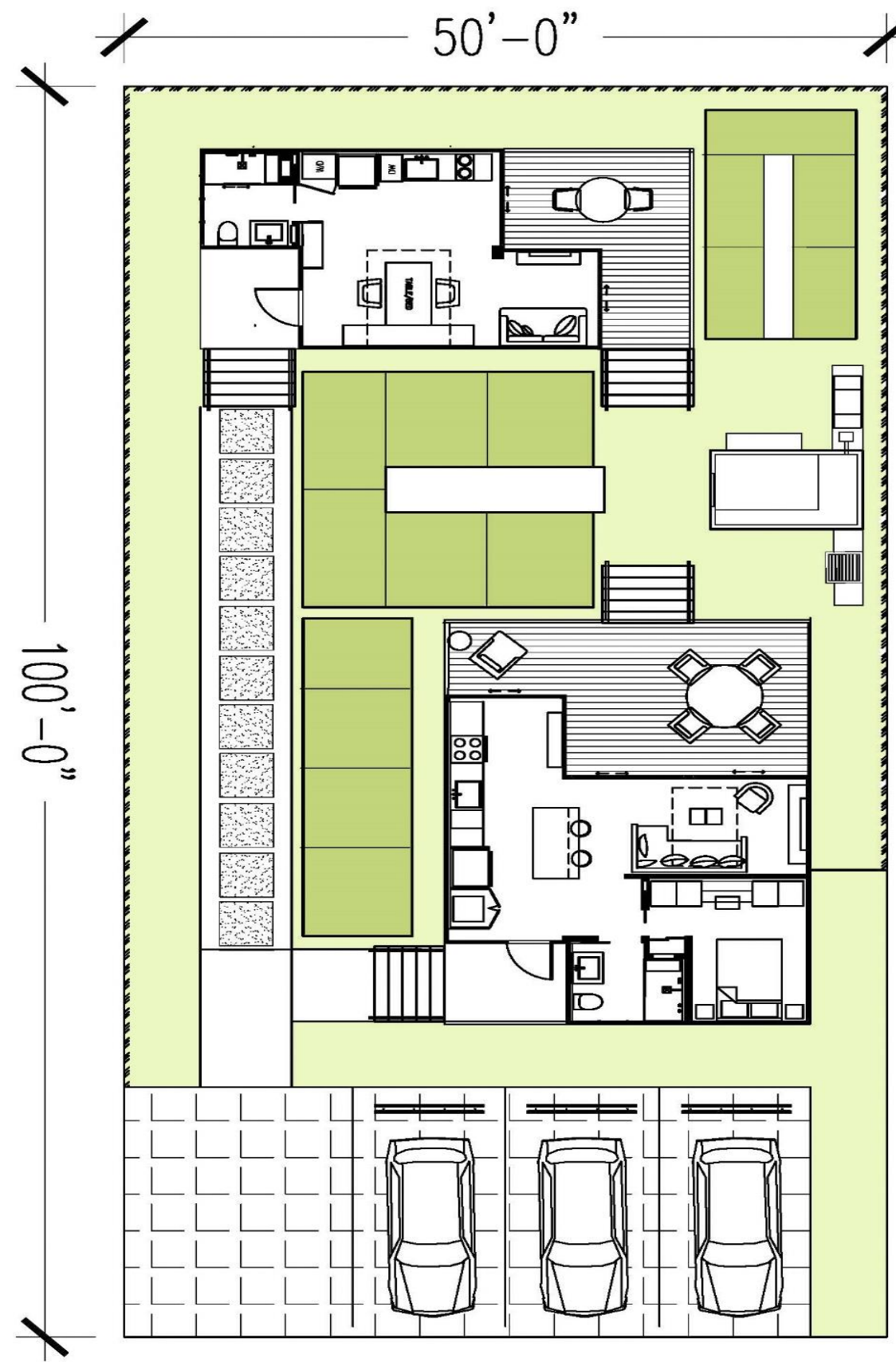
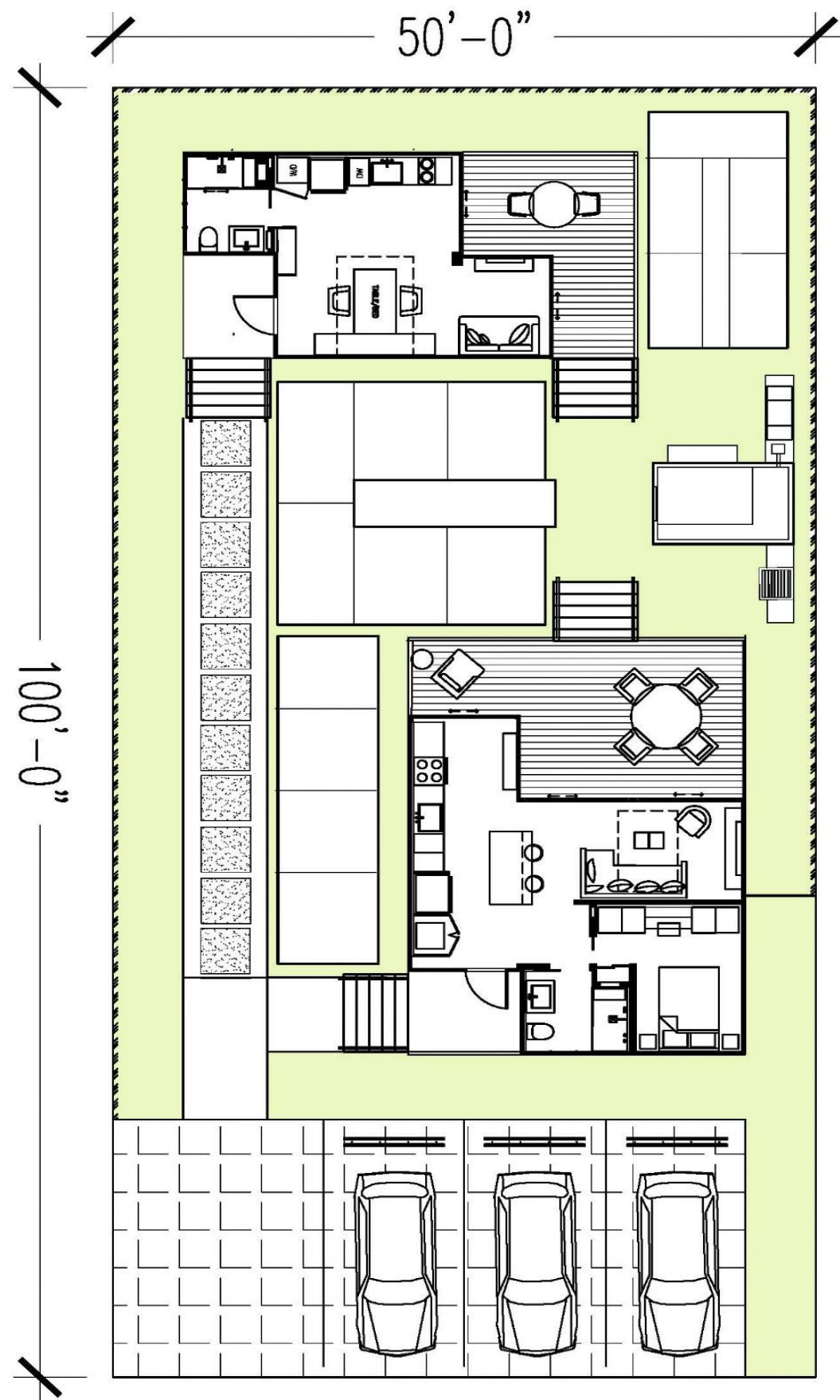
# BCAUSE Lincoln Park Revitalization 2021 Agenda

## Legislative Goals

- Allow detached duplexes where duplexes are allowed
- Lessen restrictions on density in R4 by right and R3 by special permission
  - Modernize Home Based Business Regulations
  - Market Garden Zoning
- Rescind Owner Builder Impact Fees on Infill Lots
- Determine an equitable Fast Track Settlement Amount for Low Income Owner Builders
  - Black wealth only 10% of White wealth
- Allow Tiny homes on Pier Foundations, by right
- Citywide Restriction on the Sale or Use of Synthetic Fertilizers, Pesticides, and Herbicides
  - Appoint a 501(c)3 Coordinating Committee
- Petition City to Sell Surplus land to residents



Historic Lincoln Theater  
Lincoln Park Neighborhood



SITE PLAN- 1 LOT 2 UNITS

For all our programs, we pay attention to having participants from diverse ethnicities, genders, geographies, life experiences, and class backgrounds in the group. We are committed to reserving the majority of the spots for women and/or trans\*/nonbinary people.

# BCAUSE Community PROGRAMMING

ASSHOLE FREE ZONE!

BCAUSE does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers and vendors, and provision of services. We are committed to providing an inclusive and welcoming environment for all members of our staff, clients, volunteers, subcontractors, vendors, and clients.



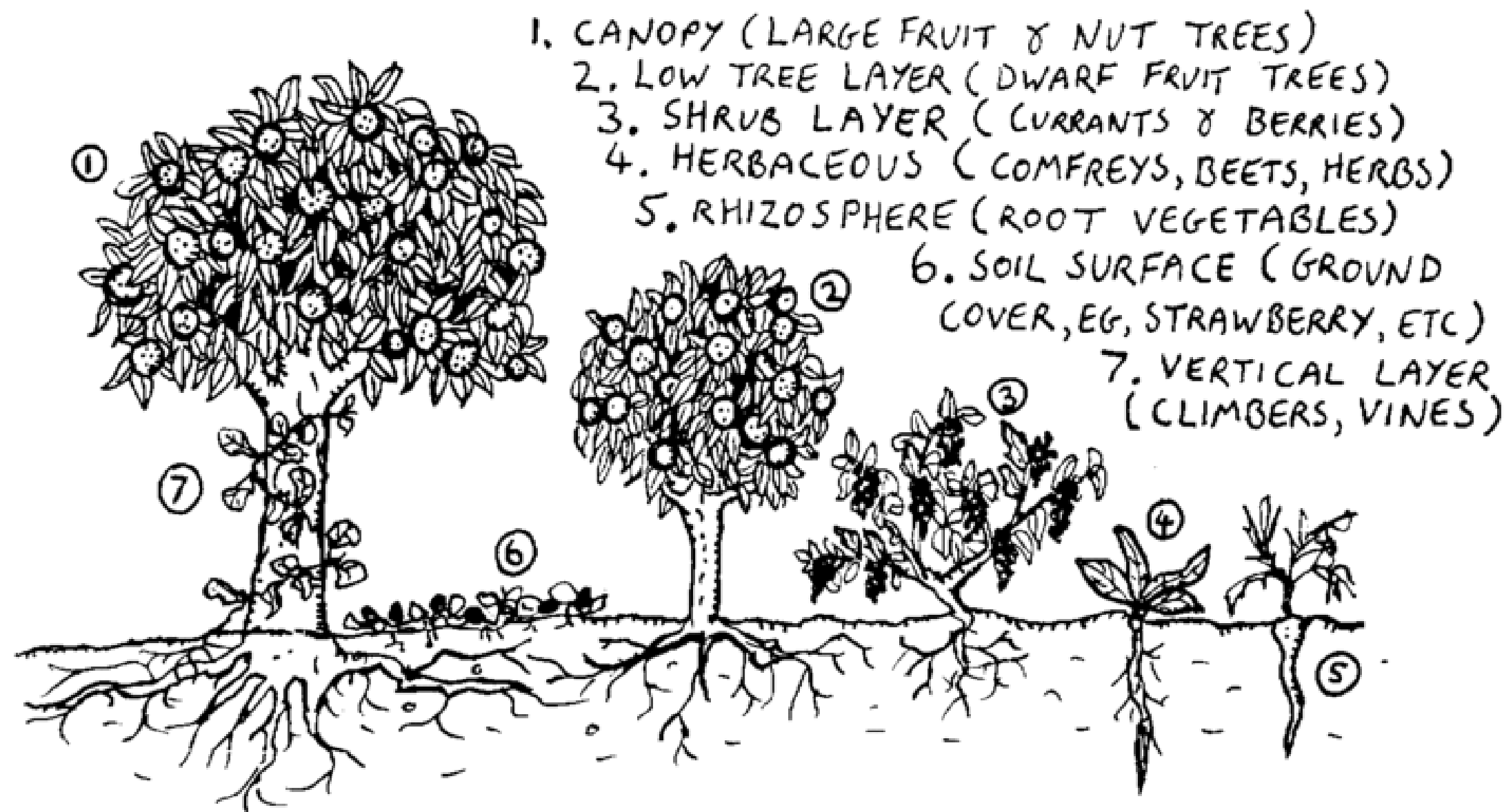
# CONTAINER HOMES Case Study

APPROPRIATE  
OPTION OF  
ARCHITECTURAL  
STYLES

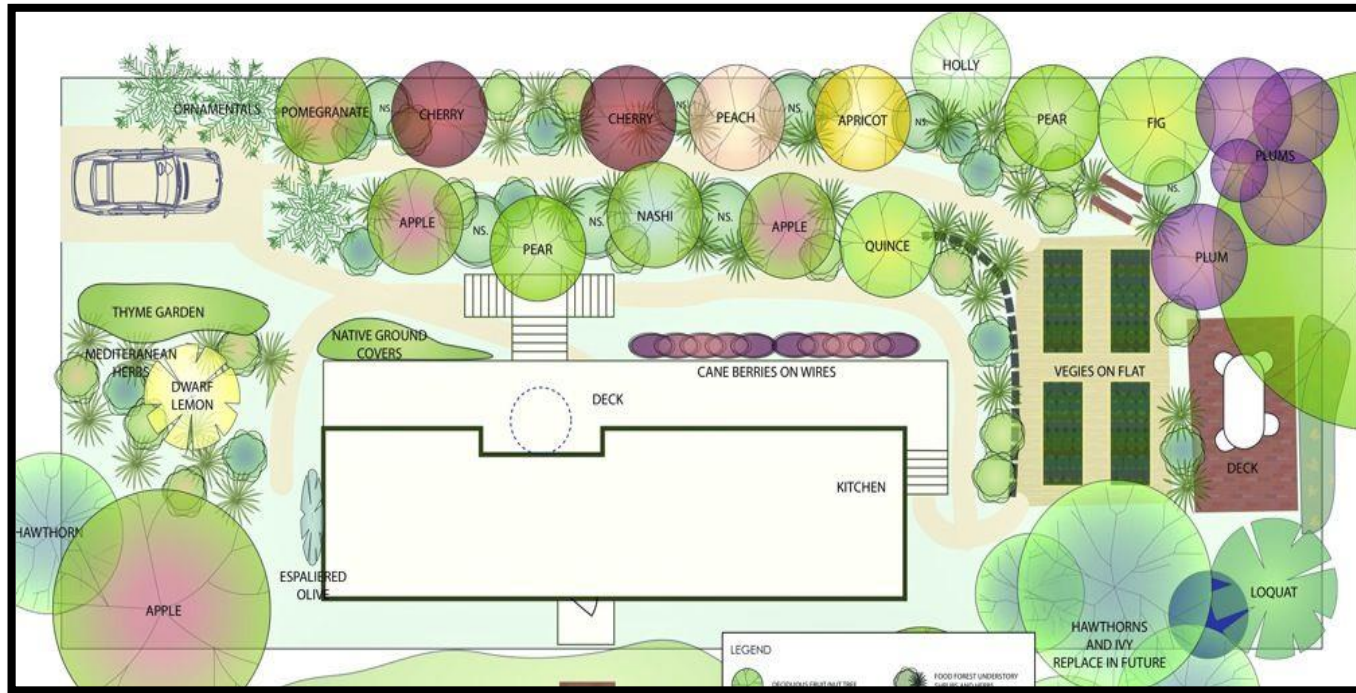


Classic Caribbean

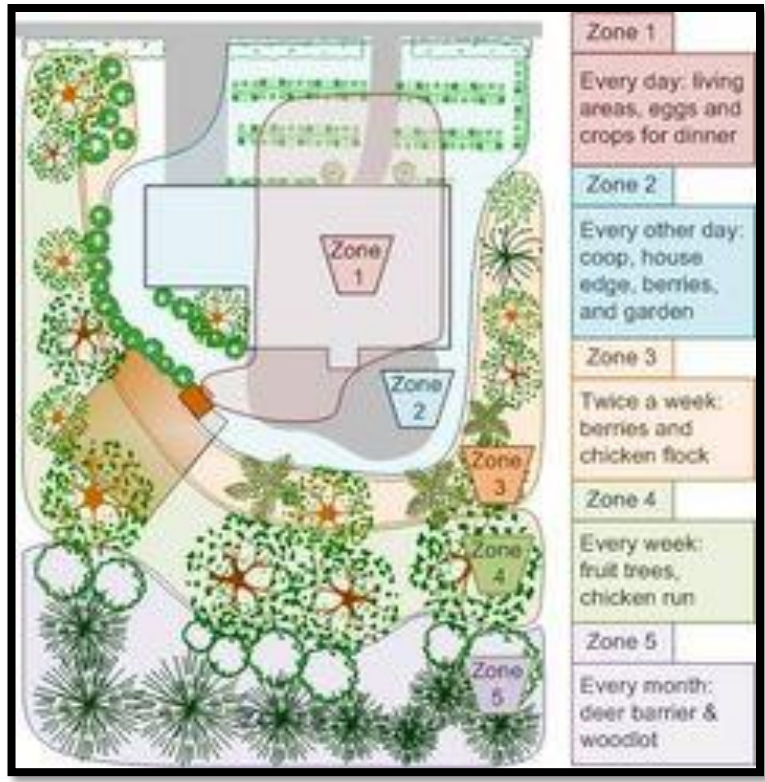
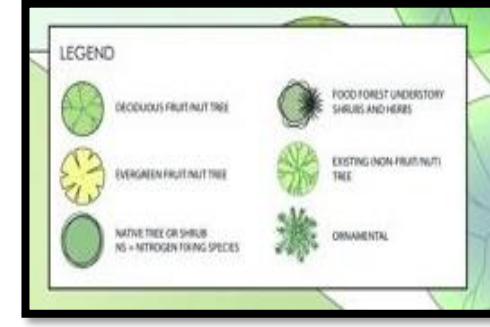
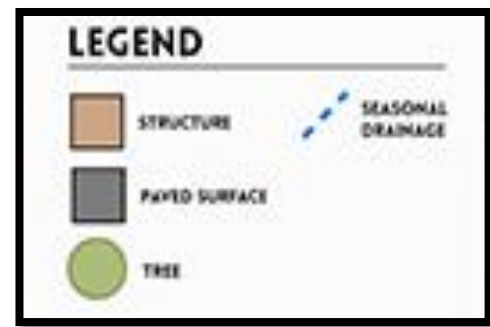


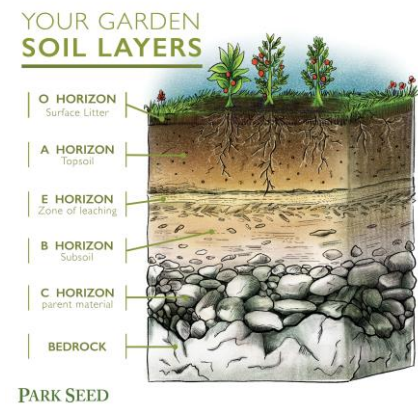
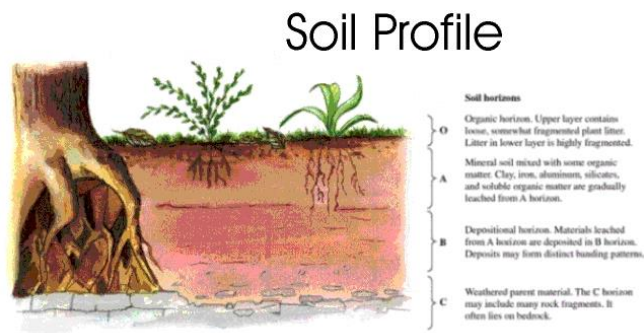


THE FOREST GARDEN: A SEVEN LEVEL BENEFICIAL GUILD



- ### OBJECTIVES
- 1) Turn site into a sustainable food producing homestead
  - 2) Provide 75% of food for people on site
  - 3) Minimize purchased feed for animals
  - 4) Provide herbs for business
  - 5) Sell excess food
  - 6) Provide space for wedding on the land
  - 7) Provide wood (coppicing) for heat





**STARK Bro's Fruit Tree Sizes**



**Dwarf**

Mature to be about 8-10' tall and wide. Provides an abundance of full-size fruit. These trees have been grafted to restrict their mature height.



**Semi-Dwarf**

Mature to be about 12-15' tall and wide. Gives maximum fruit yield per square foot. These trees have been grafted to restrict their mature height.



**Standard & Unmarked**

Mature to be at least 18' tall and wide. (Peach & nectarine trees labeled Standard mature to be 12-15' tall & wide.) A multi-purpose fruit and shade tree.

**Ekhaya**  
XXXXXXXXXX

**Designing a Landscape**

**Element: LINE**

**How it's used**  
To design the origin where garden beds meet paths and structures

**What does it do?**  
Moves the eye and people through a landscape

**CURVED LINES**  
Make a space feel informal, natural, and relaxed  
Move the eye at a slow pace  
Add mystery to a space by creating hidden areas

**STRAIGHT LINES**  
Create a formal feeling  
Lead the eye directly to focal points

**VERTICAL LINES**  
Move the eye upward  
Make a space feel larger  
Give a feeling of activity or movement

**HORIZONTAL LINES**  
Move the eye along the ground plane  
Can make a space feel larger  
Create a feeling of rest

**Element: FORM**

**How it's used**  
To determine the shape of plants, paths, and decorative structures

**What does it do?**  
Determines the style of a garden, repeating the same form creates patterns to organize a landscape

**GEOMETRIC FORMS**  
Can be squares, circles, or irregular polygons  
Create a formal look

**NATURALISTIC FORMS**  
Freer shapes mimic what is found in nature  
Meandering lines, irregular edges, and natural materials create a relaxed feeling

**Green UP ECOLOGY PARK**

**FOOD FOREST**

A food forest is an urban approach to food production that involves the creation of a perennial garden that mimics a woodland ecosystem. These communities of plants are intentionally placed together to optimize space, nutrient exchange, pollination, productivity, and biodiversity.

**Benefits:**

- Promotes community food production and security
- Creates habitat for wildlife and insects, including pollinators
- Increases public awareness about seasonal fruits, vegetables and nuts
- Provides an accessible space for foraging, gleaning and harvesting
- Supports biodiversity in an urban setting

**Ingredients:**

- Canopy** (large fruit trees)
- Low Tree Layer** (dwarf fruit trees)
- Shrubs** (currants & berries)
- Herbaceous** (herbs)
- Rhizosphere** (root vegetables)
- Soil Surface** (ground cover)
- Vertical Layer** (vines and climbers)

Trent Centre  
TRENT UNIVERSITY  
Canada

# Learn the rules of Florida's cottage-food industry and beyond

With the holiday season upon us, you may be eager to go to your kitchen, preheat the oven and get to work. In many households, this is baking season. It can be a creative outlet, a stress reliever and even a form of mindfulness.

When baking, the world seems to melt away with each step of a recipe.

The [UF/IFAS Extension Lee County office](#) can help you turn a passion for baking into household income. Yes, you read that correctly: We can help you turn your home into a cottage-food operation. Throughout the year, the Extension office offers training and fields questions pertaining to cottage foods, food safety and food-related entrepreneurship.

**INSPECTIONS: 10 Lee restaurants earn spotless reports; one fined \$700 ALSO: 'Twas a happy pandemic Thanksgiving, for everyone but the letter S**

The term "cottage food," to put it simply, refers to edible products that tend not to pose risks of foodborne illnesses. That means these foods pose little or no hazard to one's health.

Examples of cottage food can be found on the shelves of grocery stores, and do not require refrigeration. A cottage-food operation, on the other hand, is the home kitchen of the person who produces and packages such products in accordance with Florida statutes.

While people often refer to Florida's cottage-food operations statute as a law, it is an exemption. Cottage-food operators are exempt from the food-permitting requirements of the Florida Department of Agriculture and Consumers Services. Cottage-food operators can produce and sell their products directly to consumers, although gross annual sales for an operation cannot exceed \$50,000.

While cottage foods may be exempt from inspections, regulatory requirements, licensing and permits, the products allowed under Florida's cottage-food exemption are limited.

Products such as sauce, salsa, marinade, flavored oils, pepper jelly, canned fruits or vegetables and pickled products are not considered cottage foods since these products are potentially hazardous and therefore require time and temperature controls for safety.

Such foods can cause illness if not handled properly and/or controlled for bacterial growth, and are subject to a much broader range of regulatory requirements.

## FROM PASSION TO PROFIT

### Approved cottage-food:

- Loaf breads, rolls, biscuits
- Cakes, pastries and cookies
- Candies and confections
- Honey
- Jams, jellies and preserves
- Fruit pies and dried fruits
- Dry herbs, seasonings and mixtures
- Homemade pasta
- Cereals, trail mixes and granola
- Coated or uncoated nuts
- Vinegar and flavored vinegars
- Popcorn and popcorn balls

# POLLUTION MITIGATION IN URBAN LOTS



**Phytoremediation** - uses plants to bind, extract, and clean up pollutants such as pesticides, petroleum hydrocarbons, metals, and chlorinated solvents.

- **RAISED BEDS**
- **SUNFLOWERS**
- **COVER CROPS**

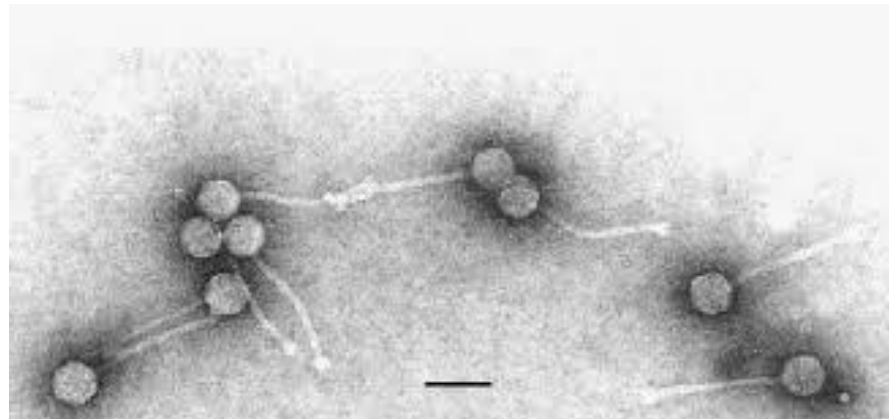
## Ekhaya COMMUNITY PROGRAMMING

GARDEN  
HEALTH LIVING  
COST SAVING & RECYCLING  
COMMUNITY  
EXTENDED FAMILY  
STUDIO ENTERPENOURAL

### **POLLUTION MITIGATION IN URBAN LOTS**

**Microbial Bioremediation** - uses microorganisms to break down contaminants by using them as a food

- **INDIGENOUS MICRO**
- **ORGANISMLABS**
- **CLAY PELLETS**





## OBSERVATION OF SITE

### SOIL TESTING

- VISUAL ANALYSIS
- FEEL TEST
- SOIL ANALYSIS
- WEST AFRICAN TONGUE TEST

### PLANTING SCHEDULE

- WHEN TO PLANT
- MOON CYCLE
- ANNUAL CROP PROGRAMING
- WHEN TO PRUNE FRUIT TREES
- AND PLAN

## PREVENTATIVE VS REACTIVE MAINTENANCE OF SOIL BIOLOG

- ENCLOSED BARREL
- ANAEROBIC VS AEROBIC
- COMPOST TEA
- SWAMP JUICE
- “TIEING UP NITROGEN”
- SOIL PREP
- RAISED BEDS
- UNSIDED / SIDED

## PUBLIC NOTICE OF WATER AND SOIL CONTAMINANTS

Stewardship and cultivation of land

During this workshop, we will cover the basics of permaculture, what it is in both theory and practice, the principles and ethics as well as the design principles and methodologies. You will learn specific terms as well as examples of how to apply this methodology to your home landscape.





## SUNDAY DINNER WEEKLY SHARED MEAL

**SKILL SHARE** - where people [come together](#) to share their skills with each other without asking for anything In return. [Contribution](#) is encouraged, but everyone is welcome even if they don't have a skill to share.

**MASTER CLASS** - A masterclass is a [lesson](#) where someone who is an expert at something such as dancing or music gives [advice](#) to a group of good students. Masterclasses usually take place in public



## ASHE PROGRAM -

**Ase or ashe (from Yoruba àṣẹ) is a West African philosophical concept through which the Yoruba of Nigeria conceive the power to make things happen and produce change.**

Through the *ASHE Program*, we redistributes land (method TBD by the board), knowledge, materials, hands on skills & practice, seeds, seedlings, soil, labor, and ongoing guidance to support folks in Lincoln Park District in building homes and businesses, drawing on community collaboration and mutual aid.

Our ancestral land practices increase topsoil depth, sequester soil carbon, and increase biodiversity. Our buildings are hand-constructed out of reclaimed shipping containers, local wood, solar, and reused materials.

Courses and services are open to any Lincoln Park residents including those people intending to relocate to the area. The curriculum is intended to be formatted for Lincoln Park by the people of Lincoln Park & their supporters; it may be altered by the board.

### CLIENT FOCUS

- FOSTER CARE UPWARD MOBILITY
- ORPHANED "FOSTER CARE" PARENTS
- WORKING POOR
- HUD VASH RESIDENTS
- SECTION 8 RESIDENTS
- FELON REINTEGRATION



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"A seed, a sapling, a tree that will feed the body, replenish the earth, oxygenate the air we breathe for more years than the hands that plant them will live to see. The Fruit Tree Planting Foundation truly embraces the notion that love gives without expectation of reward."

— *Angela Bassett, Golden Globe-winning actress*



## MOORE'S CREEK FRUIT AND SPICE FAIR

### FRUIT RESCUE

As an expansion of our Fruit tree Planting Project, the Fruit Rescue program was created as a means to collect excess or unharvested local fruit from our community members' trees to donate to area food banks, charitable groups, and farmers' markets. Our goal is to maintain a waste-free community ecosystem by diverting this excess bounty of tree fruit, typically left to rot on sidewalks and in backyards, to fulfill a better purpose of nourishing our area's food-insecure.



### FRUIT AND HERBAL MEDICINE BAG DISTRIBUTION



### ADOPT - A - TREE PROGRAM



## “AGRIHOOD” - MARKET GARDEN ZONING

BIPOC communities have a long history of resilience, self-determination and deep roots in food security, production and culture - from stewarding land, to developing systems of distribution, cooperatives, to shaping the culinary traditions of foodways nationwide; healing work that is often made invisible by mainstream omission.



# Justice for Black Farmer's Act

NEW FARMER TRAINING  
SATURDAY U-PICK PROGRAM  
BUILDING A CO-OP  
JADEN LAKOU MARKET  
PROTOTYPE

## HISTORY OF BIPOC & WOMEN AND LAND LOSS

Uprooting Racism Training is a theory and action workshop for housing, environmental and food justice, meant to uproot systemic racism in our society. We delve deep into the history and structural realities of racial injustice and develop an understanding of the strategies of frontline communities struggling for housing and food sovereignty. We will examine our personal and societal roles of complicity in and resistance to the system. Much of the time will be spent developing tangible action plans – to use our sphere of influence to uproot these oppressions.

## Potential Topics Covered in the Full Training

DOCTRINE OF DISCOVERY

TRAIL OF TEARS

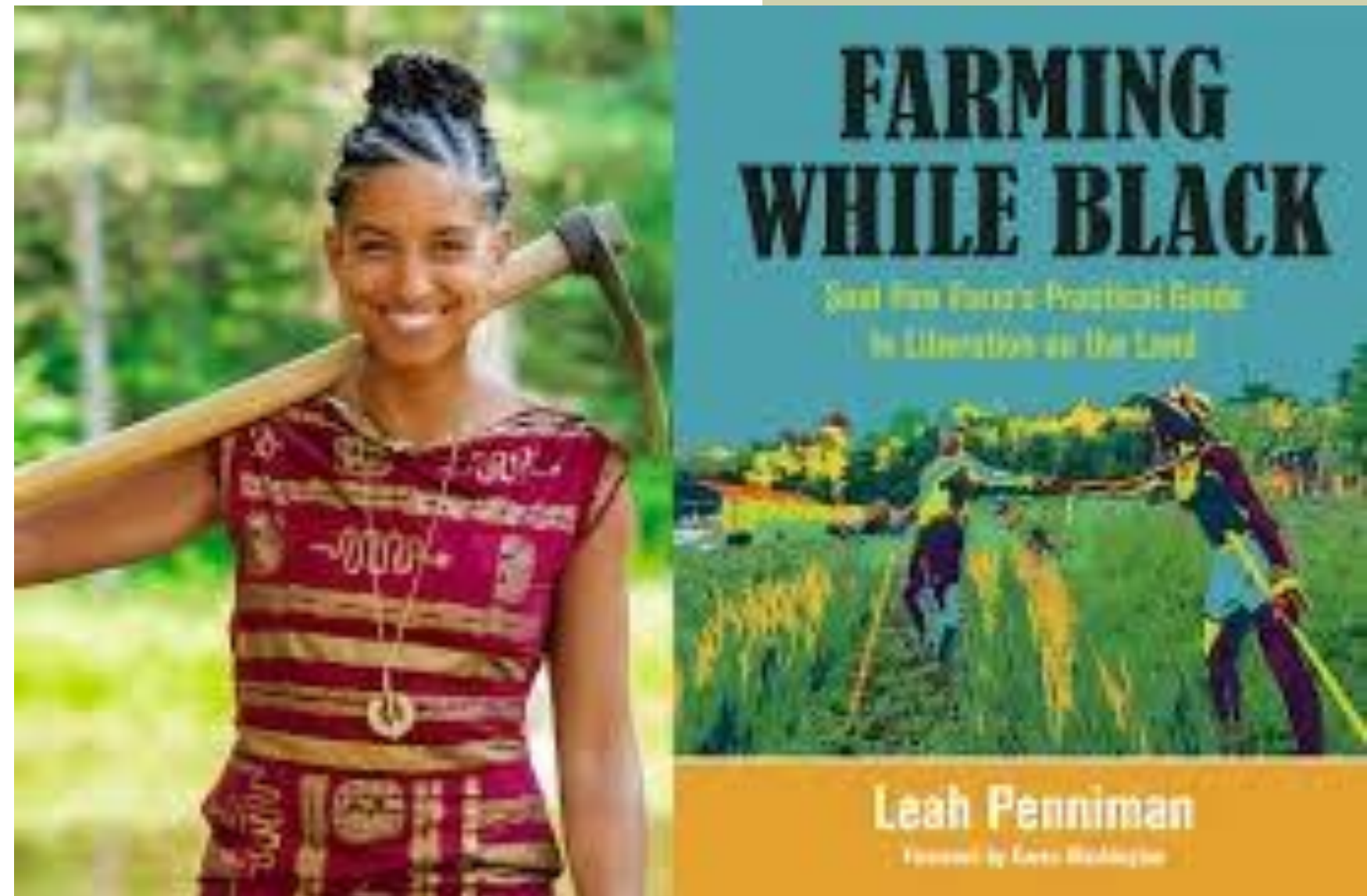
40 ACRES AND A MULE

CASTE - THE ORIGINS OF OUR DISCONTENT

FREEDOM FARMERS

YYYYYYYYYYYYYY  
XXXXX

INTERIOR  
LAYOUT & DESIGN  
KITCHEN  
BATH  
FINISH MATERIALS  
LIFE -STYLES  
BEDROOM & STORAGE



## HOME BUILDING & HOME OWNERSHIP



## DEPARTMENT OF AGRICULTURE INSPECTION BUSINESS TAX RECEIPTS

### SKILLS TRAINING - The Building Immersion!

A hands-on training designed to equip and inspire changemakers, community builders, farmers and food fighters to “level up” our hard skills in building and construction. In order to build the just and sustainable world we desire, we need more than theoretical ideas. We need to know how to produce the material conditions for community survival – food, shelter, trade, and medicine – or we will remain entirely dependent on an exploitative capitalist system.

This beginner training will weave together 2 main components:

1. Basic design considerations and building anatomy, including site selection, foundations and materials choices, and
2. a hands-on immersive experience on a construction site campus.

In this training, we will have the opportunity to work on a range of projects, including structural framing and sheathing, basic timber work, exterior siding and trim, and interior finish work. Participants will touch many different phases of construction and permitting, while honing skills in hand and power tool use, layout and measuring, and fastening, with special focus on safety and efficiency. This is primarily an applied carpentry training, so some familiarity with carpentry tools, measuring and layout is requested. However, no previous building experience is required.



# WHAT AND HOW TO PLANT

- FLORIDA, FLORIDA, FLORIDA
- WHAT WILL THE MARKET SUPPORT
- PROPAGATION METHODS  
SEED STARTING VS TRANSPLANTS

## HARVEST AND PRESERVATION

CANNING AND STORAGE  
CURING PROCESS  
FERMENTATION  
CROP ROTATION

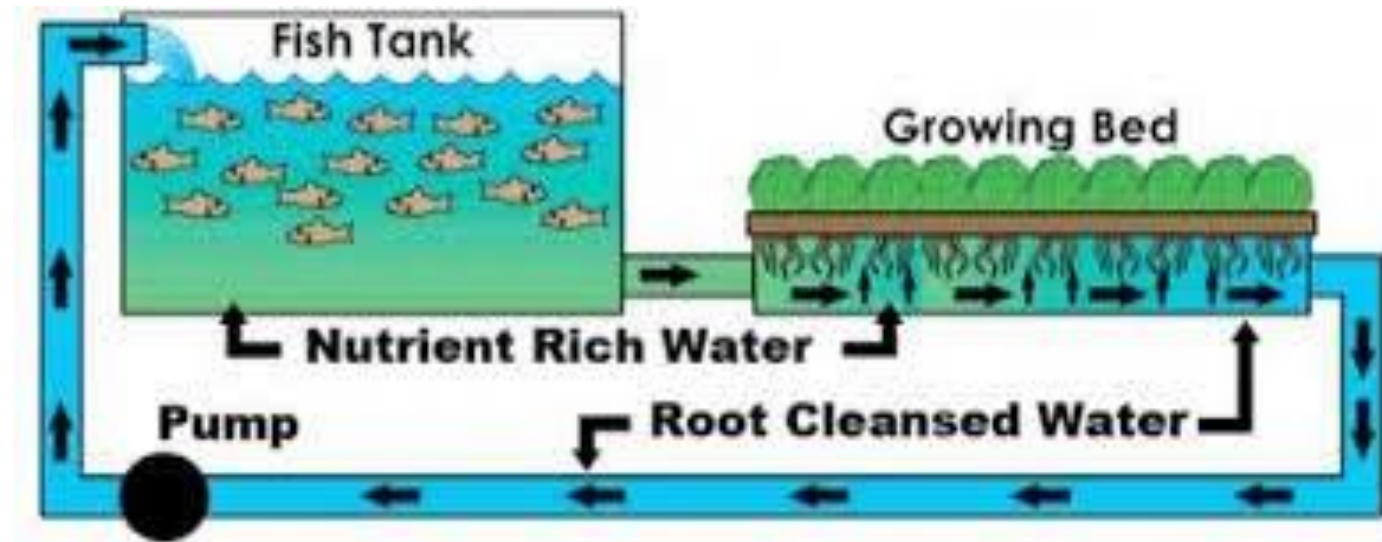
## FINANCIAL RESPONSIBILITY, MARKETING, AND SALES

RICH DAD, POOR DAD  
BOOKKEEPING  
LOCAL CREDIT UNION  
FINANCIAL LITERACY  
DEBT & CREDIT MANAGEMENT  
CORPORATE ORGANIZING DOCUMENTS  
SUNBIZ



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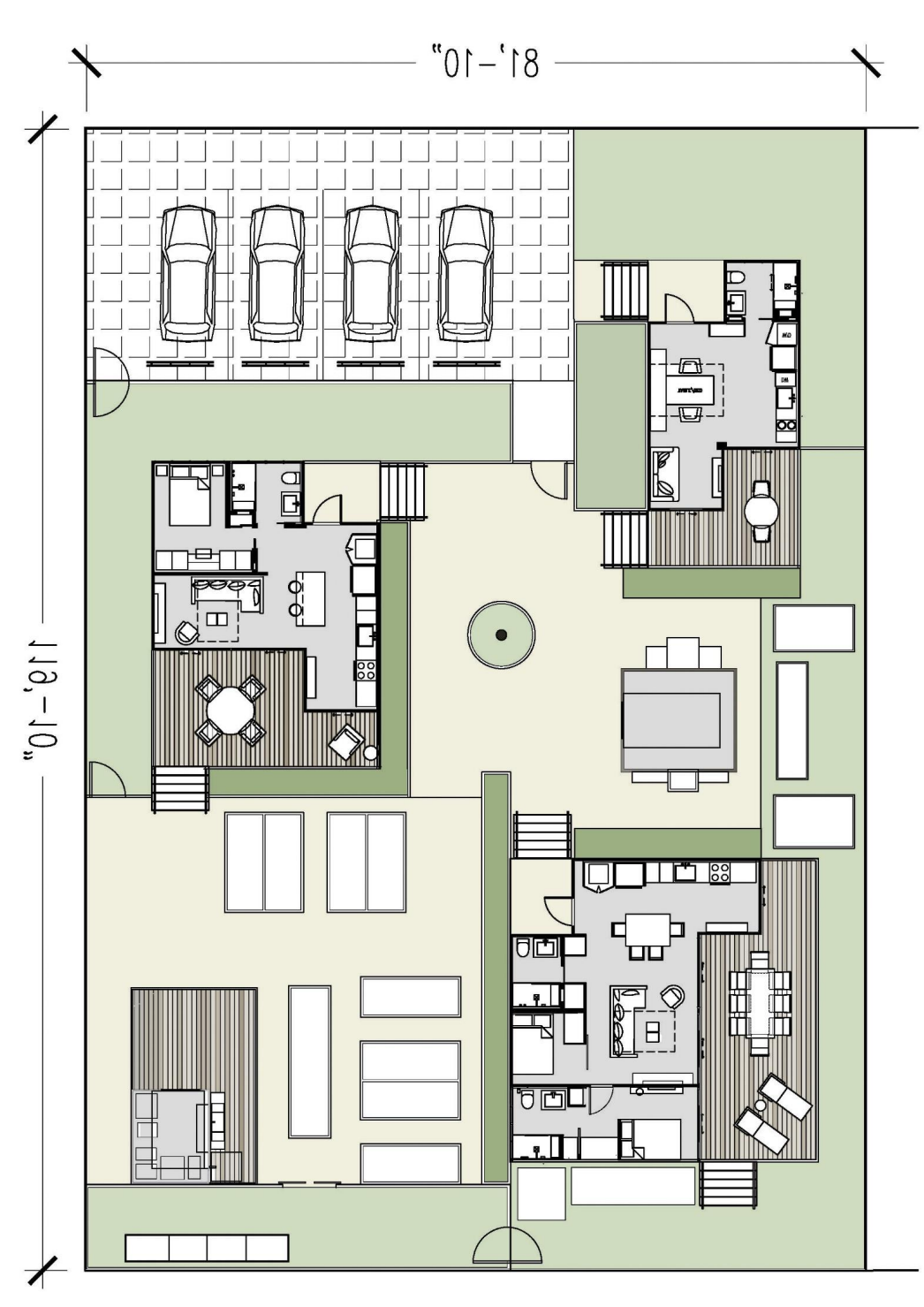
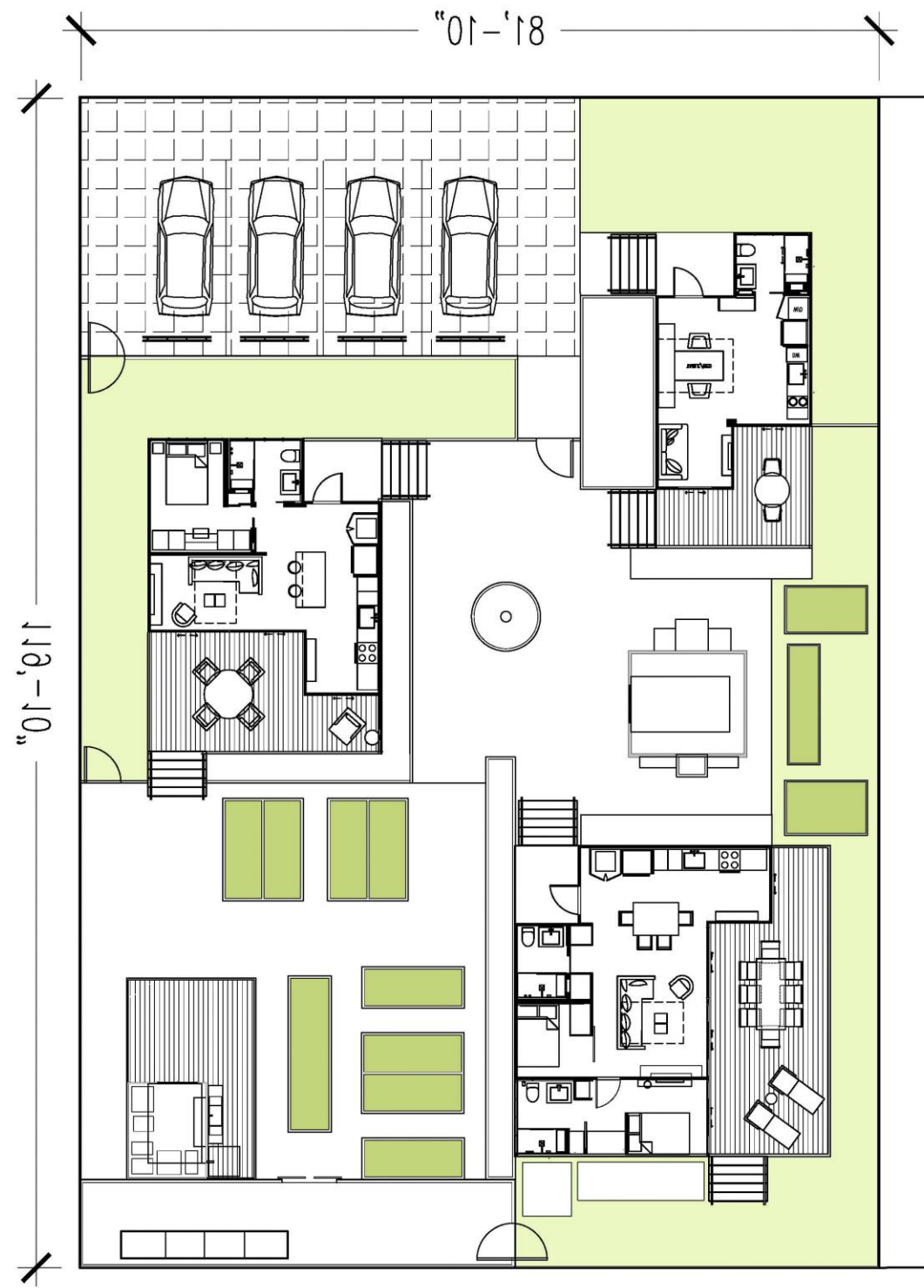
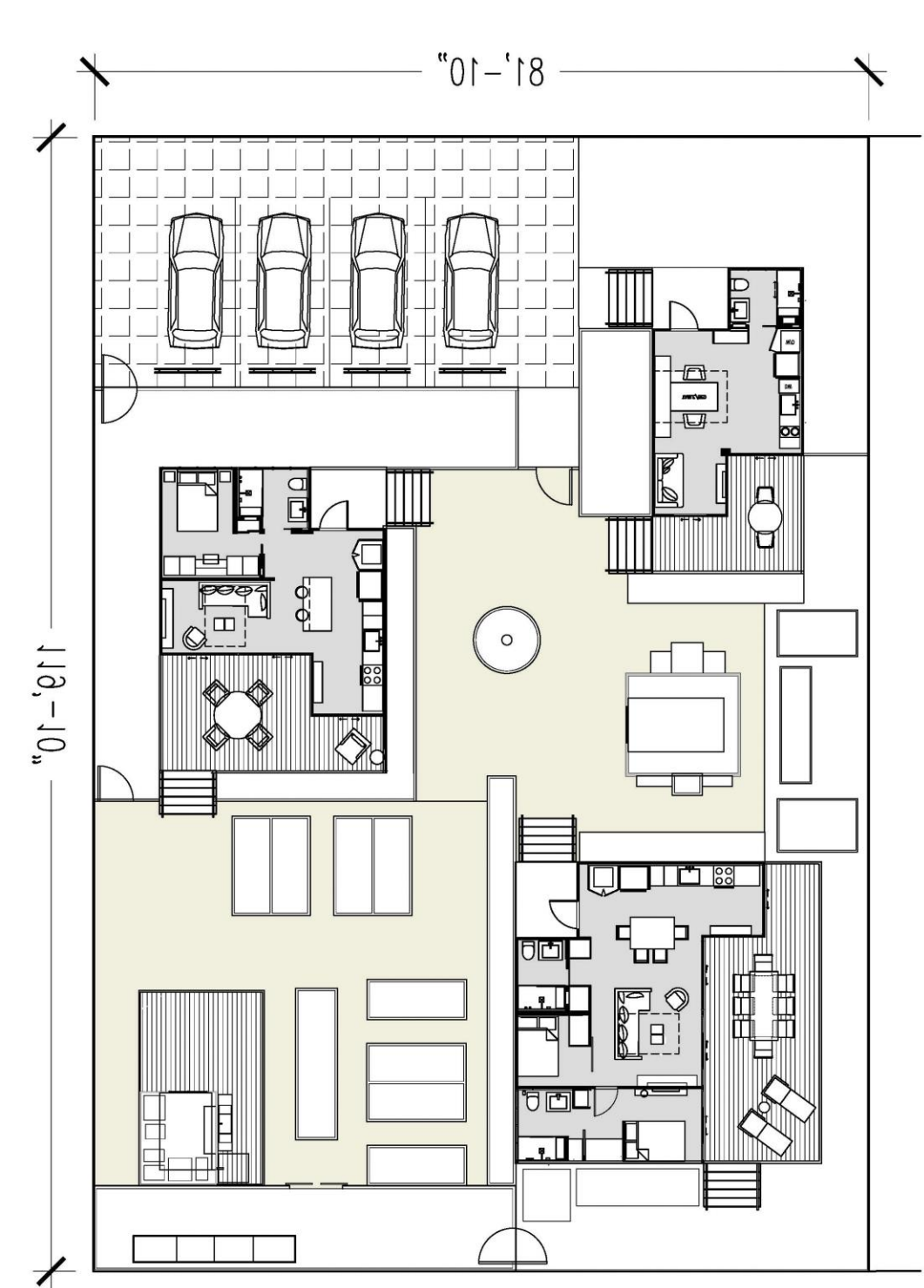


## APPROPRIATE ANIMALS

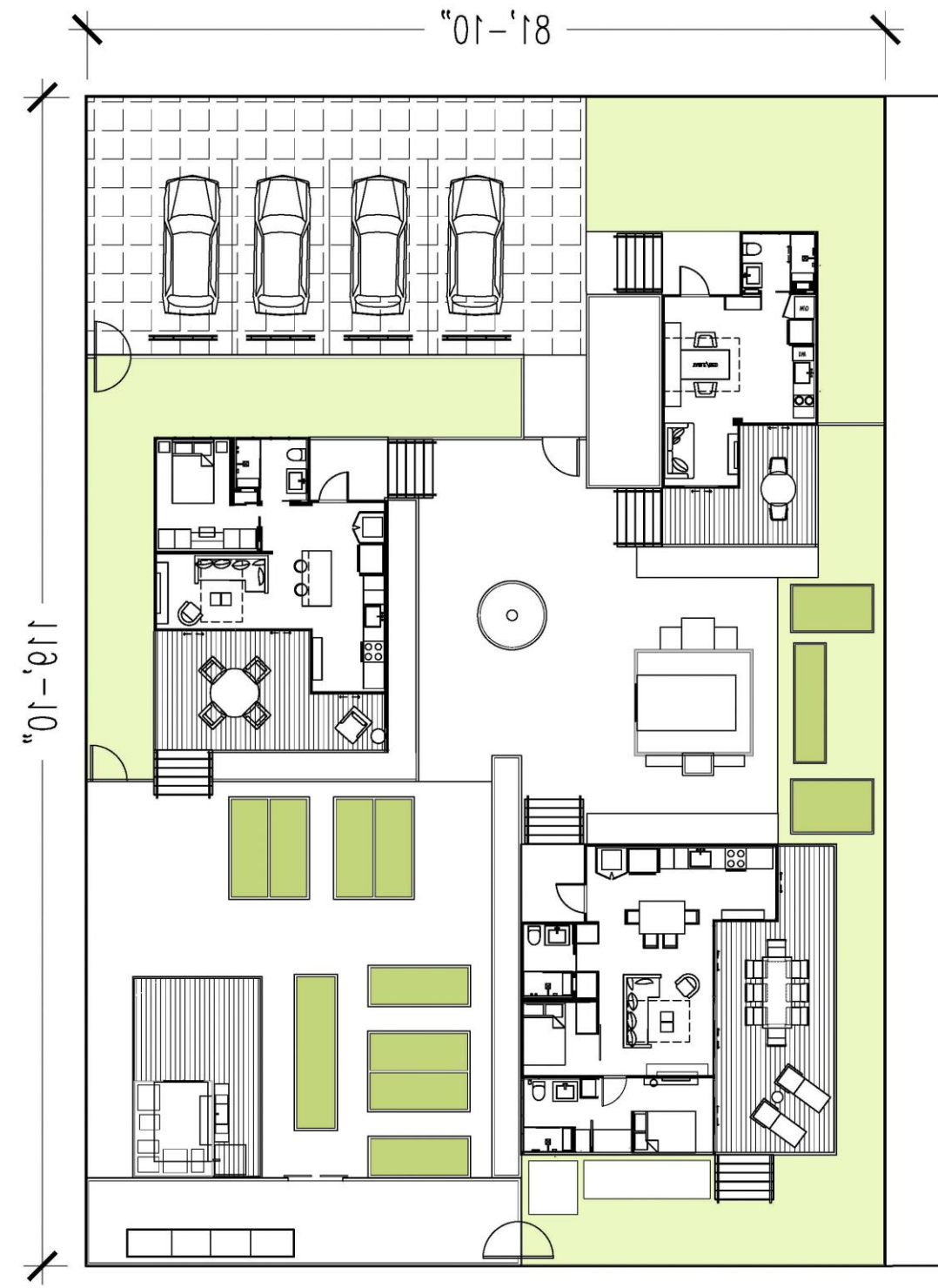
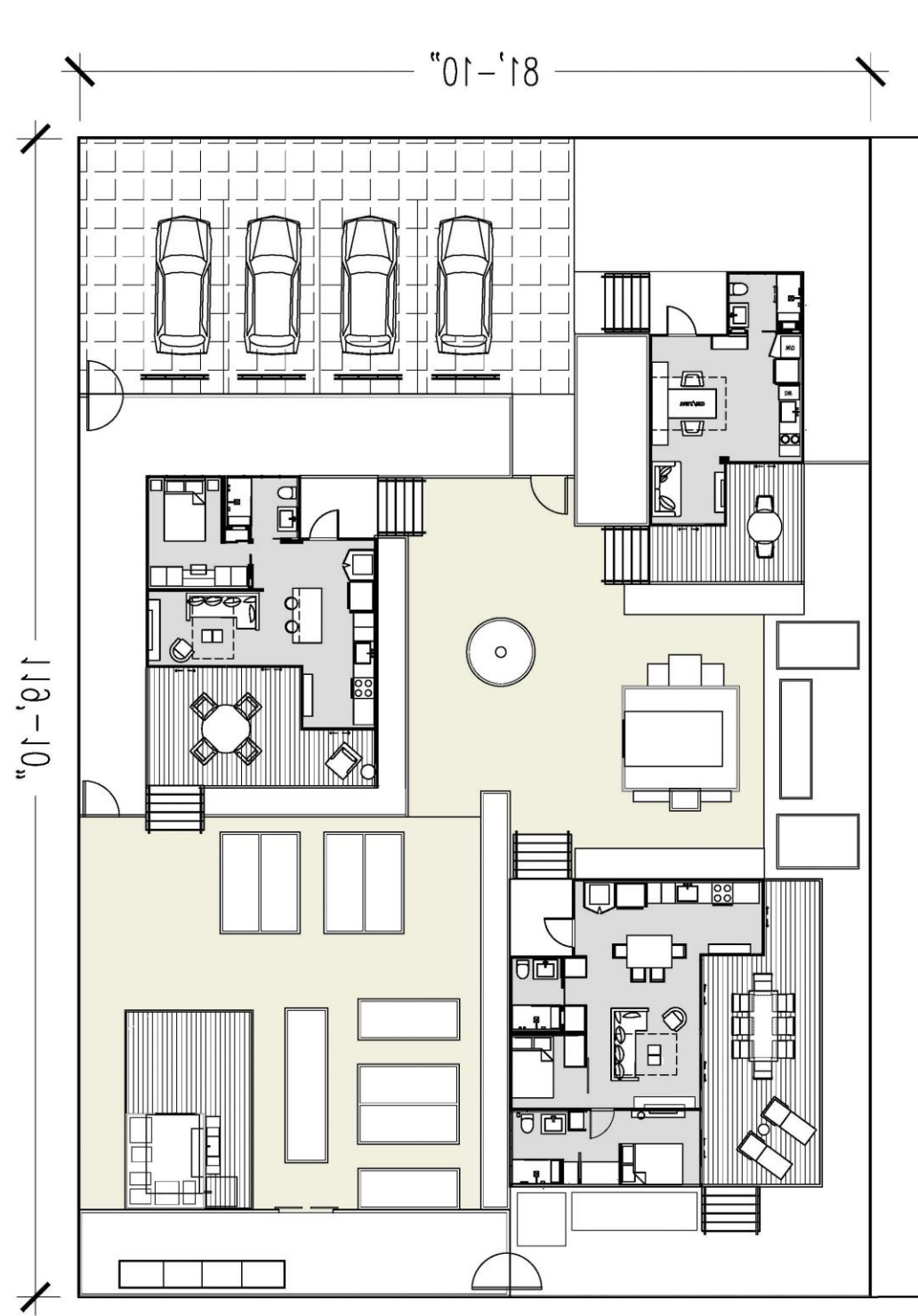
BACKYARD CHICKENS  
GOATS  
DUCKS  
TURKEY  
FOWL  
RABBITS

OTHER  
TILAPA  
CATFISH  
SHRIMP  
BEES  
BLACK SHOLDIER FLIES  
WORMS





**SITE PLAN- 2 LOTS 3 UNITS**



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