C I T Y O F F O R T P I E R C E

AMENDED CITY COMMISSION AGENDA

City Commission Meeting - Monday, November 10, 2025 - 9:00 a.m.
City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   A. Approval of the minutes from the October 13, 2025 Day Meeting.

5. **Proclamations**

   A. Law Enforcement Records Personnel Week

   B. Hospice and Palliative Care Month

6. **Additions or deletions to agenda and approval of the agenda.**

7. **COMMENTS FROM THE PUBLIC**

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

8. **Miscellaneous Reports and Presentations**

   A. Main Street Fort Pierce, Inc. annual program update covering FY2025 (October 31, 2024 to September 30, 2025).

   B. Lincoln Park Main Street, Inc. annual program update covering the FY2025 (October 31, 2024 to September 30, 2025).

9. **Consent Agenda**

A. Approval of Main Street Fort Pierce Inc.'s Fourth Quarter Disbursement in the amount of $12,500 subject to the acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.

B. Approval of Lincoln Park Main Street Inc.'s Fourth Quarter Disbursement in the amount of $12,500 subject to acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.

10. **City Commission - Resolutions**

A. Resolution 25-R72 Entering into an Interlocal Funding Agreement between the FPRA and the City of Fort Pierce for the Avenue D Resurfacing Project where the city will accept $1,500,000.00 in funding from the FPRA.

B. Resolution 25-R77 Approving an Amendment to the Interlocal Agreement between the City of Fort Pierce, Fort Pierce Redevelopment Agency, and St. Lucie County for the Development of the Avenue D Model Block Project

11. **New Business - City Commission Discussion Items**

A. Discussion of the City's Annexation Strategy in relation to:

1. The Fort Piece Utility Authority (FPUA) Service Area.
2. Existing Development Enclaves.

12. **City Commission Boards and Committees Updates**

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

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.

City Commission Day Meeting 9:00 AM **4. A.**

Meeting Date: 11/10/2025

Re:

SUBJECT:

Approval of the minutes from the October 13, 2025 Day Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Minutes

Form Review

Form Started By: Brittany Meredith Started On: 10/31/2025 02:46 PM

Final Approval Date: 10/31/2025

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9 A.M. ON MONDAY, OCTOBER 13, 2025.

1. **Call to Order**

Mayor Hudson called the October 13, 2025, Day Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Michael Broderick

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to excuse Commissioner Michael Broderick.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

4. **Approval of Minutes**

A. Approval of the minutes from the September 9, 2025 Day Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the minutes from the September 9, 2025 Day Meeting.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

5. **Proclamations**

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to pull item 9c at staff's request and to move 11c to the Regular meeting scheduled for 10/20/2025

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

7. COMMENTS FROM THE PUBLIC

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

No Comments

8. Miscellaneous Reports and Presentations

A. St. Lucie County School District Update - Building on Excellence: A Year in Review & What's Ahead - Dr. Jon Prince, Superintendent

St. Lucie County School Board Superintendent, Jon Prince, gave an update on the St. Lucie County School District and shared that the District received an "A" rating. Commissioner Gaines thanked Dr. Prince and his staff for all their hard work. He also asked about the Classroom to Careers program to see if the City would be able to take part in the program. The programs St. Lucie County has for children help to prepare them for the workforce.

9. Consent Agenda

A. Approval of expenditure for Requisition 2026/26000359 in the amount of $60,000.00 payable to the St. Lucie County Supervisor of Election for the costs associated with the Special Election.

B. Approval of expenditure to increase Purchase Order No. 250837 with De La Hoz Builders, Inc. to provide rehabilitation services for B. Eutize 317 North 26th Street, from $46,898.00 to $58,168.00; total change order amount of $11,270.00 for painting and new gutters.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to pull item B and approve item A.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

Commissioner Johnson asked why the total went up after the initial purchase agreement. Grants Division Manager, Donnella Clarke, let the commission know that the final charges came in at $55,631.00. Community Resource Specialist Kimberlee Henton, stated the painting and gutters were not on the original quote. The gutters were found to be damaged, and the paint needed to be refreshed.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the change order with the correction of the total cost to $55,631.00.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

C. PULLED AT THE REQUEST OF STAFF - Approval to contract with Fort Pierce Urgent Care in an amount not to exceed $175,000, to provide walk-in medical services for employees covered under the City’s health insurance plan for a period of one (1) year.

10. **City Commission - Resolutions**

A. Resolution 25-R65 - Amending the Rules of Procedure for Condemnation and Demolition of Structures.

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R65 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE RULES OF PROCEDURE FOR CONDEMNATION AND DEMOLITION OF STRUCTURES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Interim Director of Community Response, Shaun Coss let the Commission know these are updates to comply with the new state statutes.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 25-R65.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. Resolution 25-R71 Appointing Chase Whitaker to the City of Fort Pierce Parking Committee as Commissioner Broderick's appointee.

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R71 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 25-R71.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

11. **New Business - City Commission Discussion Items**

A. Treasure Coast Regional Planning Council (TCRPC) presentation of findings, recommendations, and public input from the Comprehensive Plan Evaluation & Appraisal Review (EAR) public outreach to date to the City Commission to generate further discussion and recommendations; this presentation is informational only.

Stephanie Heidt with the Treasure Coast Regional Planning Council gave the presentation of findings, recommendations, and public input from the Comprehensive Plan Evaluation and Appraisal Review. The Commission discussed the growth coming to the city and the areas that receive the most foot traffic.

B. Succession Planning Presentation

Human Resources Manager Jared Sorenson presented the Succession Plan. Commissioner Gaines asked if the department head would be the only one to choose the successor and Mr. Sorenson let him know that it would be a combination of the department head, City Manager, and the human resources department, and it could be more than one person chosen for the succession plan. They thanked the Human Resources Department for putting together this plan. Johnson asked if they could build the succession plan into a dashboard they could review easily. Rolling this out to the Department heads within the next few months.

C. POSTPONED TO OCTOBER 20, 2025 MEETING. Six-month evaluation of Richard Chess, City Manager

12. City Commission Boards and Committees Updates

Commissioner Gaines mentioned the Treasure Coast League of Local Government met, and SB 180 was a large discussion. The Affordable Housing Committee signed off on the last presentation to be presented to the commission. The Council on Aging did not meet. The Homeless Task Force annual report was finalized to submit to the County. The Retirement Board met, and retirement funds are going strong. He is a part of the Trustee Leadership Council, which is a yearlong class. He found that the City of Fort Pierce communicates with the retirement board, and he said the other cities and counties don't talk to each other. He commented on the White Cane Walk event, and he noticed the residents of the city are starting to clean up and the campaign is working.

Commissioner Johnson mentioned the Fire District is growing. They just opened the new fire station in Port St. Lucie in the Tradition area and are going to be opening a new station on Kings Highway within the next few months. The TPO has a meeting coming up. The Seaport Advisory met, and they are providing updates on the port area. He commented on the evaluation of Mr. Chess' performance, and the culture shifting and betterment of the city with his guidance.

Mayor Hudson commented that she notices citizens are starting to clean up after themselves. The Tourism Tax Development board met, and they purchased a new mobile tourist bus and held a contest to name it, and it is now named Lucie. It is to help promote tourism in St. Lucie County. Fort Pierce Utilities Authority won an award, the 2025 Utility of the Future, from the Water Environment Federation. The Treasure Coast Regional League of Cities meets this week to discuss the upcoming legislative session. The Policy committee she is on is discussing property taxes.

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjorned the meeting at 11:12 A.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Day Meeting 9:00 AM **5. A.**

Meeting Date: 11/10/2025

Re:

SUBJECT:

Law Enforcement Records Personnel Week

Attachments

Law Enforcement Records Personnel Week

Form Review

Form Started By: Linda Cox Started On: 10/30/2025 04:29 PM

Final Approval Date: 10/30/2025

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, each day, dedicated law enforcement records personnel serve the citizens of Fort Pierce, Florida, by providing vital services that are essential to the efficient operation of the Fort Pierce Police Department and its Records Unit, and in keeping our community safe; and

WHEREAS, the men and women who serve as law enforcement records personnel are the backbone of the criminal justice system by ensuring accuracy, integrity, security, and accessibility of criminal records, they play a key role in assisting law enforcement officers in investigations, and they maintain criminal justice statistics; and

WHEREAS, law enforcement records personnel demonstrate expertise in managing complex record-keeping systems that is crucial to identifying suspects, pursuing leads, and ensuring the successful prosecution of crimes; and

WHEREAS, along with acute technical skills, law enforcement records personnel are committed to and exemplify professionalism, courtesy, and efficiency in their daily interactions with the public, officers, and partner public safety agencies; and

WHEREAS, **Law Enforcement Records Personnel Week** provides the opportunity to honor those who are committed to ensuring their role in criminal justice remains a vital part of law enforcement, and to recognize their many contributions to the well-being of the communities in which they serve; and

WHEREAS, the City of Fort Pierce salutes the Fort Pierce Police Department Records Unit personnel and is appreciative of their commitment to service within this important aspect of law enforcement and criminal justice in our community.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim November 9th through November 15th, 2025 as:

Law Enforcement Records Personnel Week

in the City of Fort Pierce and encourage all to recognize their role and contributions to the well-being of the communities in which they serve.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 10th day of November 2025.

MAYOR/COMMISSIONER

City Commission Day Meeting 9:00 AM **5. B.**

Meeting Date: 11/10/2025

Re:

SUBJECT:

Hospice and Palliative Care Month

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Hospice and Palliative Care Month

Form Review

Form Started By: Lisa Gittens Started On: 10/31/2025 01:30 PM

Final Approval Date: 10/31/2025

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, Medicare's first proven coordinated care model, hospice, is a program that works by offering person-centered, compassionate care, ensuring people dignity, choice, and quality of life; and

WHEREAS, the hospice model involves an interdisciplinary, team-oriented approach to treatment, including expert medical care, quality symptom control, and comprehensive pain management as a foundation of care; and

WHEREAS, beyond providing physical treatment, hospice attends to the patient's emotional, spiritual and family needs, and provides family services like respite care and grief counseling; and

WHEREAS, hospice and palliative care organizations are advocates and educators about advance care planning that help individuals make decisions about the care they want; and

WHEREAS, forty-three years ago in 1982, volunteers came together to establish Treasure Coast Hospice because they wanted their family, friends and neighbors to have access to compassionate, quality end-of-life care from a locally based hospice provider; and

WHEREAS, Treasure Coast Hospice delivers compassionate, caring, experts and professional Hospice and Grief Support Services to patients and families at the end of life; and

WHEREAS, today Treasure Coast Hospice serves more than 4,000 patients annually, providing holistic patient-centered care and comfort to patients and families in Martin, St. Lucie and Okeechobee counties; and

WHEREAS, this year, Treasure Coast Hospice celebrated the 11th Anniversary of its specialized pediatric care program, Little Treasures, which improves the quality of life of children and teens with a life-limiting illness by providing support for the entire family.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of November 2025, to be observed as:

Hospice and Palliative Care Month

in the City of Fort Pierce and encourage our residents to learn more about hospice and palliative care and to also commend the Treasure Coast Hospice Team for their service to the people of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 10th day of November 2025.

MAYOR/COMMISSIONER

City Commission Day Meeting 9:00 AM **8. A.**

Meeting Date: 11/10/2025

Re: Main Street Fort Pierce, Inc. Annual Program Update

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

SUBJECT:

Main Street Fort Pierce, Inc. annual program update covering FY2025 (October 31, 2024 to September 30, 2025).

Attachments

Fourth Quarter Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Audria Moore	10/27/2025 11:43 AM
City Manager	Audria Moore	10/30/2025 02:00 PM
City Manager	Richard Chess	10/31/2025 10:47 AM
Form Started By: Audria Moore		Started On: 10/27/2025 11:41 AM
Final Approval Date: 10/31/2025		

MAIN STREET
FORT PIERCE

Annual Presentation

October 2025

Introduction - MSFP Overview

Main Street Fort Pierce Program

A community-driven initiative focused on revitalizing the Downtown Fort Pierce.

Main Street Four Point Approach

- **Economic Vitality:** Strengthening the district's economic base
- **Design:** Enhancing physical appearance and historic preservation
- **Promotion:** Marketing the district's unique characteristics
- **Organization:** Building partnerships and fostering collaboration

Economic Vitality

Goals:

- Strengthen the Downtown District's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix; and

- Achieve a 70% occupancy rate for commercial spaces

Economic Vitality - Business Development

Key Deliverables

New Business Attraction
Contact at least one new business and report progress quarterly

Job Creation & Retention
Track and report on jobs created and/or retained within the Downtown District

Business Directory
Compile and publish a comprehensive business directory for the Downtown District

District Guide
Maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking

Shopping & Dining Guide
Distribute Downtown shopping and dining guides

Economic Vitality - Business Development

Key Deliverables	Status
New Business Attraction	Throughout the year, MSFP maintained its ongoing effort to promote downtown economic growth by regularly publishing articles in *The Main Street Focus*. These articles highlighted available commercial properties within the Downtown District, supporting visibility and investment opportunities for local businesses. MSFP established contact with six new businesses preparing to open during the reporting period and continued outreach and support to encourage successful business openings and integration into the downtown community.

Economic Vitality - Business Development

MAIN STREET FORT PIERCE

Key Deliverables	Status
Job Creation & Retention	Six full-time and two part-time new jobs were created during the Q1 reporting period, two full-time jobs were lost during Q2. Per accessible information, five full-time jobs were gained, and four full-time jobs were lost in Q3, with two full-time jobs were gained, and two full-time jobs were lost during Q4. Overall, the year demonstrated modest employment fluctuations within the downtown district. Job creation efforts were consistent, particularly in Q1 and Q3, offsetting some losses observed in subsequent quarters. These trends highlight a generally stable employment environment, with ongoing opportunities for local workforce growth.

Economic Vitality - Business Development

Key Deliverables	Status
Business Directory	MSFP maintains a comprehensive and up-to-date business directory for the Downtown District. This directory is regularly submitted to Florida Main Street to ensure alignment with statewide reporting and program standards. The information is also utilized to maintain the Downtown District Map created and published by MSFP, which is directly linked on the website homepage.
District Guide	Information from the directory is used to update and maintain the Downtown District Map, which highlights active businesses and available properties. This interactive map is published and directly linked on the MSFP website homepage, providing an accessible and reliable resource for residents, visitors, and potential investors.

Economic Vitality - Business Development

Key Deliverables	Status
Shopping & Dining Guide	Printed shopping/dining guides are provided to Downtown Businesses upon request.

Economic Vitality - Business Development

Key Deliverables

Technical Assistance
Provide technical assistance to at least one property owner, developer, or business on renovation/repurpose of commercial space

Property Listing
Create and maintain a listing of vacant and occupied commercial properties with detailed building characteristics

Prospect Database
Create and maintain a database of individuals interested in properties to facilitate efficient connections with available properties

Economic Vitality - Property Development

MAIN STREET FORT PIERCE

Key Deliverables	Status
Technical Assistance	MSFP actively participates in initiatives aimed at improving and repurposing commercial properties within the Downtown District. Assisted local property manager in enhancing a commercial space for potential high-end business tenants and collaborated with a retail business on the partial repurposing of existing commercial space—supporting adaptive reuse and ongoing revitalization within the downtown core. Served as a committee member for the *Western Peninsula Charrette*, a collaborative project between the City and the Treasure Coast Regional Planning Council focused on exploring redevelopment options for the existing wastewater plant site and adjacent parcels.

Economic Vitality - Property Development

Key Deliverables	Status
Property Listing	Internal list currently maintained. MSFP also includes a three-quarter full-color page in the Main Street Focus with available Downtown Commercial locations and contact info for property managers, updated each month based on available information. MSFP participated as a pilot program in Main Street America's BOOMS Tracker, which utilizes MSFP entered survey data in conjunction with Ersi data captured by the SLC Property Appraiser.

Economic Vitality - Property Development

Key Deliverables	Status
Prospect Database	MSFP has created a Business Interest Form to collect information on individuals interested in vacant properties. During the reporting period, MSFP facilitated connections between two potential new businesses and local property owners to explore opportunities for opening within the Downtown District. Also assisted multiple interested businesses by helping them identify alternate locations suitable for their operations. In addition, MSFP provided strategic support to a business exploring a restructured business model and evaluating a potential new restaurant location.

Design

Goals:

- Assist in improving the physical appearance of the Downtown District by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment

- Develop a plan to effectively communicate and promote Fort Pierce Redevelopment Agency programs and initiatives, including grants, incentives (such as the impact fee moratorium), community meetings, surveys, technical assistance for grant applications, and participation in the Downtown Master Plan and potential design standards

- Encourage compliance with historic preservation guidelines

- Encourage adherence to Architectural Design Standards

Design - Physical Improvements & Historic Preservation

Key Deliverables

Façade Grant Program
Promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program and assist businesses with applications

Impact Fee Moratorium
Provide and distribute information on the City's Impact Fee Moratorium extension to builders, developers, and investors

Historic Preservation
Facilitate the continued preservation and maintenance of the Historic Platts/Backus House

Master Plan Input
Coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan

Design - Physical Improvements & Historic Preservation

Key Deliverables	Status
Façade Grant Program	Throughout the year, MSFP actively promoted the FPRA Façade Grant Program and Paint Program to encourage downtown property improvements. Program details were shared with multiple downtown businesses, highlighted during Downtown Business Alliance (DBA) meetings, and featured in the *May 2025* issue of *Main Street Focus*. Success stories were showcased in the *September 2025* issue of *Main Street Focus*, including a featured project highlighted on the cover. An article announcing the extension of the FPRA Paint Program was published in the *December 2024* issue, helping to sustain awareness and participation in these improvement initiatives.

Design - Physical Improvements & Historic Preservation

MAIN STREET FORT PIERCE

Key Deliverables	Status
Impact Fee Moratorium	MSFP has published articles on the Impact Fee Moratorium extension (most recently June 2025) as well as providing information to developers.
Historic Preservation	MSFP facilitates the continued preservation and maintenance of the Historic Platts/Backus House: Pest Control, Termite Mitigation, A/C repair and maintenance, Alarm service, Lawn Maintenance, Fire Inspection/Suppression service, Lighting updates, Security camera instillation, and pressure cleaning.

Design - Physical Improvements & Historic Preservation

MAIN STREET FORT PIERCE

Key Deliverables	Status
Master Plan Input	MSFP actively promotes FPRA programs through multiple channels: **articles in *The Main Street Focus***, open forums at **Coffee with the Mayor**, coordinated speaking opportunities with the **DBA**, and one-on-one outreach with local businesses. MSFP also engages the public in planning and improvement projects: • Hosted the **Marina Park survey team** at the May Friday Fest and published a related article in the *May Focus* issue, sharing surveys to gather public input on potential projects.

Design - Physical Improvements & Historic Preservation

MAIN STREET FORT PIERCE

Key Deliverables	Status
Master Plan Input	• Hosted the **Festival Street survey team** at the August 2025 Friday Fest, with a follow-up article in the *September Focus* issue highlighting FPRA project outcomes and additional public surveys. These efforts ensure community members and business owners have multiple opportunities to provide input and stay informed about downtown initiatives.

Promotion

Goals:

- Implement a marketing and community engagement plan that promotes the Downtown District's unique characteristics and rich history to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract businesses.

- Implement ongoing creative programming that engages the Downtown District businesses, residents, and visitors.

Promotion - Marketing and Events

Key Events

The Ghosts of Fort Pierce Past Historic Walking Tours

Friday Fest

Coffee with the Mayor

Shop Small Saturday

Marketing Goals

Plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events annually with an average attendance of 100 participants each.

Reach 8,000 social media impressions via various platforms and MSFP-powered website

Promotion – Events & Marketing

Key Deliverables	Status
The Ghosts of Fort Pierce Past Historic Walking Tours	The *Ghosts of Fort Pierce Past* walking tours offer a guided exploration of the City's historic sites with a focus on local legends, stories, and notable architecture. MSFP supports these tours by promoting events, coordinating logistics, and engaging participants, helping to educate the public about Fort Pierce's heritage while enhancing downtown cultural tourism. The tours took place on October 23 & 24, 2024 (5 tours over 2 nights,) with more than 650 attendees.

Promotion – Events & Marketing

Key Deliverables	Status
Friday Fest	Fort Pierce Friday Fest is a monthly community event that celebrates downtown culture, arts, and local businesses. MSFP supports the festival by hosting activities, coordinating vendors, promoting the event, and facilitating public engagement, including surveys and feedback opportunities for downtown improvement projects. The festival serves as a key platform for community interaction and downtown economic and cultural development. Q1 - Friday Fest was held on 10/4/2024 (also a partnership with FPUA for Public Utilities Week/Public Power Month,) 11/1/2024, and 12/6/2024. Q2 – Friday Fest was held on 1/3/2025, 2/7/2025, and 3/7/2025. Q3 – Friday Fest was held on 4/4/2025, 5/2/2025, and 6/6/2025. Q4 - Friday Fest/Stars Over St. Lucie was held on 7/4/2025, Friday Fest on 8/1/2025 and 9/5/2025.

Promotion – Events & Marketing

Key Deliverables	Status
Coffee with the Mayor	*Coffee with the Mayor* is a regular public forum held from September to May where community members can engage directly with city leadership. MSFP supports the event by providing a platform for discussion, promoting participation, and facilitating business and resident engagement. The program encourages open communication, feedback on downtown initiatives, and collaboration between the city and local stakeholders. Q1 - Coffee with the Mayor on 10/18/2024, 11/15/2024, and 12/20/2024. Q2 – Coffee with the Mayor was held on 1/17/2025, 1/21/2025, and 3/21/2025. Q3 – Coffee with the Mayor was held on 4/18/2025 and 5/16/2025. Q4 - Coffee with the Mayor was held on 9/19/2025.

Promotion – Events & Marketing

Key Deliverables	Status
Shop Small Saturday	MSFP has hosted the Shop Small Saturday event in collaboration with downtown small businesses for several years. Participating businesses contribute gift certificates and merchandise, with total values exceeding $1,500 in recent years. Shoppers engage with the event by collecting a “shopping passport” at a participating business and visiting multiple businesses to have their passport stamped. Completed passports are submitted at a designated business by 6:00 p.m., with a live drawing held at the conclusion of the day to award the full gift card prize to one winner. The event typically involves over 30 local businesses, all of which utilize Shop Small and Small Business Saturday promotional materials. It has received positive local media coverage and consistently draws strong community attendance. Shop Small Saturday was held on November 20, 2024.

Promotion – Events & Marketing

Key Deliverables	Status
Plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events	In addition to the events already listed, MSFP hosted Sights & Sounds on Second Street Festival and Parade on 12/8/2024 with over 2,000 participants and approximately 16,000 attendees. New Year's Eve fireworks facilitated on 12/31/2024. MSFP holds multiple art shows throughout the year and an annual meeting open to the public, and steps in to host receptions and gatherings on occasion.
Reach 8,000 social media impressions via various platforms and MSFP-powered website	Per reporting dashboards, social media views during this period were 484,708. Social media reach was 172,343.

Promotion - Branding & Positive Image

Key Deliverables

Brand Recognition Surveys

Conduct quarterly surveys with minimum 25 respondents (100 annually)

Main Street Focus Magazine

Publish monthly beginning October 1

Website & Social Media

Complete website updates and increase traffic by 10% annually

Community Testimonials

Collect testimonials from 12+ visitors and 6+ residents

Promotion - Branding & Positive Image

Key Deliverables	Status
Brand Recognition Surveys	MSFP conducted a survey of over 100 participants, sending questions to the newsletter mailing list and posted on social media. The purpose of the survey was to identify how familiar the community is with MSFP branding and mission. 53% of Respondents claim to understand what Main Street does, 23% somewhat understood, and 24% didn't really know. Continued surveying will measure efficacy of strategies to improve public understanding.

Promotion - Branding & Positive Image

Key Deliverables	Status
Main Street Focus Magazine	Over 42,500 issues were printed and distributed in the Downtown District and surrounding areas or by mail during the reporting period. Q1 - The October 2024 cover featured Trick or Treat on Second Street, November 2024 was Shop Small Saturday, and December promoted Sights & Sounds on Second Street Festival & Parade. Articles containing City announcements include FPRA Western Peninsula Charrette, Residential Rehabilitation Program, FPRA Announces Freebee service expansion, FPRA Paint Program, and Golden Hammer Awards.

Promotion - Branding & Positive Image

Key Deliverables	Status
Main Street Focus Magazine	Q2 - The January cover featured the Treasure Coast History Festival, February 2025 was “Celebrating Florida” art show and March 2025 was the Reverse Raffle. Articles containing City announcements include FPRA expanding the Freebee fleet, Home Purchase Assistance Program, Highwaymen Museum Opening, Arts & Culture Board openings, and CRA Advisory Board openings.

Promotion - Branding & Positive Image

Key Deliverables	Status
Main Street Focus Magazine	Q3 - The April cover featured the MSFP Annual Golf Tournament, May 2025 was the Annual Meeting at the Platts/Backus House and June 2025 featured Stars Over St. Lucie and 4th of July. Articles containing City announcements include park & playground improvements, Infrastructure Surtax Citizen Oversight Committee, Commercial Façade Grants, Commercial Sign Grant Program, Property Refresh Paint Program, Community Day Event at Rotary Park, Transformation of Marina Square, Call for Artists for Mural Projects, Free Community Workshop Series, Extension of Impact Fee Moratorium in Redevelopment Area, FPRA Youth Banner Art Showcase, and selection of Fort Pierce Adoption Center for National Pilot Project to reunite lost dogs with their families.

Promotion - Branding & Positive Image

Key Deliverables	Status
Main Street Focus Magazine	Q4 - The July cover featured Christmas in July, August 2025 featured the newest FPRA Mural and September 2025 announced the Sights & Sounds Parade theme – Fort Pierce Through the Decades. Articles containing City announcements include FPRA Youth Banner Art Showcase, Keep Fort Pierce Beautiful and Community Cleanup Day, Adoption Center Pet Adoption Event, Community Redevelopment Agency Advisory Board, FPRA Mural Program expansion, FPPD National Night Out, Comprehensive Plan Update, Sights & Sounds theme and historic research resources. Stories on new businesses The House of Orchids & More, Soulful Motion Studio, and upcoming opening of The Harbor Cocktail Lounge.

Promotion - Branding & Positive Image

Key Deliverables	Status
Website & Social Media	Currently, the MSFP website includes a calendar of events through June of 2026, as well as links to partners and the Focus archive. Q1 - 11,523 unique visitors came to the MSFP website. Q2 - 6,073 unique visitors came to the MSFP website Q3 - 6,593 unique visitors came to the MSFP website Q4 - 5,687 unique visitors came to the MSFP website.
Community Testimonials	MSFP collected testimonials from more than 30 individuals at the September 2025 Friday Fest, with more than 12 coming from out-of-town visitors.

Organization

Goals:

- Develop a strong foundation for a sustainable revitalization effort that aligns with the City's goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables

Collaboration
Complete two joint projects with partner organizations

Volunteer Recruitment
Recruit/retain 25 volunteers annually
Attain 500 volunteer hours annually
Executive Director maintain active participation on 2 committees

Resources
No more than 40% of funds received from the City under this Agreement on salaries
explore sustainable funding sources beyond the program period and report on explored and received funding sources

Explore sustainable funding sources beyond the program period, excluding City of Fort Pierce funds, to support long-term organizational viability

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables	Status
Collaboration	October Friday Fest partnership with FPUA for Public Power Week/ Public Utilities Month, Small Business Saturday is a collaboration with Downtown Businesses to bring shoppers Downtown, held the Saturday after Thanksgiving each year. The Binney Crayon Project was a joint venture with Fort Pierce Art Club and Project Lift, which led to the Sights & Sounds Parade theme of "Color Me Christmas" – an annual event MSFP organizes year-round with the Fort Pierce Police Department and Fort Pierce Sunrise Kiwanis, with coordinating efforts from the City and Fort Pierce Utilities Authority. Continued collaboration with the Downtown Business Alliance, Fort Pierce Yacht Club, and FPUA. MSFP partners with St. Lucie Historical Society to research Ghost Walk stories in addition to other preservation projects. New partnership with UF/IFAS Extension for an upcoming beautification project in Downtown, with the support of FPRA.

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables	Status
Volunteer Recruitment	Main Street Fort Pierce maintains an annual roster of over 100 active volunteers. New volunteers are most often acquired by word of mouth (current volunteers recruit friends, family, colleagues, or acquaintances) although interest is also generated by event attendance and participation in partner organizations. The Executive Director was a sitting member of the Parking Committee and active member of the Downtown Business Alliance. Documented volunteer hours for the year were 4,216. Per the multiplier value used by Florida Main Street of 31.61 to 33.49, the total hours value for this reporting period is $135,219.20.

MAIN STREET FORT PIERCE

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables	Status
Resources	MSFP does not rely on funds from the City for employee salaries. A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement.
Sustainability Strategy	City funds make up only a portion of MSFP's operating budget, which is largely comprised of membership and fundraising activity.

Budget

Goals:

- The following information will be included in its quarterly financial reports and its quarterly presentations to the City Commission:
  - (a) Budget Summary
  - (b) Income Sources:
  - (c) Detailed Expenses:
  - (d) Budget Justification:
  - (e) Conclusion

Budget

MAIN STREET FORT PIERCE

Revenue:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$50,000.00
Donations	$2,150.00	$1,240.00	$350.00	$250.00	$3,990.00
Fundraising Events	$25,160.30	$16,874.06	$14,330.98	$16,368.87	$72,734.21
Membership Fees	$820.00	$1,890.00	$5,245.00	$5,570.00	$13,525.00
Program Service Revenue	$3,000.00	$3,000.00	$2,000.00	$0.00	$8,000.00
Total Revenue	$43,630.30	$35,504.06	$34,425.98	$34,688.87	$148,249.21

Budget

MAIN STREET FORT PIERCE

Expense:

Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00
Rent/Utilities	$6,169.92	$5,844.76	$8,770.00	$11,660.25	$32,444.93
Office Supplies	$2,443.16	$1,969.63	$5,160.55	$2,041.94	$11,615.28
Program Expenses	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$12,000.00
Marketing/Outreach	$182.97	$612.97	$732.33	$491.44	$2,019.71
Contracted Events	$13,132.08	$14,213.75	$13,066.61	$13,489.53	$53,901.97
Travel & Training	$0.00	$394.00	$1,468.88	$2,168.54	$4,031.42
Professional Services	$3,050.00	$3,081.25	$3,512.50	$5,262.50	$14,906.25
Other Expenses	$2,247.30	$928.89	$3,571.57	$655.38	$7,403.14
Total Expenses	$35,225.43	$35,045.25	$44,282.44	$43,769.58	$158,322.70

Budget

MAIN STREET FORT PIERCE

Summary:

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	$43,630.30	$35,504.06	$34,425.98	$34,688.87	$148,249.21
Total Expenses	$35,225.43	$35,045.25	$44,282.44	$43,769.58	$158,322.70
Net Surplus/Deficit	$8,404.87	$458.81	($9,856.46)	($9,080.71)	($10,073.49)

Key Deliverables	Status
Income Sources	Coffee with the Mayor is sponsored by the presenting business at $350 per month. Friday Fest sponsors include in-kind sponsorship of some live music.

Budget

MAIN STREET FORT PIERCE

Key Deliverables	Status
Detailed Expenses with Budget Justification	Salaries and Wages: A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement. Rent/Utilities: Mortgage and utilities Office Supplies: Phone, internet service, copier contract, software licensing, office products Program Expenses: Costs associated with creation and distribution of The Main Street Focus Magazine. Marketing/Outreach: online advertising, ad placement Contracted Events: This reporting period includes expenses from contracted events, including Friday Fest and Coffee with the Mayor. Notable expenses include insurance, permitting, law enforcement details, rentals, portlets and entertainment. Travel & Training: Florida Main Street Quarterly Meeting Professional Services: Bookkeeping Other Expenses (Insurance): General Liability, Directors & Officers, Volunteer, Professional Liability Coverage, Property Insurance

Budget

MAIN STREET FORT PIERCE

Key Deliverables	Status
Conclusion	MSFP has continued to stretch the public dollars entrusted and maximize service to the community. While the revenue for programs has decreased while expenses have increased, MSFP sees the importance of continuing events and services for the public good. Future plans include regular reevaluation of current projects and events to ensure financial health. Events like Friday Fest serve as a business incubator for small businesses, while Ghost Walk instills community pride and connection. MSFP prioritizes using local vendors whenever possible to keep dollars within the community. Further outside grant funding remains a priority that MSFP continues to explore.

Questions

City Commission Day Meeting 9:00 AM **8. B.**

Meeting Date: 11/10/2025

Re: Lincoln Park Main Street, Inc. Annual Program Update

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

SUBJECT:

Lincoln Park Main Street, Inc. annual program update covering the FY2025 (October 31, 2024 to September 30, 2025).

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Audria Moore	10/27/2025 11:45 AM
City Manager	Richard Chess	11/05/2025 10:38 AM

Form Started By: Audria Moore Started On: 10/27/2025 11:43 AM

Final Approval Date: 11/05/2025

LPMS

LINCOLN PARK MAIN STREET

Annual Presentation

November 2025

Introduction - LPMS Overview

Lincoln Park Main Street Program

A community-driven initiative focused on revitalizing the Lincoln Park District.

Main Street Four Point Approach

- **Economic Vitality:** Strengthening the district's economic base
- **Design:** Enhancing physical appearance and historic preservation
- **Promotion:** Marketing the district's unique characteristics
- **Organization:** Building partnerships and fostering collaboration

Economic Vitality

Goals:

- Strengthen the LPMS's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix; and

- Achieve a 70% occupancy rate for commercial spaces

Economic Vitality - Business Development

Key Deliverables

New Business Attraction

Contact at least one new business and report progress quarterly

Job Creation & Retention

Track and report on jobs created and/or retained within the Lincoln Park District

Business Workshops

Coordinate and host two "Doing Business with the City" workshops

Business Directory

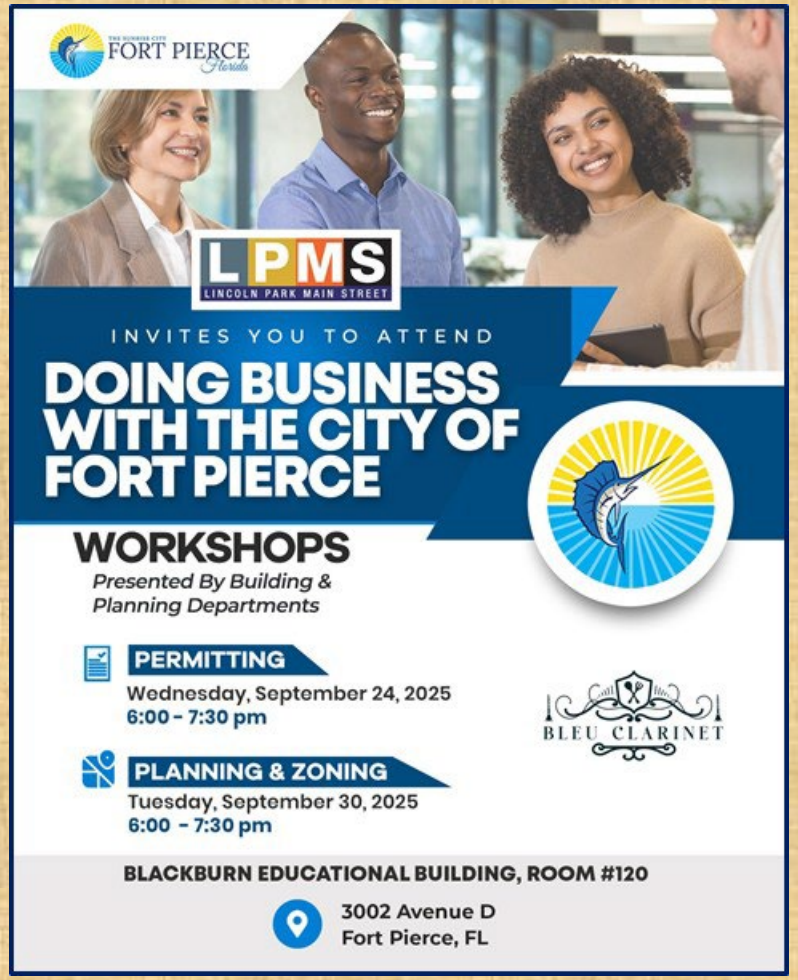
Compile and publish a comprehensive business directory for the Lincoln Park District

Economic Vitality - Business Development

Key Deliverables	Status
New Business Attraction	*The Bleu Clarinet Restaurant & Jazz Lounge and Sunday Brunch*
Job Creation & Retention	*The creation of two (2) full time jobs and two (2) part-time jobs* *The creation of two part-time jobs with the opening of IdentoGo Identity Services. The business provides services for enrollment for employment, certification, licensing and other verification purposes. Business offerings also include identity verification services, CPR Classes, Certified Nursing Assistant (CAN) Training, Phlebotomy Classes.*
Business Workshops	*Hosted workshop Financial Literacy on August 20, 2025 at The Bleu Clarinet Restaurant.* *Two workshops title "Doing Business with the City" were hosted September 24, 2025 and September 30, 2025 at the Blackburn Educational Building on Indian River State College north campus. The subjects presented were on Permitting and Planning & Zoning.*
Business Directory	*Collected and compiled data on businesses within the district. The directory will be updated annually.*

For Additional Information and/or support:





For Additional Information and/or support: Business Directory

LPMS
LINCOLN PARK MAIN STREET

Lincoln Park Businesses & Owners
Lincoln Park Main Street District

Business Name	Address	Zip Code	Phone	Point of Contact	Owner Contact	Owner Address
PHATZ Chick N' Shack	421 N. US Highway 1,	34950	772-882-4838	Tesa Adams	Robert & Tesa Adams	
Carwash Kartoon DBA Baker's Properties	430 North US 1,	34950	772-429-8700	Ken Dixon	Ken Dixon	430 North US 1, Fort Pierce, Florida
Chinese To-Go	431 North 25th Street,	34950	772-460-8823	Sombat Ratuppanant	Sombat Ratuppanant & Tassanaporn Ratuppanant	1056 SW Placetas Ave, Port St. Lucie, FL 34953-3478
Commercial Building	441 Means Court,	34950			Bertha M. McDonald	P.O. Box 4189, Fort Pierce, FL 34948-4189
VACANT LOT	480 N. 7th Street,	34950		St. Lucie County	St. Lucie County	C/O Management & Budget Fort Pierce, 34982-5632
Lucky 7 Food Mart	510 North 13th Street,	34950	772-242-8977			
Serenity Hair Salon	605 N Orange Avenue,	34950	772-828-7342	Candance	605 Ministries LLC	117 Orange Avenue, Fort Pierce, FL 34950-4346
International Longshoremen	705 Cedar PL,	34950			Longshoremen St. Lucie County	503 N. 7th St, Fort Pierce, FL 34950-8229
Vacant Building	720 Avenue D,	34950		David Hall	David Hall	P.O. Box 9342, Port St. Lucie, FL 34985-9342
United Insurance Agency	720 Delaware Ave, Suite G	34950	772-468-8427	Calvin Richardson	Calvin Richardson	720 Delaware Avenue, Suite G Ft. Pierce, FL
SLC Robert E. Lewis Fire Station #15	721 Avenue D,	34950		SLC Fort Pierce Fire District	SLC Ft. Pierce Fire District	5160 NW Milner Dr, Port St. Lucie, FL 34983-3392
Intermodal Transit Facilty	725 Avenue D,	34950		Area Regional Transit	St.Lucie County	2300 Virgina Avenue, Fort Pierce, FL 34982-5632
Sarah's Memorial Chapel	728 Avenue D,	34950	772-464-2525	Peggy Harris	Sarah's Legacy	P.O. Box 3588 Fort Pierce, FL 34954
Bleu Clarinet Restaurant & Jazz Lounge	901 Avenue D,	34950	772-461-9533	Marck Benjamin	1901 Avenue D LLC	10225 SW Green Ridge Ln, Palm City FL 34990-5025
Business	908 Avenue D,	34950			Khenobi Real Estate Investment LLC	USS George Washington #73, FPO AP 96650-2801
Business	911 Avenue D,	34950		Hugo Soto & Patricia Soto	Hugo Soto & Particia Soto	5313 Echo Pines Cir, Fort Pierce, FL 34951-3321
Building - Vacant	914 Avenue D,	34950	561-301-0600	Estate of H. Alan Welles	Nine fourteen Avenue D LLC	10225 SW Green Ridge Ln, Palm City FL 34990-5025
VACANT BUILDING	921 Avenue D,	34950		Cherisol Bernard Berthelemy Natividá	Cherisol Bernard Berthelemy Natívida	16152 Orange Blvd, Loxahatchee, FL 33470-3470
Barbarshop	1004 Avenue D,	34950		Fenee' Russ	Fenee' Russ	1805 N. 16th Street, Fort Pierce, FL 34950-2173
Chruch	1007 Avenue D,	34950		First Born Church Living God	First Born Church Living God	931 SE Walters Ter, Port St. Lucie, FL 34983-3931
First Bethel Missionary Baptist Church	1018 Avenue D,	34950		Eldrew Baldwin	First Bethel Miussionary Baptist Church	506 N. 11th Street, Fort Pierce, FL 34950-8820
Signature Salon	108 S 17th St,	34950	772-468-2524	Tesa Adams	Robert & Tesa Adams	1523 Avenue D, Fort Pierce, Florida
Wilson's Game Room	1101 Avenue D,	34950		Darrell Wilson	Darrell Wilson	600 N. 15th Street, Fort Pierce, FL 34950-2816
Multi-Family Housing	1102 Avenue D,	34950	561-301-0600	Estate of H. Alan Welles	1102 Avenue D LLC	10225 SW Green Ridge Ln, Palm City FL 34990-5025
Lincoln Theater	1132 Avenue D,	34950	772-971-1582	Diane Williams Johnson	MLK Commemorative Committee	P.O. Box 3671 Fort Pierce, Florida
JC Mission of Hope Inc	1135 Avenue D,	34950		Shirley & Diane Gibson	Shirley & Diane Gibson	P.O. Box 3272, fort Pierce, FL 34948-3272
Vacant Building	1140 Avenue D,	34950	561-301-0600	Estate of H. Alan Welles	1140 Avenue D LLC	1860 SW Fountainview Blvd, Unit 100, Port St. Lucie, FL 3498
VACANT	1143 Avenue D,	34950	561-301-0600	Estate of H. Alan Welles	1143 Avenue D LLC	10225 SW Green Ridge Ln, Palm City FL 34990-5025
Business	1201 Avenue D,	34950			Singh Chaterpaul	1510 Tropical Dr, Lake Worth, FL 33460-5348

Economic Vitality - Property Development

Key Deliverables

Technical Assistance

Provide technical assistance to at least one property owner, developer, or business on renovation/repurpose of commercial space

Property Listing

Create and maintain a listing of vacant and occupied commercial properties with detailed building characteristics and publish by June 30, 2025

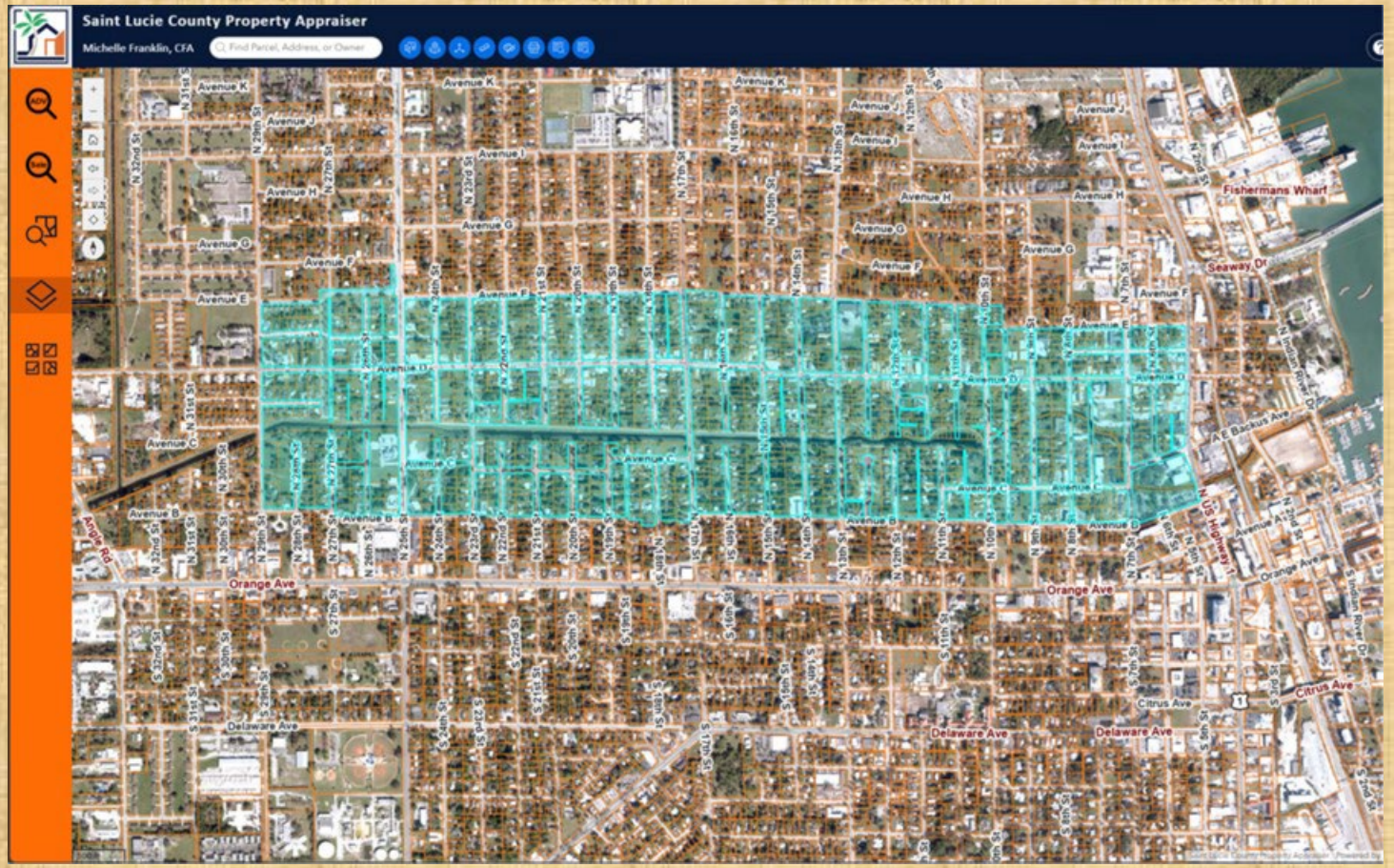
Prospect Database

Create and maintain a database of individuals interested in properties to facilitate efficient connections with available properties by June 30, 2025

Economic Vitality - Property Development

Key Deliverables	Status
Technical Assistance	*LPMS provided technical assistance to two businesses in completing the application for the façade grant. The two businesses were The Bleu Clarinet and Cynthia's Alterations & More.*
Property Listing	*The listing of vacant and occupied commercial properties within the Lincoln Park District is complete and a sample compilation of the headers and a few files is included in this report. A total of 1,390 parcels were identified, of that number 460 are commercial properties both vacant and occupied. However, publication is of the listing is made available upon written request. Fees may apply. A complete file is provided via jump drive.*
Prospect Database	*This database of individuals, groups, and/or businesses interested in properties listing will continuously be an ongoing task and the listing to-date is included in this 4th quarter reporting cycle. There were 5 individuals who made contact with Lincoln Park Main Street concerning properties within the district.*

For Additional Information and/or Support: Commercial Property Listing Aerial



For Additional Information and/or Support: Commercial Property Listing Database

ParcelID	LandUse Code	Land Use Code Description	Neighborhood	Neighborhood Description	Improved Status	Total Area	District Group Description	Appraisal Area	Subdivision	Subdivision Description	Zoning	Building Count	Year Built
2403-705-0125-000-9	1000	Vac Comm	YF03	US1-CentCom3	Yard Items	8,300.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3		
2403-705-0127-000-3	2700	AUTO SALS	YF03	US1-CentCom3	Improved	18,500.00	Fort Pierce	COM3	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	2	1951
2403-705-0131-000-4	1000	Vac Comm	YF03	US1-CentCom3	Vacant	5,000.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	
2403-705-0132-000-1	1000	Vac Comm	YF03	US1-CentCom3	Vacant	5,000.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3		
2403-705-0133-000-8	1000	Vac Comm	YK02	ODOK Comm2	Vacant	10,000.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	
2403-705-0141-000-7	1000	Vac Comm	YK02	ODOK Comm2	Vacant	5,000.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	
2403-705-0142-000-4	800	M-F < 10U	RFM1	Res FP-MF-1	Improved	3,250.00	Fort Pierce	RES4	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1949
2403-705-0143-000-1	1000	Vac Comm	YK02	ODOK Comm2	Vacant	8,600.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	
2403-705-0144-000-8	1700	OFCE BLDG	YK02	ODOK Comm2	Improved	3,500.00	Fort Pierce	COM3	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1964
2403-705-0145-000-5	1000	Vac Comm	YF03	US1-CentCom3	Vacant	18,500.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3		
2403-705-0147-000-9	1700	OFCE BLDG	YF03	US1-CentCom3	Improved	8,500.00	Fort Pierce	COM3	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1954
2403-705-0148-000-6	1000	Vac Comm	YF03	US1-CentCom3	Vacant	5,000.00	Fort Pierce	COM2	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	
2403-705-0151-000-0	800	M-F < 10U	RFM1	Res FP-MF-1	Improved	5,500.00	Fort Pierce	RES4	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1948
2403-705-0153-000-4	800	M-F < 10U	RFM1	Res FP-MF-1	Improved	5,000.00	Fort Pierce	RES4	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1949
2403-705-0156-000-5	800	M-F < 10U	RFM1	Res FP-MF-1	Improved	3,650.00	Fort Pierce	RES4	2403705	ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE	C-3	1	1954
2405-444-0001-000-0	9400	R/W ST RDS,DITCH,IRRIGTN	ZZ90	ZZ90	Vacant	63,075.00	Fort Pierce	Road	2405444	2405444		1	
2408-501-0036-000-7	2200	DRV IN REST	YK02	ODOK Comm2	Improved	9,375.00	Fort Pierce	COM3	2408501	2408501	C-3	1	1973
2408-501-0046-000-0	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	18,806.00	Fort Pierce	RES4	2408501	2408501	C-3	6	1950
2408-501-0053-000-2	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	30,002.00	Fort Pierce	RES4	2408501	2408501	R-4	6	1952
2408-501-0058-000-7	100	Single Family	RF02	ResFP-2	Improved	3,625.00	Fort Pierce	RES2	2408501	2408501	R-4	1	1954
2408-501-0059-000-4	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	21,000.00	Fort Pierce	RES4	2408501	2408501	R-4	6	1960
2408-501-0095-000-8	9400	R/W ST RDS,DITCH,IRRIGTN	ZZ90	ZZ90	Vacant	64,943.00	Fort Pierce	Road	2408501	2408501		1	
2408-502-0021-000-2	8000	VAC GOVT	ZZ99	ZZ99	Vacant	3,480.00	Fort Pierce	COM3	2408502	2408502	R-4	1	
2408-502-0022-000-9	7200	PRVTE SCHLS	DL02	DL02	Improved	53,234.00	Fort Pierce	COM3	2408502	2408502	R-4	1	1982
2408-502-0033-000-9	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	6,906.00	Fort Pierce	RES4	2408502	2408502	R-4	1	1965
2408-502-0047-000-0	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	13,520.00	Fort Pierce	RES4	2408502	2408502	R-4	2	1953
2408-502-0053-000-5	800	M-F < 10U	RFM2	Res FP-MF-2	Improved	13,520.00	Fort Pierce	RES4	2408502	2408502	R-3	1	1990
2408-502-0069-000-0	8000	VAC GOVT	DTCH	Drainage Ditch	Vacant	54,362.00	Fort Pierce	Road	2408502	2408502	R-3		
2408-502-0070-000-0	8000	VAC GOVT	DTCH	Drainage Ditch	Vacant	123,344.00	Fort Pierce	Road	2408502	2408502	R-4		
2408-507-0086-000-0	1000	Vac Comm	YK02	ODOK Comm2	Vacant	38,935.00	Fort Pierce	COM2	2408507	2408507	C-3	1	
2408-507-0088-000-4	1200	MX-STR OFCE	YK02	ODOK Comm2	Improved	19,500.00	Fort Pierce	COM3	2408507	2408507	C-3	2	1965
2408-507-0090-000-1	1100	STOR-1STR	YK02	ODOK Comm2	Improved	6,500.00	Fort Pierce	COM3	2408507	2408507	C-3	1	1972

For Additional Information and/or Support: Commercial Property Listing Database

LPMS
LINCOLN PARK MAIN STREET

Beds	Baths	Site Address	Site City	SiteZIP	Owner1	Owner2	Owner3	Owner1 Last Name	Owner1 First Name	Owner2 Last Name	Owner2 First Name	Owner3 Last Name	Owner3 First Name	Mail Address1	Mail Address 2	Mail City	Mail State
		410 AVENUE D	Fort Pierce	34950	5 Star Car Repair LLC			5 Star Car Repair LLC						6014 Cassia DR		Fort Pierce	FL
0	0	515 N US HIGHWAY 1	Fort Pierce	34950	5 Star Car Repair LLC			5 Star Car Repair LLC						6014 Cassia DR		Fort Pierce	FL
	0	412 AVENUE D	Fort Pierce	34950	5 Star Car Repair LLC			5 Star Car Repair LLC						6014 Cassia DR		Fort Pierce	FL
		414 AVENUE D	Fort Pierce	34950	5 Star Car Repair LLC			5 Star Car Repair LLC						6014 Cassia DR		Fort Pierce	FL
	0	416 AVENUE D	Fort Pierce	34950	CEDAR PLACE LLC			CEDAR PLACE LLC						1860 SW Fountainview BLVD, Unit # STE100		Port Saint Lucie	FL
	0	AVENUE D	Fort Pierce	34950	LONGSHOREMEN OF ST LUCIE COUNTY			LONGSHOREMEN OF ST LUCIE COUNTY INC						503 N 7th ST		Fort Pierce	FL
1	2	603 CEDAR PL	Fort Pierce	34950	Gavin Mitchell			Mitchell	Gavin					171 W Julian ST, Unit Unit 308		San Jose	CA
	0	N 7TH ST	Fort Pierce	34950	LONGSHOREMEN OF ST LUCIE COUNTY			LONGSHOREMEN OF ST LUCIE COUNTY INC						503 N 7th ST		Fort Pierce	FL
0	0	506 N 7TH ST	Fort Pierce	34950	BRICK HOUSE ENTITIES LLC			BRICK HOUSE ENTITIES LLC						118 S US Highway 1		Fort Pierce	FL
		521 N US HIGHWAY 1	Fort Pierce	34950	Yates N 4th Street LLC			Yates N 4th Street LLC						c/o Jacqueline L Russakis	1058 12th	Okeechobee	FL
0	0	525 N US HIGHWAY 1	Fort Pierce	34950	Silver Brick Properties LLC			Silver Brick Properties LLC						606 Dahlia LN		Vero Beach	FL
	0	409 AVENUE E	Fort Pierce	34950	Yates N 4th Street LLC			Yates N 4th Street LLC						c/o Jacqueline L Russakis	1058 12th	Okeechobee	FL
1	2	510 N 6TH ST	Fort Pierce	34950	Alo Earth Ventures LLC			Alo Earth Ventures LLC						1317 Edgewater DR, Unit # 857		Orlando	FL
2	3	514 N 6TH ST	Fort Pierce	34950	GHSH INVESTMENTS LLC			GHSH INVESTMENTS LLC						2655 S Le Jeune RD, Unit Ste 802		Coral Gables	FL
1	2	602 CEDAR PL	Fort Pierce	34950	Catalina Ponce			Ponce	Catalina					602 Cedar Pl Apt A		Fort Pierce	FL
	0	DRAINAGE	Fort Pierce	34950	City of Fort Pierce			City of Fort Pierce						100 N US Highway 1		Fort Pierce	FL
0	0	N 25TH ST	Fort Pierce	34947	Sombat Ratup	Tassanaporn	Ratuppana	Ratuppani	Sombat	Ratuppani	Tassanaporn			1056 SW Placetas AVE		Port Saint Lucie	FL
1	1	2506 AVENUE D	Fort Pierce	34947	YAS Holdings LLC			YAS Holdings LLC						271 Goolsby BLVD		Deerfield Beach	FL
1	1	2604 AVENUE D	Fort Pierce	34947	1 EZ Buildings LLC			1 EZ Buildings LLC						3991 SW 54th Ct		Fort Lauderdale	FL
2	1	2603 BOOKER ST	Fort Pierce	34947	1 EZ Buildings LLC			1 EZ Buildings LLC						3991 SW 54th Ct		Fort Lauderdale	FL
1	1	514 N 27TH ST	Fort Pierce	34947	1 EZ Buildings LLC			1 EZ Buildings LLC						3991 SW 54th Ct		Fort Lauderdale	FL
	0	DRAINAGE	Fort Pierce	34950	City of Fort Pierce			City of Fort Pierce						100 N US Highway 1		Fort Pierce	FL
	0	BOOKER ST	Fort Pierce	34947	City of Fort Pierce			City of Fort Pierce						100 N US Highway 1		Fort Pierce	FL
0	0	2808 AVENUE D	Fort Pierce	34947	Learning Tree Academy Inc			Learning Tree Academy Inc						2808 Avenue D		Fort Pierce	FL
4	1	2706 AVENUE D	Fort Pierce	34947	Paul F Raphael			Raphael	Paul F					6866 NW Brookhaven AVE		Fort Pierce	FL
1	2	2709 AVENUE D	Fort Pierce	34947	Bryan Cassinera			Cassinera	Bryan					314 N Long Beach AVE		Freeport	NY
1	3	2706 DUNBAR ST	Fort Pierce	34947	Milton W Patrick Jr			Patrick Jr	Milton W					2715 Sunrise Blvd		Fort Pierce	FL
		N 27TH ST	Fort Pierce	34947	City of Fort Pierce			City of Fort Pierce						100 N US Highway 1		Fort Pierce	FL
		AVENUE D	Fort Pierce	34950	City of Fort Pierce			City of Fort Pierce						100 N US Highway 1		Fort Pierce	FL
	0	310 N 25TH ST	Fort Pierce	34950	Ahmad Abdel Karim Ali			Ali	Ahmad Abdel Karim					10058 El Caballo CT		Delray Beach	FL
0	0	302 N 25TH ST	Fort Pierce	34950	John McEntee			McEntee	John					302 N 25th ST		Fort Pierce	FL
0	0	301 N 25TH ST	Fort Pierce	34947	HILLSIDE INVESTMENTS LLC			HILLSIDE INVESTMENTS LLC						5410 Echo Pines Cir W		Fort Pierce	FL

For Additional Information and/or Support: Commercial Property Listing Database

LPMS
LINCOLN PARK MAIN STREET

Mail Country	Mail Zip Code	Grantor	Grantee	Sale Price	Sale Date	Sale Land Use Code	Sale Land Use Code Description	NALCode	Business	Business Description	Business Name	DBA	Total Appraised Value	Total Appraised Land Value	Total Appraised Building Value
UNITED STATES	34982-3782	Foreclosure Plus Inc	5 Star Car Repair LLC	200,000.00	12/17/2019	1000	Vac Comm	205					134,600.00	131,200.00	0
UNITED STATES	34982-3782	Foreclosure Plus Inc	5 Star Car Repair LLC	200,000.00	12/17/2019	1000	Vac Comm	205					307,900.00	257,400.00	43,100.00
UNITED STATES	34982-3782	Foreclosure Plus Inc	5 Star Car Repair LLC	200,000.00	12/17/2019	1000	Vac Comm	205					63,300.00	63,300.00	0
UNITED STATES	34982-3782	Fort Pierce Redevelopment Ag	5 Star Car Repair LLC	12,000.00	6/7/2021	1000	Vac Comm	111					63,300.00	63,300.00	0
UNITED STATES	34986-4535	Cephus Cruickshank	Cedar Place LLC	20,000.00	8/6/2023	1000	Vac Comm	1					25,000.00	25,000.00	0
UNITED STATES	34950-8229	One Trust Inc	LONGSHOREMEN OF ST LUCIE COUNTY	38,000.00	5/13/2020	1000	Vac Comm	337					8,800.00	8,800.00	0
UNITED STATES	95110-2672	Treasure Palm Homebuyers LLC	Gavin Mitchell	205,000.00	1/26/2023	800	M-F < 10U	1					146,700.00	21,500.00	125,200.00
UNITED STATES	34950-8229	One Trust Inc	LONGSHOREMEN OF ST LUCIE COUNTY	38,000.00	5/13/2020	1000	Vac Comm	337					18,100.00	18,100.00	0
UNITED STATES	34950-4251	INDIAN RIVER REALTY AND INVI	BRICK HOUSE ENTITIES LLC	80,000.00	1/3/2018	1900	PROF SERV	2					95,800.00	10,900.00	81,500.00
UNITED STATES	34974-0201	Josephine L Cameron	Yates N 4th Street LLC	100	1/17/2008	2500	RPR SRVC SHO	XX03					180,200.00	180,200.00	0
UNITED STATES	32963-1844	James L Middleton	Silver Brick Properties LLC	100,000.00	6/3/2018	1100	STOR-1STR	1					239,100.00	118,300.00	109,100.00
UNITED STATES	34974-0201	Josephine L Cameron	Yates N 4th Street LLC	100	1/17/2008	0	Vac Residential	XX03					26,600.00	26,600.00	0
UNITED STATES	32804-6350	1140 Ave D LLC	Alo Earth Ventures LLC	165,000.00	8/18/2024	800	M-F < 10U	1					166,900.00	27,200.00	139,700.00
UNITED STATES	33134-5814	Maria Prows	GHSH INVESTMENTS LLC	270,000.00	4/26/2022	800	M-F < 10U	119					180,900.00	24,800.00	156,100.00
UNITED STATES	34950-3070	W Burt Smith	Catalina Ponce	96,000.00	8/31/1999	800	M-F < 10U	XX02					92,100.00	18,100.00	74,000.00
UNITED STATES	34950-4205												100	100	0
UNITED STATES	34953-3478	John R Rea	Sombat Ratuppanant	60,000.00	3/31/2000	2100	REST CAF	XX00					207,000.00	23,400.00	175,000.00
UNITED STATES	33442-3028	YAS Holdings LLC	Reef Properties LLC	0	1/26/2020	800	M-F < 10U	111					442,500.00	111,300.00	331,200.00
UNITED STATES	33312-6265	FORT PIERCE HOLDINGS LLC	1 EZ Buildings LLC	994,700.00	5/21/2023	800	M-F < 10U	205					400,800.00	150,600.00	250,200.00
UNITED STATES	33312-6265	FORT PIERCE HOLDINGS LLC	1 EZ Buildings LLC	994,700.00	5/21/2023	800	M-F < 10U	205					79,100.00	30,800.00	47,900.00
UNITED STATES	33312-6265	FORT PIERCE HOLDINGS LLC	1 EZ Buildings LLC	994,700.00	5/21/2023	800	M-F < 10U	205					330,300.00	119,100.00	208,300.00
UNITED STATES	34950-4205												100	100	0
UNITED STATES	34950-4205			0	12/31/1899	8900	Mncpal Prop						0	0	0
UNITED STATES	34947-2637	Elsie F Salter	Learning Tree Academy Inc	100	11/13/1997	7200	PRVTE SCHLS	XX01					380,600.00	107,500.00	207,300.00
UNITED STATES	34983-8341	Loues Raphael	Paul F Raphael	100	12/7/2016	100	Single Family	111					215,700.00	62,800.00	152,900.00
UNITED STATES	11520-1505	Ronald Cason	Bryan Cassinera	95,000.00	5/22/2018	800	M-F < 10U	1					276,900.00	92,900.00	184,000.00
UNITED STATES	34982-3512		Milton W Patrick Jr	0	12/31/1983	800	M-F < 10U	XX00					312,400.00	92,900.00	219,500.00
UNITED STATES	34950-4205												0	0	0
UNITED STATES	34950-4205												0	0	0
UNITED STATES	33446-2708	TAAN Inc	Ahmad Abdel Karim Ali	150,000.00	5/8/2022	1000	Vac Comm	1					97,300.00	97,300.00	0
UNITED STATES	34947-3355	George D Miller	John McEntee	200,000.00	1/18/2005	2700	AUTO SALS	XX00					265,180.00	82,500.00	152,200.00
United States	34951-3322	Tri-Corners Ventures LLC	HILLSIDE INVESTMENTS LLC	235,000.00	9/29/2016	1100	STOR-1STR	205					240,500.00	22,800.00	209,700.00

For Additional Information and/or Support: Commercial Property Listing Database

Total Appraised SFYI Value	Total Agricultural Credit	Total Assessed Value	Total Exemption Value	Total Taxable Value	Legal Description
3,400.00	0	60,028.00	0	60,028.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 1-LESS E 15FT AND LESS THAT PART OF LOT 1 MPDAF: BEG AT A PT ON N RD R/W LI OF AV D AND 20 FT OF W OF WLY LI OF US1, TH N
7,400.00	0	149,338.00	0	149,338.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 2-LESS E 15FT- AND ALL LOTS 4, 6 AND 8 (MAP 24/10C)
0	0	32,941.00	0	32,941.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 5- LESS S 10 FT- (MAP 24/10C)
0	0	63,300.00	0	63,300.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 7 (MAP 24/10C) (OR 2898-1689)
0	0	22,000.00	0	22,000.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 9 AND 11 (MAP 24/10C)
0	0	4,235.00	0	4,235.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 17 (MAP 24/10C)
0	0	146,700.00	0	146,700.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- W 15 FT OF N 1/2 OF LOT 18 AND N 1/2 OF LOT 20 (MAP 24/10C)
0	0	8,712.00	0	8,712.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 19 AND LOT 21-LESS W 30 FT AND LESS S 1 FT- (MAP 24/10C)
3,400.00	0	41,098.00	0	41,098.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- E 35 FT OF LOT 22 (MAP 24/10C) (OR 4088-1183)
0	0	121,959.00	0	121,959.00	ASSESSOR`S MAP OF N PART OF FT PIERCE BLK 17-L- LOTS 1, 3, 5 AND 7 (MAP 24/10C) (OR 2935-1104)
11,700.00	0	138,210.00	0	138,210.00	ASSESSOR`S MAP OF N PART OF FT PIERCE BLK 17-L- LOTS 2 AND 4 (MAP24/10C)
0	0	26,600.00	0	26,600.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- LOT 6 (MAP 24/10C) (OR 452-2305: 1404-178 : 1810-587; 2935-1104)
0	0	166,900.00	0	166,900.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- W 5 FT OF LOT 9 AND ALL LOT 11 (MAP 24/10C)
0	0	129,107.00	0	129,107.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- LOT 12 (MAP 24/10C)
0	0	48,199.00	20,653.00	27,546.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- S 73 FT OF LOT 15 (MAP 24/10C) (OR 1249-909)
0	0	100	100	0	5 35 40 THAT PART OF CANAL LYG N OF S LI OF SEC AND W OF 25TH ST AND S OF TRACT 128 OF RE-S/D OF TRACTS 113, 114, 127 AND 128 GARDEN CITY FARMS (1.448 AC)
8,600.00	0	78,914.00	0	78,914.00	EMANCIPATION PARK BLK 3 LOT 1-LESS E 10 FT- AND N 1/2 OF VAC DUNBAR ST ADJ ON S-LESS E 10 FT-(OR 1304-1742)
0	0	297,212.00	0	297,212.00	EMANCIPATION PARK BLK 3 LOTS 10, 11 AND 12-LESS ST
0	0	400,800.00	0	400,800.00	EMANCIPATION PARK BLK 4 LOT 3-LESS S 10.7 FT- AND ALL LOTS 4, 5 AND 6 AND E 5 FT OF VAC ALLEY ADJ ON W AND E 1/2 OF LOT 7
400	0	79,100.00	0	79,100.00	EMANCIPATION PARK BLK 4 W 1/2 OF LOT 7 AND E 5 FT OF VAC ALLEY ADJ ON W
2,900.00	0	330,300.00	0	330,300.00	EMANCIPATION PARK BLK 4 LOTS 8, 9 AND 10 AND W 5 FT OF VAC ALLEY ADJ ON E
0	0	100	100	0	EMANCIPATION PARK SD THAT PART OF CANAL R/W AS IN PB 1-38 (1.49 AC- 64,943SF)
0	0	0	0	0	MAGNOLIA PARK BLK 2 N 1/2 OF LOT 1
65,800.00	0	380,600.00	0	380,600.00	MAGNOLIA PARK BLK 2 S 1/2 OF LOT1 AND ALL LOTS 2, 3, 16, 17, 18, 19 AND 20 (OR 1111-907)
0	0	111,285.00	0	111,285.00	MAGNOLIA PARK BLK 2 LOT 13 (OR 3912-2055; 3940-1255)
0	0	166,203.00	0	166,203.00	MAGNOLIA PARK BLK 3 LOTS 7 AND 8
0	0	103,226.00	0	103,226.00	MAGNOLIA PARK BLK 3 LOTS 13 AND 14(OR 431-1709: 641-2857)
0	0	0	0	0	THAT PART OF DRAINAGE CANAL NO. 1 AS IN (PB 9-27) EAST OF BLOCKS 1 & 2 MAGNOLIA PARK SD. (1.25 AC- 54,362 SF)
0	0	0	0	0	THAT PART OF DRAINAGE CANALS NO. 1 AND 4 AS IN (PB 9-27) EAST OF BLK 3 AND SOUTH OF DUNBAR ST -MAGNOLIA PARK SD (2.84 AC-123,344 SF
0	0	47,069.00	0	47,069.00	FT PIERCE HTS BLK 10 LOTS 10, 11, 12, 13, 14 AND 15-LESS W 10 FT- AND W 5 FT OF VAC ALLEY ADJ ON E
30,480.00	0	174,039.00	71,349.00	102,690.00	FT PIERCE HTS BLK 10 LOTS 16, 17 AND 18-LESS W 10 FT- AND W 5 FT OF VAC ALLEY ADJ ON E (OR 2145-957)
8,000.00	0	167,412.00	0	167,412.00	FT PIERCE HTS BLK 11 LOT 1-LESS E 10 FT- AND E 5 FT OF VAC ALLEY ADJ ON W (OR 3918-1422)

For Additional Information and/or Support: Commercial Property Listing Database

Total Taxable Value	Legal Description	SHAPE. STArea ()	SHAPE. STLength ()
60,028.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 1-LESS E 15FT AND LESS THAT PART OF LOT 1 MPDAF: BEG AT A PT ON N RD R/W LI OF AV D AND 20 FT OF W OF WLY LI OF US1, TH N 41 57 56 E	8,809.45	368.62
149,338.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 2-LESS E 15FT- AND ALL LOTS 4, 6 AND 8 (MAP 24/10C)	19,037.52	579.44
32,941.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 5- LESS S 10 FT- (MAP 24/10C)	5,103.22	303.89
63,300.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 7 (MAP 24/10C) (OR 2898-1689)	5,165.37	305.34
22,000.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 9 AND 11 (MAP 24/10C)	10,095.73	401.99
4,235.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 17 (MAP 24/10C)	5,143.51	307.3
146,700.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- W 15 FT OF N 1/2 OF LOT 18 AND N 1/2 OF LOT 20 (MAP 24/10C)	3,276.22	230.63
8,712.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- LOT 19 AND LOT 21-LESS W 30 FT AND LESS S 1 FT- (MAP 24/10C)	8,869.15	378.7
41,098.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 16-K- E 35 FT OF LOT 22 (MAP 24/10C) (OR 4088-1183)	3,467.93	267.4
121,959.00	ASSESSOR`S MAP OF N PART OF FT PIERCE BLK 17-L- LOTS 1, 3, 5 AND 7 (MAP 24/10C) (OR 2935-1104)	18,510.32	569.21
138,210.00	ASSESSOR`S MAP OF N PART OF FT PIERCE BLK 17-L- LOTS 2 AND 4 (MAP24/10C)	8,210.83	363.59
26,600.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- LOT 6 (MAP 24/10C) (OR 452-2305: 1404-178 : 1810-587; 2935-1104)	4,949.47	297.63
166,900.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- W 5 FT OF LOT 9 AND ALL LOT 11 (MAP 24/10C)	5,455.35	308.97
129,107.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- LOT 12 (MAP 24/10C)	4,827.56	295.49
27,546.00	ASSESSOR`S MAP OF N PART OF FORT PIERCE BLK 17-L- S 73 FT OF LOT 15 (MAP 24/10C) (OR 1249-909)	3,707.42	247.31
0	5 35 40 THAT PART OF CANAL LYG N OF S LI OF SEC AND W OF 25TH ST AND S OF TRACT 128 OF RE-S/D OF TRACTS 113, 114, 127 AND 128 GARDEN CITY FARMS (1.448 AC)	62,944.28	2,015.74
78,914.00	EMANCIPATION PARK BLK 3 LOT 1-LESS E 10 FT- AND N 1/2 OF VAC DUNBAR ST ADJ ON S-LESS E 10 FT-(OR 1304-1742)	9,927.28	415.13
297,212.00	EMANCIPATION PARK BLK 3 LOTS 10, 11 AND 12-LESS ST	19,362.25	556.77
400,800.00	EMANCIPATION PARK BLK 4 LOT 3-LESS S 10.7 FT- AND ALL LOTS 4, 5 AND 6 AND E 5 FT OF VAC ALLEY ADJ ON W AND E 1/2 OF LOT 7	30,040.67	760
79,100.00	EMANCIPATION PARK BLK 4 W 1/2 OF LOT 7 AND E 5 FT OF VAC ALLEY ADJ ON W	3,485.45	241.56
330,300.00	EMANCIPATION PARK BLK 4 LOTS 8, 9 AND 10 AND W 5 FT OF VAC ALLEY ADJ ON E	23,204.08	609.35
0	EMANCIPATION PARK SD THAT PART OF CANAL R/W AS IN PB 1-38 (1.49 AC- 64,943SF)	53,173.33	1,397.49
0	MAGNOLIA PARK BLK 2 N 1/2 OF LOT 1	3,480.10	240.7
380,600.00	MAGNOLIA PARK BLK 2 S 1/2 OF LOT1 AND ALL LOTS 2, 3, 16, 17, 18, 19 AND 20 (OR 1111-907)	52,118.95	1,065.24
111,285.00	MAGNOLIA PARK BLK 2 LOT 13 (OR 3912-2055; 3940-1255)	7,250.33	374.46
166,203.00	MAGNOLIA PARK BLK 3 LOTS 7 AND 8	13,592.17	468.64
103,226.00	MAGNOLIA PARK BLK 3 LOTS 13 AND 14(OR 431-1709: 641-2857)	13,322.58	464.3
0	THAT PART OF DRAINAGE CANAL NO. 1 AS IN (PB 9-27) EAST OF BLOCKS 1 & 2 MAGNOLIA PARK SD. (1.25 AC- 54,362 SF)	54,361.80	1,457.40
0	THAT PART OF DRAINAGE CANALS NO. 1 AND 4 AS IN (PB 9-27) EAST OF BLK 3 AND SOUTH OF DUNBAR ST -MAGNOLIA PARK SD (2.84 AC-123,344 SF	120,701.10	2,454.46
47,069.00	FT PIERCE HTS BLK 10 LOTS 10, 11, 12, 13, 14 AND 15-LESS W 10 FT- AND W 5 FT OF VAC ALLEY ADJ ON E	39,668.96	872.29
102,690.00	FT PIERCE HTS BLK 10 LOTS 16, 17 AND 18-LESS W 10 FT- AND W 5 FT OF VAC ALLEY ADJ ON E (OR 2145-957)	18,921.54	551.04
167,412.00	FT PIERCE HTS BLK 11 LOT 1-LESS E 10 FT- AND E 5 FT OF VAC ALLEY ADJ ON W (OR 3918-1422)	7,399.77	376.77

For Additional Information and/or Support:

Lincoln Park Main Street District				
Prospective Business Interest In District				
Prospect	Building/Lot Interest	Phone	Email	Property Address of Interest
Terence Channon	Building Adjacent to Bleu Clarinet	772-713-6967	terence@techopspartners.com	902 Avenue D
Lou Real Estate Services	Vacant Lots	9954-295-0889	vdevy18@gmail.com	Various/open
Sidney Ferguson	901 Avenue D, Fort Pierce, Florida	772-461-9533	fergusonsidney007@gmail.com	901 Avenue D, Fort Pierce, Florida 34950
Camile Case	Scotty's Deli	202-820-3676	ccase@inclusiveproperties.com	1502 Avenue D, Fort Pierce, Florida 34950
Sidney Ferguson	901 Avenue D, Fort Pierce, Florida	772-461-9533	fergusonsidney007@gmail.com	1921 Avenue D, Fort Pierce, FL
Lincoln Theater	1132 Avenue D, Fort Pierce, Florida	772-971-1582		1132 Avenue D, Fort Pierce, Florida 34950

Design

Goals:

- Assist in improving the physical appearance of the Lincoln Park District by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment

- Develop a plan to effectively communicate and promote FPRA programs and initiatives, including grants, incentives and participation in the Lincoln Park Master Plan and potential design standards

- Encourage compliance with historic preservation guidelines

- Encourage adherence to Architectural Design Standards

Design - Physical Improvements, Historic Preservation & Architectural Standards

Key Deliverables

Façade Grant Program

Promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program and assist businesses with applications

Impact Fee Moratorium

Provide and distribute information on the City's Impact Fee Moratorium extension to builders, developers, and investors

Historic Designation

Research and prepare applications for historic designation of at least one church in the Lincoln Park District

Master Plan Input

Coordinate with Fort Pierce Redevelopment Agency staff to provide input on future development and neighborhood identities

City Design Standards

Maintain a copy of the adopted City of Fort Pierce design standards on file to be shared with: builders, developers, real estate investors, and community members.

Design - Physical Improvements, Historic Preservation & Architectural Standards

Key Deliverables	Status
Façade Grant Program	*Promoted the program within the district and assisted two businesses with completing the application.*
Impact Fee Moratorium	*Informal communication throughout the district to builders, developers, and real estate investors as information is needed. The builder/developer/investors were : Shawn Morgan; David Wright Real Estate; DJL Construction;*
Historic Designation	*LPMS Historic Lincoln Park Survey project consultants completed the survey project report September 2025. The final report was submitted to the State of Florida Division of Historic Preservation.*
Master Plan Input	*Met with Treasure Coast Regional Planning Council to gather input on the master plan. The Fort Pierce Redevelopment Agency staff coordinated with LPMS to contact community members and leaders to participate in the Master Plan.*
City Design Standards	*Approved December 2, 2024*

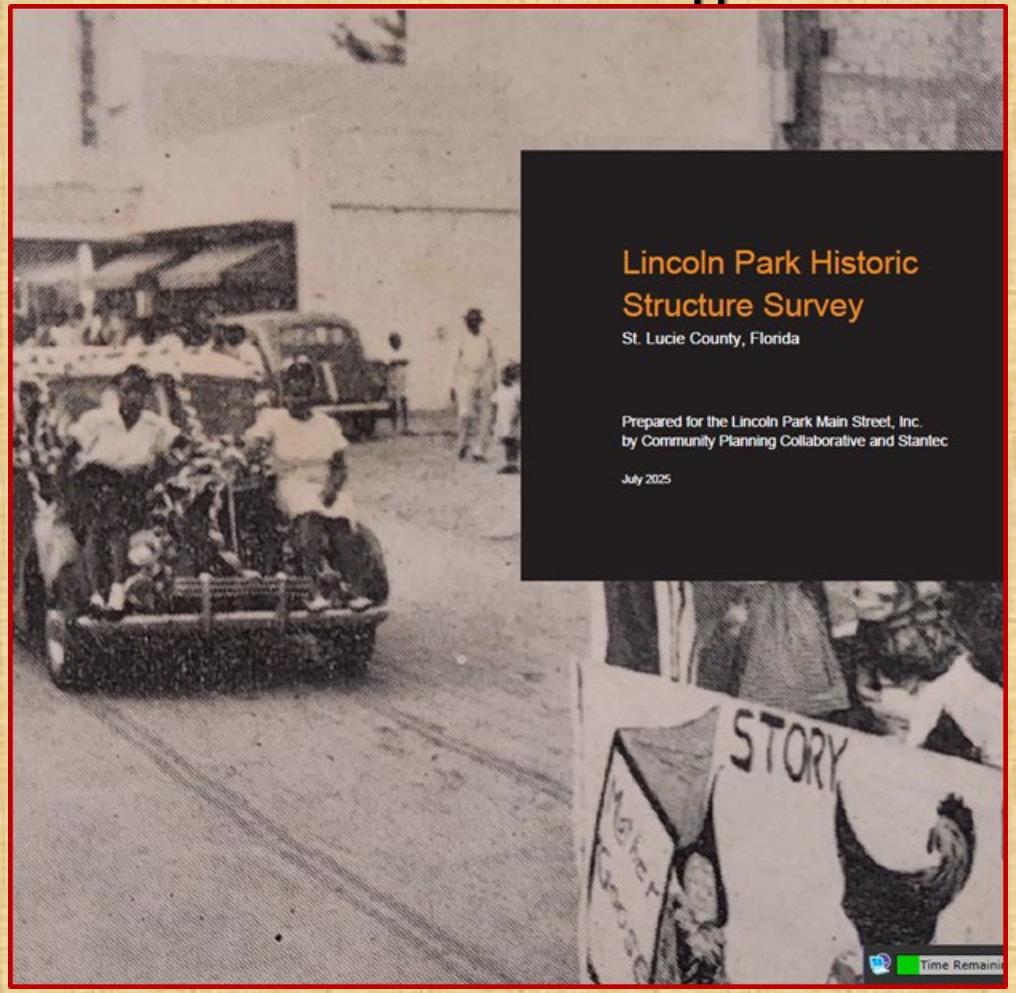
For Additional Information and/or Support: Marketing & Promotion

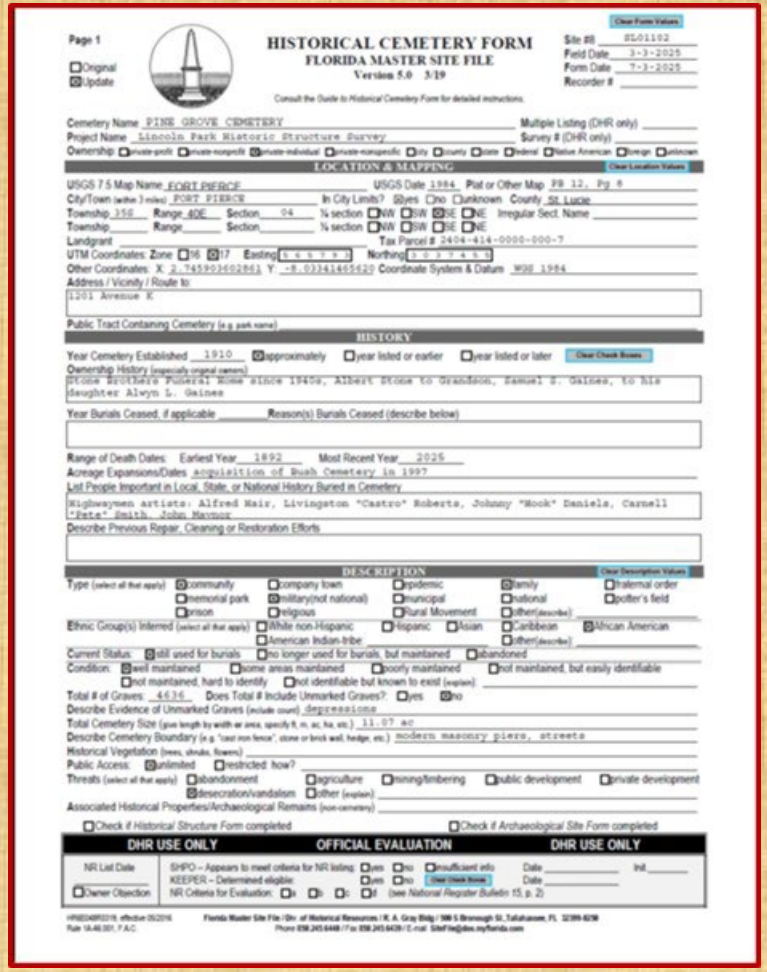






For Additional Information and/or Support: Historic Designation





Page 1
☐ Original
☒ Update

HISTORICAL CEMETERY FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site # 8LU1102
Field Date 3-3-2025
Form Date 7-3-2025
Recorder #

Consult the Guide to Historical Cemetery Form for detailed instructions.

Cemetery Name PINE GROVE CEMETERY
Project Name Lincoln Park Historic Structure Survey
Multiple Listing (DHR only)
Survey # (DHR only)
Ownership ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name FORT PIERCE
USGS Date 1984 Plat or Other Map PB 12, Pg 6
City/Town (within 3 miles) FORT PIERCE In City Limits? ☒ yes ☐ no ☐ unknown County St Lucie
Township 35S Range 40E Section 04 ¼ section ☐ NW ☐ SW ☒ SE ☐ NE Irregular Sect. Name
Township Range Section ¼ section ☐ NW ☐ SW ☐ SE ☐ NE
Landgrant Tax Parcel # 2404-414-0000-000-7
UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 566998 Northing 3027465
Other Coordinates: X: 2.7459034602841 Y: -8.033614655420 Coordinate System & Datum WGS 1984
Address / Vicinity / Route to:
1201 Avenue K
Public Tract Containing Cemetery (e.g. park name)

HISTORY

Year Cemetery Established 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Ownership History (especially original owners)
Stone Brothers Funeral Home since 1940s, Albert Stone to Grandson, Samuel S. Gaines, to his daughter Alwyn L. Gaines
Year Burials Ceased, if applicable Reason(s) Burials Ceased (describe below)
Range of Death Dates: Earliest Year 1892 Most Recent Year 2025
Acreage Expansions/Dates acquisition of Bush Cemetery in 1997
List People Important in Local, State, or National History Buried in Cemetery
Highwaymen artists: Alfred Hair, Livingston "Castro" Roberts, Johnny "Hook" Daniels, Carnell "Pete" Smith, John Maynor
Describe Previous Repair, Cleaning or Restoration Efforts

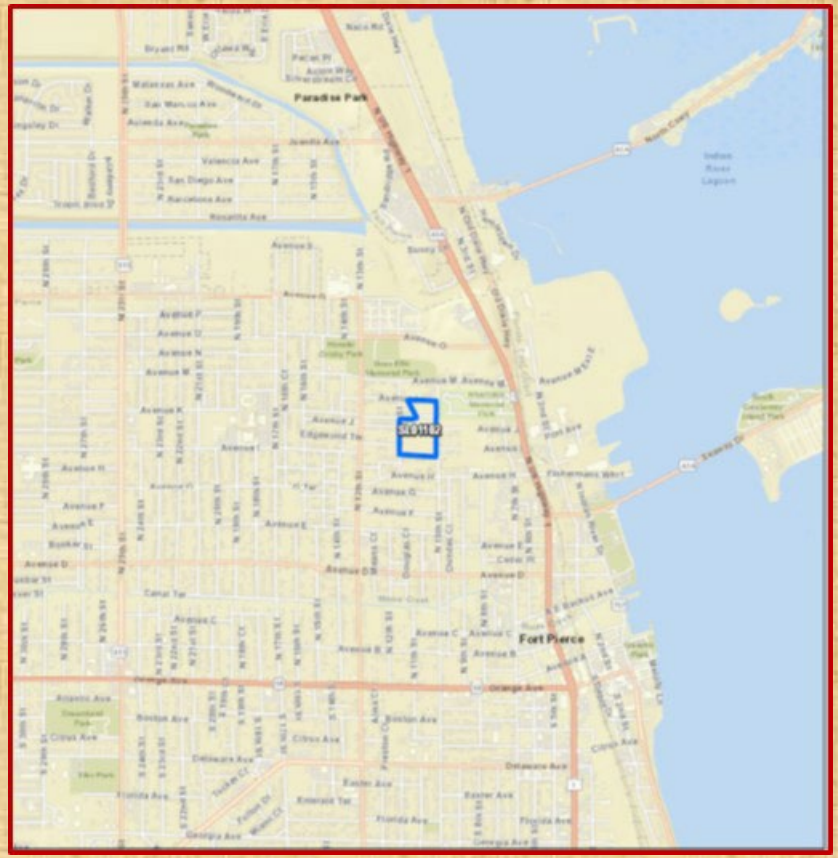
DESCRIPTION

Type (select all that apply) ☒ community ☐ company town ☐ epidemic ☒ family ☐ fraternal order ☐ memorial park ☒ military(not national) ☐ municipal ☐ national ☐ potter's field ☐ prison ☐ religious ☐ Rural Movement ☐ other(describe)
Ethnic Group(s) Interred (select all that apply) ☐ White non-Hispanic ☐ Hispanic ☐ Asian ☐ Caribbean ☒ African American ☐ American Indian-tribe ☐ other(describe)
Current Status: ☒ still used for burials ☐ no longer used for burials, but maintained ☐ abandoned
Condition: ☒ well maintained ☐ some areas maintained ☐ poorly maintained ☐ not maintained, but easily identifiable ☐ not maintained, hard to identify ☐ not identifiable but known to exist (explain)
Total # of Graves: 4636 Does Total # Include Unmarked Graves?: ☐ yes ☒ no
Describe Evidence of Unmarked Graves (include count) depressions
Total Cemetery Size (give length by width or area, specify ft, m, ac, ha, etc.) 11.07 ac
Describe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) modern masonry piers, streets
Historical Vegetation (trees, shrubs, flowers)
Public Access: ☒ unlimited ☐ restricted: how?
Threats (select all that apply) ☐ abandonment ☐ agriculture ☐ mining/timbering ☐ public development ☐ private development ☒ desecration/vandalism ☐ other (explain)
Associated Historical Properties/Archaeological Remains (non-cemetery)
☐ Check if Historical Structure Form completed ☐ Check if Archaeological Site Form completed

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init. KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)	

For Additional Information and/or Support: Historic Designation





Promotion

Goals:

- Implement a marketing and community engagement plan that promotes the Lincoln Park District's unique characteristics and rich history to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract businesses.
- Implement ongoing creative programming that engages the Lincoln Park District businesses, residents, and visitors.

Marketing

Key Events

Lincoln Park May Day Freedom Celebration

Flaming Knight Motorcycle Club Toy Drive

Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival

Jazz on Moore's Creek

Community Engagement (Education/Workshops, Meetings)

Business Assistance/education workshops with SBDC

Doing Business with the City Workshops

Marketing Goals

LPMS will plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events annually with an average attendance of 50 participants each.

Reach 1,000 social media impressions via various platforms and LPMS-powered website

Promotion – Events & Marketing

Key Deliverables	Status
Lincoln Park May Day Freedom Celebration	*Not Funded*
Flaming Knight Motorcycle Club Toy Drive	*December 7, 2024 hosted 25 clubs*
Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival	*December 14, 2024, hosted 312 attendees*
Community Engagement (Education/Workshops, Meetings)	*Met Goal LPMS hosted two community engagement events, one in person and one online via zoom.*
Business Assistance/education workshops with SBDC	*Met Goal, August 20, 2025; September 24, 2025; September 30, 2025*
Plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events	*Met Goal*
Reach 1,000 social media impressions via various platforms. LPMS-powered website impressions were not obtained prior to change of platform.	*Q1: 6,421 and reach of 258; Q2: 1,019 and reach of 556; Q3: 2,000 and reach 749; Q4: 3,561 and reach of 1,923.*

For Additional Information and/or support:



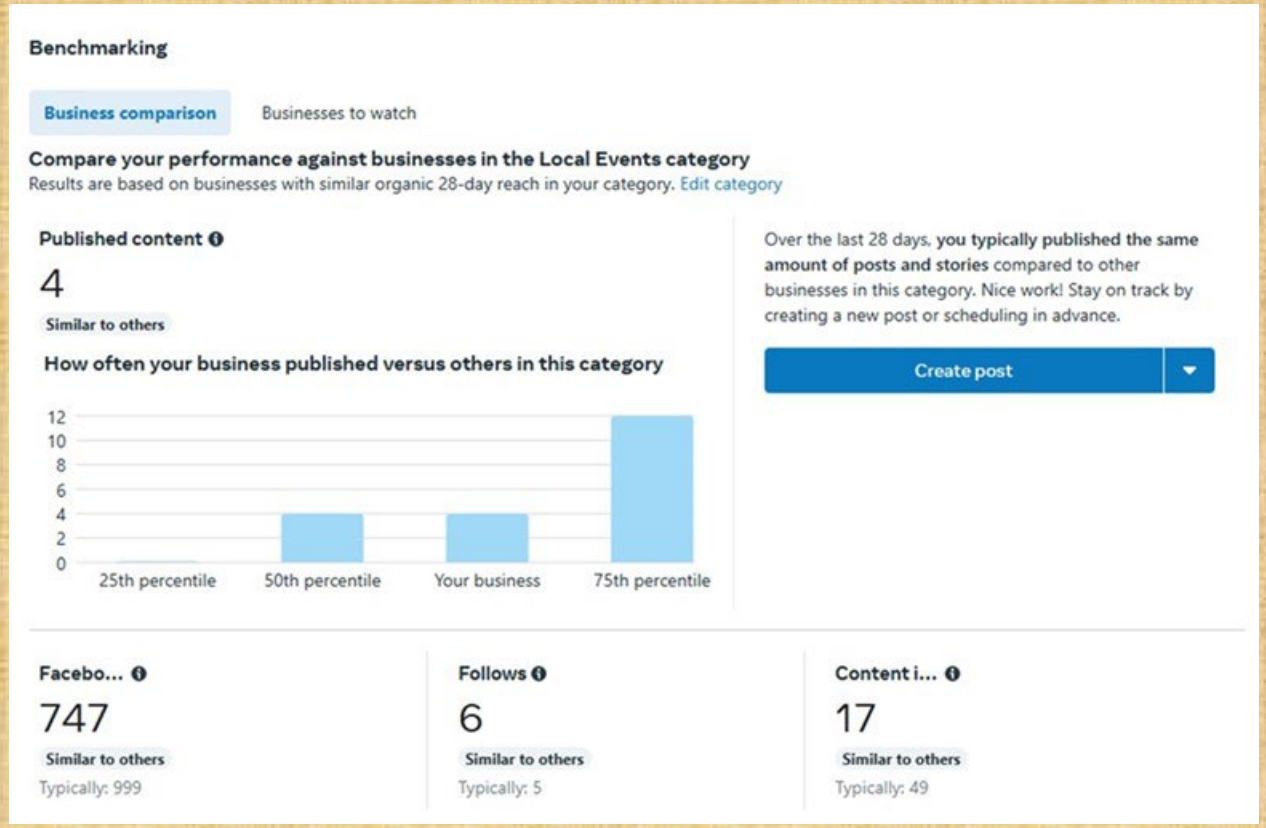
Hosted 25 clubs from around the state of Florida and out of state with an estimated number of 345 attendees and community members.

Hosted 312 attendees: 179 kids, 70 parents and/or guardians, 63 volunteers, and 15 healthcare and information vendors.

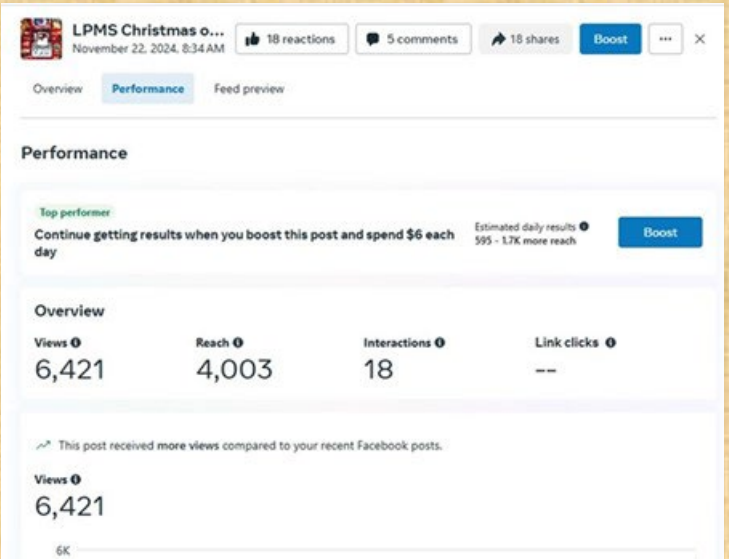


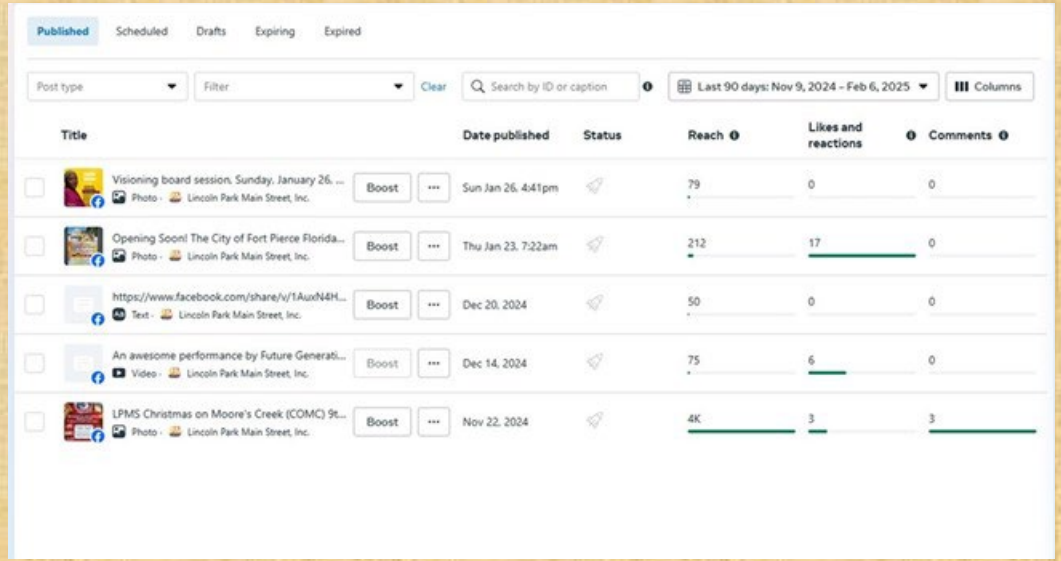
For Additional Information and/or Support: Social Media impressions



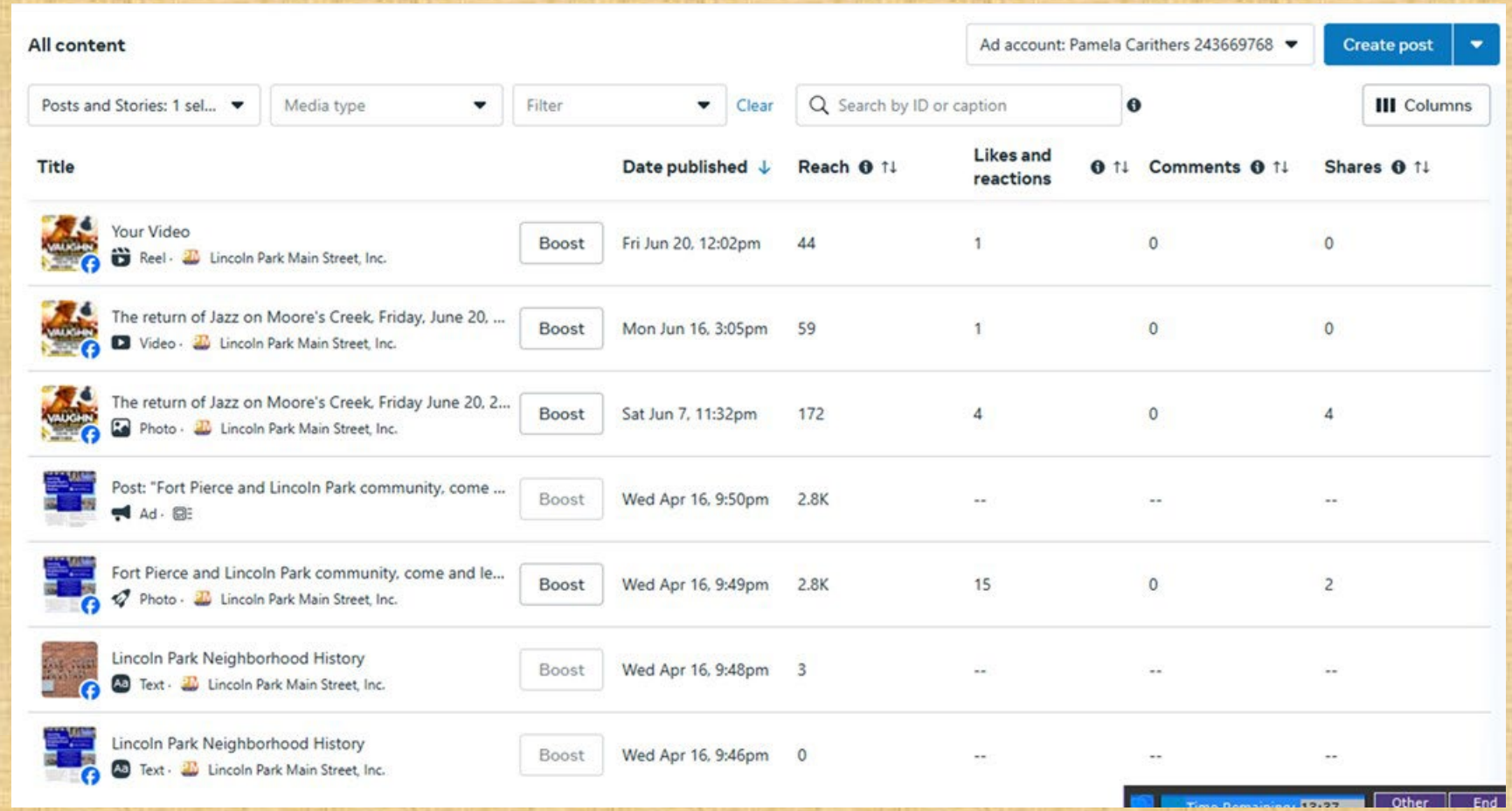


For Additional Information and/or Support:

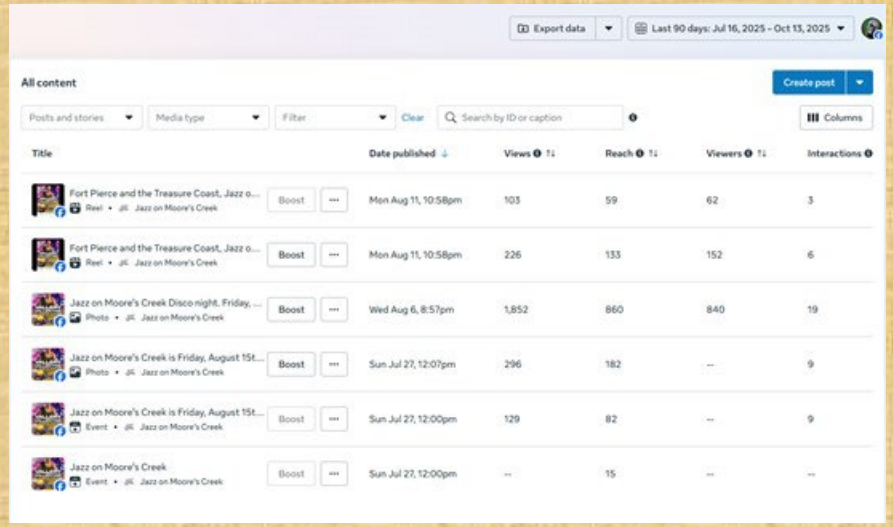


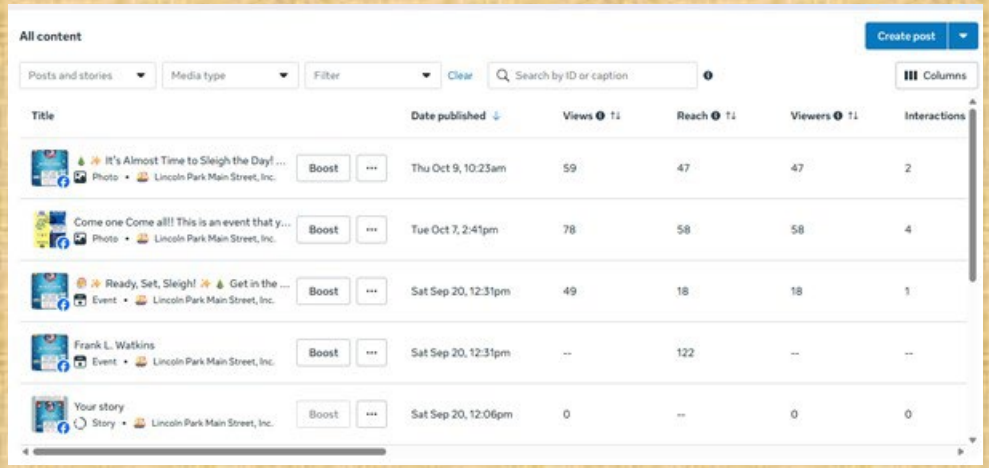


For Additional Information and/or Support: All Content

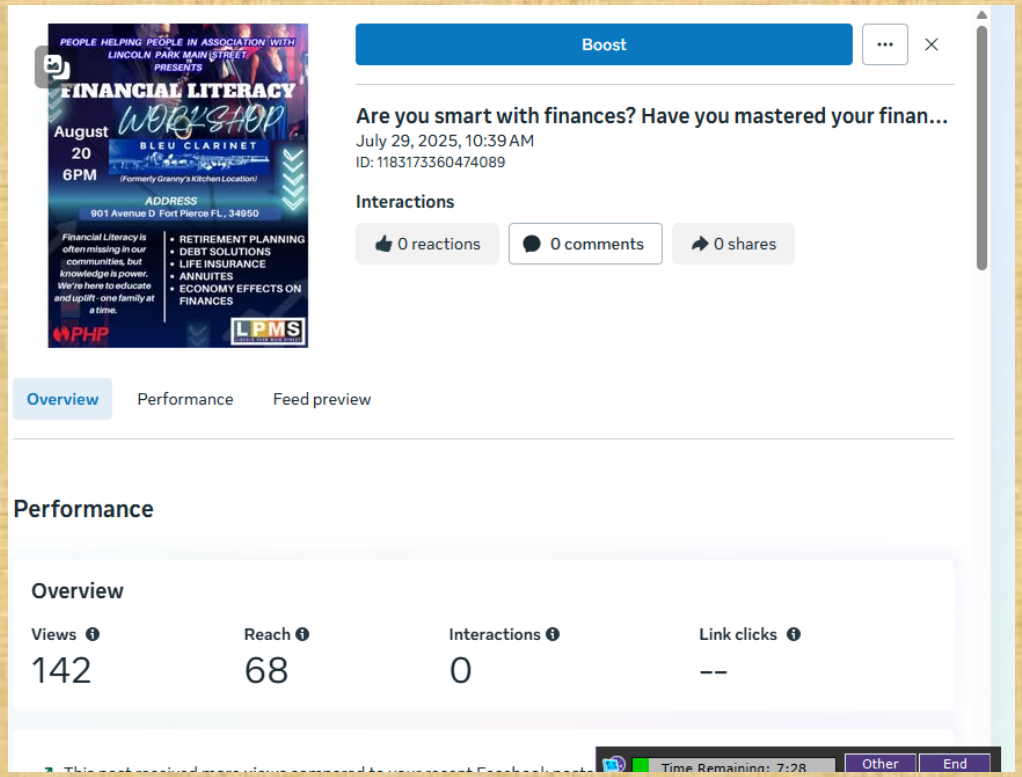


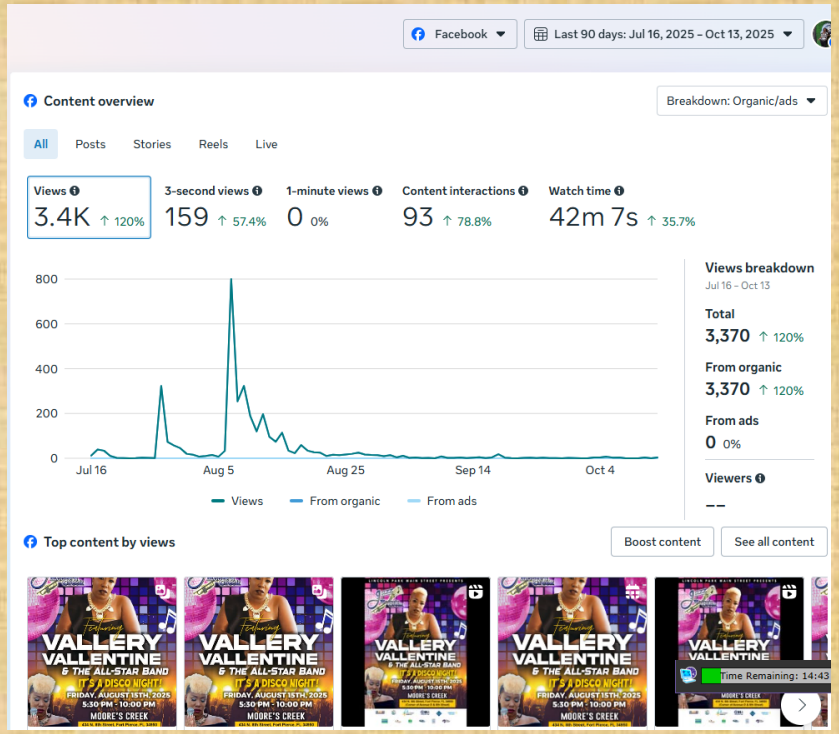
For Additional Information and/or Support: All Content





For Additional Information and/or Support: All Content





Promotion - Branding & Positive Image

Key Deliverables

Brand Recognition Surveys

Conduct quarterly surveys with minimum 25 respondents (100 annually)

Lincoln Park Showcase Newsletter

Publish digital newsletter monthly beginning October 1

Website & Social Media

Complete website updates by March 2025 and increase traffic by 10% annually

Community Testimonials

Collect testimonials from 12+ visitors and 6+ residents

Promotion - Branding & Positive Image

Key Deliverables	Status
Brand Recognition Surveys	*LPMS conducted surveys at the following events: Flaming Knight Motorcycle Toy Drive; Christmas on Moore's Creek event; Treasure Coast History Festival; The MLK Parade; Lincoln Park's Neighborhood History Share Your Stories event; Jazz on Moore's Creek events; Financial Literacy Workshop; and the Southern Soul Rodeo.*
Lincoln Park Showcase Newsletter	*Goal Partially Met, Published the Showcase Newsletters*
Website & Social Media	*Goals Partially Met, Website Metrics*
Community Testimonials	*Collected Testimonials at the Flaming Knight Motorcycle Toy Drive; Christmas on Moore's Creek Toy Give-a-way and Health & Wellness Festival; The MLK Parade; Lincoln Park's Neighborhood History Share Your Stories event and Jazz on Moore's Creek events.*

For Additional Information and/or Support: Testimonials & Survey

Jazz on Moore's Creek 6/20/2025

Testimonials

1. "Jazz on Moore's Creek in Fort Pierce is a fantastic night out!"

   Shearon B.

2. "The live music is superb, the atmosphere is vibrant, and the food vendors add to the fun".

   Sarah Billingsly, New Jersey

3. It's truly a celebration of jazz and community in a beautiful setting. I attend every event"

   Harold K.

4. "Lincoln Park Main Street has been working to revive our community."

   Helen Young

5. "Main Street work to keep our history alive."

   Joe P.

6. "Working with businesses and folks in the community interested in going into business with opportunities while honoring our rich history."

   James Karas

7. "The museum helped me learn so much about the history of Lincoln Park! The displays brought the past to life and gave me a deeper appreciation for this community."

   Charles Mathis, Ohio

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   __ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   __ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

   __ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?

   __ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Organization

Goals:

- Develop a strong foundation for a sustainable revitalization effort that aligns with the City's goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables

Collaboration

Complete two joint projects with partner organizations

Volunteer Recruitment

Recruit/retain 25 volunteers annually
Attain 500 volunteer hours annually
Executive Director maintain active participation on 2 committees

Resources

No more than 40% of funds received from the City under this Agreement on salaries
explore sustainable funding sources beyond the program period and report on explored and received funding sources

Explore sustainable funding sources beyond the program period, excluding City of Fort Pierce funds, to support long-term organizational viability

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables	Status
Collaborations	*LPMS partnered with three organizations in the first quarter, The Flaming Knight Motorcycle Club of Fort Pierce for the annual Toy Drive, and the Greek organizations Zeta Phi Beta Sorority and Phi Beta Sigma Fraternity.*
Volunteer Recruitment	*Met Goal with 571 total volunteer hours*
Resources	*The past fiscal year, LPMS was awarded a one year grant by the State of Florida Division of Historical Resources to conduct a Historic Survey of Lincoln Park properties. Other sources of income received are derived from sponsorships, memberships, donors, and matching in-kind services. LPMS submitted grant applications to other funding sources.*

For Additional Information and/or Support: Collaborations







For Additional Information and/or Support: Volunteer Recruitment

Toy Drive: 10 hrs*15 = 150 hours
Toy Give-a-way and Health & Wellness Fair: 10 hrs*8 = 80 hours
LPMS Board Members: 2 hrs * 6 members * 3 = 36 hours

= 266 hours

Treasure Coast History Festival: 5 hrs*3 = 15 hours
MLK Parade: 3 hrs*2 = 6 hours
Field Work with Consultants: 2 hrs * 2 * 5 days = 20 hours
LPMS Board Members: 2 hrs * 6 members * 3 = 36 hours

= 77 hours

Learning Lincoln Park's Neighborhood History: 5 hrs*4 = 20 hours
Levitt AMP Fort Pierce: 4 hrs*3 = 12 hours
Jazz on Moore's Creek: 4 hrs * 6 = 24 hours
LPMS Board Members: 2 hrs * 9 members * 3 **= 54 hours**

= 110 hours

Financial Literacy Workshop: 2 hrs*3 = 6 hours
Doing Business with the City Workshops: 3 hrs*3*2 = 18 hours
Jazz on Moore's Creek: 4 hrs * 6 = 24 hours
Committee Meetings: 2 hrs* 2*4 dates = 16 hours
LPMS Board Members: 2 hrs * 9 members * 3 = 54 hours

118 hours

Budget

Goals:

- The following information will be included in its quarterly financial reports and its quarterly presentations to the City Commission:
  - (a) Budget Summary
  - (b) Income Sources:
  - (c) Detailed Expenses:
  - (d) Budget Justification:
  - (e) Conclusion

Budget

Revenue:

Revenue Section					
Revenue Source	**Q1 Amount**	**Q2 Amount**	**Q3 Amount**	**Q4 Amount**	**Year-to-Date Total**
Grants	$12,500.00	$22,500.00	$12,500.00	$12,500.00	$60,000.00
Donations	$2,000.00			$1,900.00	$3,900.00
Fundraising Events					
Membership Fees		$125.00		$650.00	$775.00
Program Service Revenue	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$50,000.00
Other Income (specify)				$1,500.00	$1,500.00
Total Revenue	$27,000.00	$35,125.00	$25,000.00	$27,150.00	$116,175.00

Budget

Expense:

Expense Section

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00
Rent/Utilities	$303.00	$43.88	$8.96	$42.96	$398.80
Office Supplies	$403.00	$104.00	$104.00	$354.00	$965.00
Program Expenses	$5,869.43	$2,125.00	$5,830.00	$5,940.00	$19,764.43
Marketing/Outreach	$350.00	$178.00	$150.00	$300.00	$978.00
Training	$175.00	$65.00		$325.00	$565.00
Travel	$875.00	$489.31		$743.00	$2,107.31
Professional Services	$10,375.00	$10,375.00	$10,375.00	$10,375.00	$41,500.00
Other Expenses (specify)	$3,437.53	$1,932.81	$2,021.00	$2,248.00	$9,639.34
Total Expenses	$26,787.96	$20,313.00	$23,488.96	$25,327.96	$95,917.88

Budget

Summary:

Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	$27,000.00	$35,125.00	$25,000.00	$27,150.00	$114,275.00
Total Expenses	$26,787.96	$20,313.00	$23,488.96	$25,327.96	$95,917.88
Net Surplus/Deficit	$212.04	$14,812.00	$1,511.04	$1,822.04	$18,357.12

Budget

Budget Justification:

Grants – City of Fort Pierce general revenue funds in support of operating expenses annually. The City of Fort Pierce annual contract award for Jazz on Moore's Creek

Donations - Children's Services Council donation/sponsorship for Christmas on Moore's Creek.

Membership Fees – for dues collected by the organization for membership.

Program Service Revenue – Florida Department of State Division of Historical Resources grant award for Historic Lincoln Park Survey is a fixed contract for fiscal year 2024-2025.

Other – Advertising in the Lincoln Park Showcase newsletter

Salaries and Wages – compensation to one contractual paid staff person to manage the day-to-day operations of the organization.

Rent/Utilities – rental fees annually to the City of Fort Pierce. Utilities for electrical panel at 426 N. 8th Street for Jazz on Moore's Creek and for communication services in the amount to Comcast cable.

Office Supplies – purchase of marketing display boards, print cartridges, and paper for the office.

Budget

Budget Justification Cont.':

Program Expenses – the production of the annual Flaming Knight Motorcycle Club Annual Toy Drive. The set-up of tents, tables and chairs, porta potty, permit and Off Duty Police Detail. The club delivers the toys to Lincoln Park Main Street for Christmas on Moore's Creek Toy Give-a-way, Health & Wellness Festival. Rental of tents, tables, and chairs; purchase of additional toys and bicycles; stage; DJ; permit; and off duty Police detail. *Program Expense for the Lincoln Park Survey* ; and for the May Concert on Moore's Creek and Jazz on Moore's Creek events.

Marketing/Outreach – for graphic design for Christmas on Moore's Creek and for website layout; the printing and layout for flyer promoting the 5K Run/Walk for Christmas on Moore's Creek; and graphic design services for Jazz on Moore's Creek event.

Training – quarterly training with the Florida Main Street program registration for Palmetto, Deland, and Plant City; Annual Florida Main Street Conference in Fernandina Beach.

Budget

Budget Justification Cont.':

Travel – hotel lodging, miles and meals for both quarterly meetings and annual conference.
Professional Services – contractual services for consultants on the Lincoln Park Historic Survey per quarter.
Other Expenses – include General Liability insurance; accounting services for the annual Form 990; off-site storage; American Express; radio advertisement; Florida Department of Revenue annual tax fee; National Main Street annual dues; and Professional Insurance.

Budget

Conclusion:

The new reporting process affords Lincoln Park Main Street to target specific areas that are aligned with the City's overall goals for the Lincoln Park community. Our team is adopting the targets, deliverables, and goals in our upcoming strategic plan.

Budget shortfalls in programming are representative of the state funds reduction in Arts & Culture by the Governor's office. These cuts impacted funding at the state and regional level as well. Florida Humanities Council (FHC), the funding source for the Lincoln Park May Day Freedom Celebration, did not receive a grant award in 2025 due to the cutbacks statewide by FHC. As a result, Lincoln Park Main Street continues to seek funding for programming and operations at the state (other agencies) and federal level, as well as private foundations.

Budget

Conclusion:

The absence of a physical location has impacted the organization's ability to host workshops and/or events, receive business owners and community. This hardship has also caused our organization resources in manpower through volunteer agencies that requires a brick-and-mortar location. The political climate has created a more focused need to secure funding from other sources. LPMS is exploring nontraditional means of funding such as legacy donors and endowments. LPMS is developing strategic relationships with private foundations to invest in programming, acquisition, and the organization.


Q&A

City Commission Day Meeting 9:00 AM **9. A.**

Meeting Date: 11/10/2025

Re: Main Street Fort Pierce, Inc. Fourth Quarter Report covering July 1, 2025 to September 30, 2025

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

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SUBJECT:

Approval of Main Street Fort Pierce Inc.'s Fourth Quarter Disbursement in the amount of $12,500 subject to the acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.

SUMMARY:

During its meeting on May 19, 2025, the Commission approved an agreement with Main Street Fort Pierce, Inc. to provide services and deliverables in support of the City's revitalization and economic development objectives. The agreement covers the period from October 1, 2024, through September 30, 2025, with a not-to-exceed amount of $50,000. In accordance with the agreement, funding is to be disbursed quarterly in $12,500 increments, contingent upon receiving Commission approval.

RECOMMENDATION:

Staff will proceed as directed by the City Commission.

ALTERNATIVES:

The Commission can deny the quarterly disbursement, defer the decision, suspend or terminate the agreement.

RESPONSIBLE STAFF:

Audria V. Moore, Special Projects Coordinator

COORDINATED WITH:

Main Street Fort Pierce, Inc.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2025

Account: 0016000-25006685

Amount: $12,500

OTHER INFORMATION:

The funds will be distributed quarterly in increments of $12,500 from the General Fund, account 0016000-25006685 AID TO PRIVATE ORG/DT MAINST.

Attachments

Fourth Quarter Report

FOCUS Magazine

Executed Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Audria Moore	10/27/2025 11:55 AM
City Manager	Audria Moore	10/30/2025 01:59 PM
City Manager	Richard Chess	10/31/2025 10:47 AM
City Manager	Richard Chess	10/31/2025 10:48 AM

Form Started By: Audria Moore Started On: 10/27/2025 11:49 AM

Final Approval Date: 10/31/2025

Exhibit B

Main Street Fort Pierce, Inc. Program Reporting Form

To be completed by MSFP for each Report Period: Fiscal Year Ending, September 30, 2025		
Quarterly Reporting Period	**Quarterly Report Due**	**City Commission Presentations**
____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
_____ Q3 – Reporting Period: April 1-June 30	_____ Q3 – Report due July 15	_____ Q3 – Aug. 2025 Quarterly Report
__ X __ Q4 –– Reporting Period: July 1-Sept. 30	__ X __ Q4 – Report due Sept. 15	__ X __ Q4 – Sept. 2025 Quarterly Report

Deliverables

1. Economic Vitality: This point aims to strengthen the district's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

A. Business Development

1. Attract new businesses to the Downtown District – MSFP will make contact with at least one new business. **MSFP will include its efforts and progress in quarterly reports.**

Status: MSPF continues to run a regular article in The Main Street Focus to highlight available commercial property in the Downtown District. Made contact with 2 new businesses in Q4 and published articles on 3 new downtown businesses.

2. Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly. **MSFP will include its efforts and progress in quarterly reports.**

Status: Per accessible information, 2 full-time jobs were gained, and 2 full-time jobs were lost during the reporting period.

3. MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District. **MSFP will include its efforts and progress in quarterly reports.**

Status: MSFP maintains a comprehensive business directory that is provided to Florida Main Street at regular intervals. The information is also utilized to maintain the Downtown District Map created and published by MSFP, which is directly linked on the website homepage.
4. MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking. **MSFP will include its efforts and progress in quarterly reports.**
Status: The online map is updated as necessary, with a focus on keeping all data current. A QR code for easy linking has been distributed. (Please see direct link to map below or visit https://mainstreetfortpierce.org and select Downtown Map in the top navigation.) https://www.google.com/maps/d/u/0/viewer?mid=1nl4sLl2JNqw38pLVCXIP-xV3ePXcaAd7&ll=27.448649631631188%2C-80.32354862850366&z=15
5. MSFP will distribute Downtown shopping and dining guides. **MSFP will include its efforts and progress in quarterly reports.**
Status: Printed shopping/dining guides are provided to Downtown Businesses upon request.

B. Property Development
1. MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. **MSFP will include its efforts and progress in quarterly reports.**
Status: Worked with local retail business on partial repurpose of existing commercial space.
2. MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options. **MSFP will include its efforts and progress in quarterly reports.**
Status: Internal list currently maintained. MSPF also includes a three-quarter full-color page in the Main Street Focus with available Downtown Commercial locations and contact info for property managers, updated each month based on available information.
3. MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise. **MSFP will include its efforts and progress in quarterly reports.**

Status: MSFP has created a Business Interest Form to collect information on individuals interested in vacant properties. Assisted interested business in identifying alternate locations, restructure of current business model, and potential new restaurant location.

2. Design: This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.

A. Physical Improvements

1. MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. **MSFP will include its efforts and progress in quarterly reports.**

Status: Details on the FPRA Façade grant program and Paint Program were provided to multiple Downtown Businesses, announced at DBA meetings, and an article in the May 2025 issue of Main Street Focus Magazine. Assistance with completing grant application was offered. Grant results example was profiled in September 2025 issue and on cover of issue.

2. MSFP will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **MSFP will include its efforts in quarterly reports.**

Status: MSFP has published articles on the Impact Fee Moratorium extension (most recently June 2025) as well as providing information to developers.

B. Historic Preservation

1. MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. **MSFP will include its efforts and progress in quarterly reports.**

Status: Pest Control, Termite Mitigation, A/C repair and maintenance, Alarm service, Lawn Maintenance and Fire Inspection/Suppression service.

2. MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. **MSFP will include its efforts and progress in quarterly reports.**

Status: MSFP regularly publishes content from FPRA programs in The Main Street Focus, provides an open platform at Coffee with the Mayor, and facilitates speaking opportunities by coordinating with the DBA, in addition to one-on-one outreach. Most recently, MSFP hosted the survey team for feedback on Festival Street at August 2025 Friday Fest, as well as including an article in the September Focus issue on FPRA project outcomes. Shared surveys requesting public input on potential projects.

3. Promotion: This involves marketing the district's unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.

A. Marketing and Events

1. MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include:
   - The Ghosts of Fort Pierce Past Historic Walking Tours
   - Friday Fest
   - Coffee with the Mayor
   - Shop Small Saturday

MSFP will include its efforts and progress in quarterly reports

Status: Friday Fest/Stars Over St. Lucie was held on 7/4/2025, 8/1/2025, and 9/5/2025. Coffee with the Mayor was held on 9/19/2025.

2. MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. **MSFP will include its efforts and progress in quarterly reports.**

Status:

Per reporting dashboards, social media views during this period were 181,088. Social media reach/viewers was 73,640.

B. Branding

1. MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys**. MSFP will include its efforts and progress in quarterly reports.**

Status: MSFP conducted a survey of over 100 participants, sending questions to the newsletter mailing list and posted on social media. The purpose of the survey was to identify how familiar the community is with MSFP branding and mission. 53% of Respondents claim to understand what Main Street does, 23% somewhat understood, and 24% didn't really know. Continued surveying will measure efficacy of strategies to improve public understanding.

2. MSFP will publish the Main Street Focus Magazine monthly. **MSFP will include its efforts and progress in quarterly reports.**

Status: 9,500 issues were printed and distributed in the Downtown District and surrounding areas or by mail during the reporting period. The July cover featured Christmas in July, August 2025 featured the newest FPRA Mural and September 2025 announced the Sights & Sounds Parade theme – Fort Pierce Through the Decades.

Articles containing City announcements include FPRA Youth Banner Art Showcase, Keep Fort Pierce Beautiful and Community Cleanup Day, Adoption Center Pet Adoption Event, Community Redevelopment Agency Advisory Board, FPRA Mural Program expansion, FPPD National Night Out, Comprehensive Plan Update, Sights & Sounds theme and historic research resources.

Stories on new businesses The House of Orchids & More, Soulful Motion Studio, and upcoming opening of The Harbor Cocktail Lounge.

3. MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity. **MSFP will include its efforts and progress in quarterly reports.**

Status: Currently, the MSFP website includes a calendar of events through June of 2026, as well as links to partners and the Focus archive. For Q4, 5,687 unique visitors came to the MSFP website.

C. Positive Image

1. MSFP will collect testimonials from 12 or more visitors and 6 or more residents. **MSFP will include its efforts and progress in quarterly reports.**

Status: MSFP collected testimonials from more than 30 individuals at the September 2025 Friday Fest, with more than 12 coming from out of town visitors.

4. Organization: This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.

A. Partnerships

1. Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. **MSFP will include its efforts and progress in quarterly reports.**

Status: Continued collaboration with the Downtown Business Alliance, Fort Pierce Yacht Club, and FPUA. Year-round partnership with Fort Pierce Sunrise Kiwanis and Fort Pierce Police Department to plan the Sights & Sounds Parade. MSFP partners with St. Lucie Historical Society to research Ghost Walk stories.

B. Volunteer Engagement

1. MSFP will recruit and/or retain 25 volunteers annually. **MSFP will include its efforts and progress in quarterly reports.**

Status: Main Street Fort Pierce maintains an annual roster of over 100 active volunteers. New volunteers are most often acquired by word of mouth (current volunteers recruit friends, family, colleagues, or acquaintances) although interest is also generated by event attendance and participation in partner organizations.

2. MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports. **MSFP will include its efforts and progress in quarterly reports.**

Status: Documented volunteer hours for Q4 are 711 hours. Per the multiplier value used by Florida Main Street of $31.61, the total hours value for this reporting period is $22,474.71.

3. The MSFP Executive Director will maintain active participation on two volunteer committees. **MSFP will include its efforts and progress in quarterly reports.**

Status: Executive Director is an outgoing member of the City Parking Committee and active member of the Downtown Business Alliance.

C. Resource Management
1. MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. **MSFP will include its efforts and progress in the March and September quarterly reports.**
Status: MSFP does not rely on funds from the City for employee salaries. A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement.

2. MSFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. **MSFP will include its efforts and progress in the March and September quarterly reports.**

Status:

City funds make up only a portion of MSFP's operating budget, which is largely comprised of membership and fundraising activity.

5. Budget: MSFP will include the following information in its quarterly financial reports and quarterly presentations to the City Commission. **Also, complete attached Revenue and Expense Reporting Form and submit.**

1. Budget Summary: MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).

Please see attached Revenue & Expense Reporting Form

2. Income Sources: MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.

Coffee with the Mayor is sponsored by the presenting business at $350 per month in Q4. Friday Fest sponsors for Q4 include Southern Eagle as financial contributors, and Cobb's Landing and Little Jim Bait & Tackle as in-kind sponsors.

3. Detailed Expenses with Budget Justification: MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). MSFP will explain the rationale behind each expense.

Grants: Currently represented by contract funding from the City

Donations: Direct donations by Patrons of MSFP

Contracted Events: This reporting period includes revenue generated from contracted events, including Friday Fest and Coffee with the Mayor.

Membership Fees: Annual membership to MSFP from individuals and businesses.

Program Service Revenue: Fees for service to The Main Street Focus Magazine

Salaries and Wages: A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement.

Rent/Utilities: Mortgage and utilities

Office Supplies: Phone, internet service, copier contract, software licensing, office products

Program Expenses: Costs associated with creation and distribution of The Main Street Focus Magazine.

Marketing/Outreach: online advertising, ad placement

Contracted Events: This reporting period includes expenses from contracted events, including Friday Fest and Coffee with the Mayor. Notable expenses include insurance, permitting, law enforcement details, rentals, portlets and entertainment.

Travel & Training: Florida Main Street Quarterly Meeting

Professional Services: Bookkeeping

Other Expenses (Insurance): General Liability, Directors & Officers, Volunteer, Professional Liability Coverage, Property Insurance

4. Conclusion: MSFP will summarize the financial performance. Mention any adjustments made during implementation.

MSFP has continued to stretch the public dollars entrusted and maximize service to the community. While the revenue for programs has decreased while expenses have increased, MSFP sees the importance of continuing events and services for the public good. Future plans include regular reevaluation of current projects and events to ensure financial health. Events like Friday Fest serve as a business incubator for small businesses, while Ghost Walk instills community pride and connection. MSFP prioritizes using local vendors whenever possible to keep dollars within the community. Further outside grant funding remains a priority that MSFP continues to explore.

Main Street Fort Pierce Survey Results

Email	Question 1: How often do you see the Main Street Fort Pierce logo?	Question 2: How sure are you about the purpose of Main Street Fort Pierce?	Question 3: What could Main Street Fort Pierce do better?
<hidden>	Once a week	5	Keep up the good work!
<hidden>	Once a month	4	Reply back to people who submitted information to volunteer
<hidden>	Once a year	5	Get more stores downtown!!!
<hidden>	Once a week	4	Keep the historic atmosphere and don't build anything that doesn't follow that atmosphere.
<hidden>	Once a month	2	This is an opportunity to reimagine what Main Street can be for our community. Too often, people think Main Street is just Friday Festâ€”but the organization does so much more, or at least it could. With Doris phasing out, itâ€™s time to refresh the vision and leadership, and to truly listen to the community. Businesses should be asked directly what they want and need. Friday Fest is a wonderful tradition, but it also needs a refreshâ€”more accessible vendor spaces, less gatekeeping, and a renewed focus on inclusivity and transparency. More affordable for vendors and inclusive. People feel excluded and not seen. Main Street has the potential to be a true partner for local businesses, residents, and visitors. With a fresh approach, it can grow into something that reflects and supports the whole community.
<hidden>	Once a month	4	I would have to understand their mission/goals to answer this.
<hidden>	Once a month	3	ðŸ¤·â€â™€ï¸
<hidden>	Once a month	5	Better Bands
<hidden>	Once a week	3	They use to be very active in the community with vision and revitalizing, they do not seem to do that any more. They need stronger PR
<hidden>	Once a month	3	Let the community know exactly what Main Street's purpose.
<hidden>	Once a month	4	More diversity
ANONYMOUS	Once a week	5	Clean it up! More stores!
<hidden>	Once a week	3	More retail stores, easier parking. More landscaping down by marina
<hidden>	Once a week	4	Of course more activities always welcome but I know that takes lots of work and you already do a lot. So perhaps increase communication (through Press and other means) as to why getting seemingly anything done in Fort Pierce takes seemingly forever.
<hidden>	Once a month	5	Offer more creative activities that don't involve alcohol... offer workshops in which artisans teach their craft at a reasonable price... market Coffee with the Mayor more and share the new business contacts in days and weeks after they present
<hidden>	Once a year	4	Have more activities for the community. Be seen more let the community know what is happening. Have more activities on the avenue from 18th street to 21st. street.
<hidden>	Once a year	2	Facebook events
ANONYMOUS	Once a week	3	What do you do? Not clear
<hidden>	Once a year	1	Communication
<hidden>	Once a week	5	Recruit new and younger members and supporters
<hidden>	Once a year	3	Do themed events, more for kids, get rid of the tokens
<hidden>	Once a year	1	Nothing
<hidden>	Once a month	5	N/a
<hidden>	Once a month	1	No idea
<hidden>	Once a week	5	Something help retain the businesses that come in.
ANONYMOUS	Once a year	2	Advocate for downtown issues. Cleanliness, homelessness, parking, and business recruitment.

<hidden>	Once a month	3	Not sure.
<hidden>	Once a year	2	Informative emails.
ANONYMOUS	Once a week	5	You do a great job bringing the community together. Thank you. I surely wish Stuart, my hometown did as good a job as you. In the meantime I enjoy the services and events you provide.
<hidden>	Once a month	1	New leadership with a real purpose
ANONYMOUS	Once a month	3	DJ at Friday fest:)
<hidden>	Once a month	2	Better announce upcoming events..
<hidden>	Once a week	5	Don't know how it could get better. You're doing a fantastic job!
<hidden>	Once a month	4	You do great with the actual square of downtown. Help is needed with homeless over by the Backus Museum and the entry to Fort Pierce via gps/ Orange Avenue Corridor
<hidden>	Once a month	5	I would love to see younger people more involved in Main Street Fort Pierce
<hidden>	Never	1	Not sure what they do
<hidden>	Never	1	?
<hidden>	Once a month	4	Add more current news to Focus, perhaps stories about individual businesses downtown
<hidden>	Once a month	3	Reduce the cost of vendor booths at events to make it more inviting to small independent businesses. I like Friday fests and think you all have done a good job with it over the years. I have not seen your magazine in a while, are you still publishing that or is it online?
<hidden>	Once a year	4	Better promote the good qualities of Fort Pierce to attract businesses and people to downtown. Address the bad rap Fort Pierce continues to have. Promote yourselves better and what you do. Be on Social media more. The murals are the first Iâ€™ve seen man street engage the public. Bravo! Keep it up.
<hidden>	Once a month	3	Beef up the focus magazine. Vary the writers and content. A need article about changes would be good. Change it up.
<hidden>	Once a month	4	Keep us posted on all the happenings in FtPierce. Love all the events you sponsor
<hidden>	Once a week	3	More events, concerts, craft fairs, Music is not as good, no dancing, Country, line dancing, shag events
<hidden>	Never	2	Pick up trash and clean gum off of sidewalks
<hidden>	Once a month	5	reach out more to small business
<hidden>	Once a month	2	You are doing fineâ€¦.
<hidden>	Once a month	5	Recognize volunteers better
<hidden>	Once a month	4	Put on more events
<hidden>	Once a month	5	Have a coupon book for your retailers. Have a monthly newsletter
<hidden>	Once a month	4	I would like to see more events in downtown.
<hidden>	Once a month	3	I donâ€™t know
<hidden>	Once a week	3	Keep homeless from hanging out. Maintain litter and trash pickup.
<hidden>	Once a month	5	More advertising. We have a beautiful downtown & you (the committee) do such good work, I wish more people in our Community knew about the fun things going on
ANONYMOUS	Once a week	5	Be more clear about mission and purpose. Most of the general population just think you're the event coordinator for the city.
<hidden>	Once a month	4	Make it easier to find the monthly paper.
<hidden>	Once a week	5	Perhaps have the Hometown News put smaller events in the online and paper version. Actually, I just got this from you so I should get more information through Main Street since I am obviously on your list. I realize that the businesses would then have to submit that, but maybe it would help everyone and we could all participate! Iâ€™m always feeling like I miss something and I live so near on the island that itâ€™s a shame not to have the information. it would also be helpful if the Sunrise theater would send out emails to their computer list of people who have bought tickets over the years to let them know when something is within a couple of weeks so that last-minute tickets could be sold. Not everyone knows their schedule so far ahead and then itâ€™s hard to keep track. Thanks.
<hidden>	Once a month	4	I think youâ€™re doing a great job, love Fort Pierce!

<hidden>	Once a month	4	More proactive with business memberships. New ideas in lieu of the same events
<hidden>	Once a week	5	I think you all are doing a wonderful job.
<hidden>	Once a month	4	nothing
ANONYMOUS	Once a month	5	Advertise more be out in the community more
<hidden>	Once a month	3	I know you have the parking garage but the walking can be an issue for some people that have a place they want to go to that is a distance
<hidden>	Once a week	3	Have a lighted bulletin board at night
<hidden>	Once a month	4	I think Main Street does a lot with a little. I know you have limited funding and must do all that you do with limited staff and many volunteers. If there is some way you can continuously remind people of your four points of your mission so they have realistic expectations of what Main Street should and should not be doing. Main Street Board stability contrasts sharply with recent DBA schism. There seem to be a few downtown property owners wanting their own way and causing negativity and disruption. Thanks for all you do.
<hidden>	Once a month	2	Be open and diversified in promoting and securing a variety of events that are free as well as affordable for families and individuals
ANONYMOUS	Once a month	3	77
<hidden>	Once a month	3	No suggestion
ANONYMOUS	Once a year	5	I have no recommendations. But I lived in Fort Pierce and loved it!
ANONYMOUS	Once a week	4	You're doing a fine job.
<hidden>	Once a month	3	Not sure, Main St. is the best part of Ft. Pierce. The problem is what you have to drive through to get there, rest of City. US 1 needs a complete cleanup: buildings, landscape, homeless, etc.
<hidden>	Once a month	5	Communication
<hidden>	Once a week	5	Something like Mainstreet is in constant motion.They always are trying something new and also stay with the constants.Mainstreet is the
<hidden>	Never	3	Information on what it stands for
<hidden>	Once a month	5	Just a suggestion. We were in Hattiesburg, MS and online we found a walking tour of all the famous places in town. It was so good and interesting. We have a lot of nice places that are history right in downtown Fort Pierce, Also on one of the alleys they had made a little museum on different little figurines and stuff. I have pictures if anyone would like to see. Just a very fun thing to do. Fort Pierce, is a great place and has so much potential. Love my hometown.
ANONYMOUS	Once a month	5	engage residents and businesses on large projects like the Downtown Park and Marina Square to ensure they align with community needs and desires
<hidden>	Once a month	5	Board and those who live in FP could be more knowledgeable of what the Main Street program is actually about and previous successes.
<hidden>	Once a month	4	Offer walking tours more than just in October. Possibly even beer crawls.
<hidden>	Once a week	3	Get more in our faces as to what is going on.
<hidden>	Never	4	I was delighted to read the article on Main Street in this last Focus issue - learned a lot about the history and purpose.
<hidden>	Once a week	5	Nothing. It is the perfect advocate for local businesses & the arts. Steadfast preservationist for our historic City.
<hidden>	Once a year	2	Obviously more advertising, better bands,
<hidden>	Never	5	Bring development to the downtown
<hidden>	Once a year	3	Advertise outside of Fort Pierce; increase the budget for the arts
<hidden>	Once a month	3	I guess that I would need a more solid understanding of the purpose and goals of Main Street Fort Pierce in order to answer this. I was actually unaware of my deficiency until this survey. So, maybe that's the answer...
<hidden>	Once a month	1	Litter pick up

<hidden>	Never	5	Proposal: Business Growth Strategist Assistance Program for Underserved Entrepreneurs Prepared for: Main Street Fort Pierce, Inc. Prepared by: [Mike Shew, LIFA, MBA, CFBA / Small Business Advisor.INFO, LLC] Date: [Insert Date] _____ Problem Many small business owners along Main Street and throughout Fort Pierce lack access to professional strategy, coaching, and growth services. â€¢ They face challenges in marketing, financial planning, and operational management. â€¢ Underserved entrepreneurs â€" including minority, women-owned, start-up, and family-run businesses â€" are disproportionately affected. â€¢ Without targeted assistance, these businesses struggle to scale, leading to high turnover, vacant storefronts, and missed opportunities for downtown vitality. _____ Solution: Business Growth Strategist Assistance Program Main Street Fort Pierce can strengthen its mission by integrating a Business Growth Strategist Assistance Program designed to provide: â€¢ One-on-One Coaching â†' Tailored strategies for growth, sales, operations, and financial health. â€¢ Workshops & Training â†' Affordable sessions on marketing, digital presence, customer retention, and funding. â€¢ Access to Capital Pathways â†' Guidance in identifying and applying for grants, loans, and incentives (local, state, federal). â€¢ Mentorship & Peer Support â†' Entrepreneur roundtables, networking circles, and accountability programs. â€¢ Impact Tracking â†' Measuring revenue growth, job creation, and business stability for continuous improvement. _____ Expected Outcomes â€¢ Support 25â€"30 underserved entrepreneurs annually with direct business strategy services. â€¢ Achieve 15â€"20% revenue growth for participating businesses within 12 months. â€¢ Assist businesses in creating/retaining at least 10 jobs each year.
<hidden>	Once a month	2	Not sure what the purpose is, wish the shops were open sundays downtown
<hidden>	Once a week	4	I believe you're doing a good job
<hidden>	Never	1	Have more activities for families
ANONYMOUS	Once a month	2	Dance music/DJ at Friday Fest
ANONYMOUS	Once a month	2	Do something new and different. Change up Friday Fest. Let the public know what you do. Work more with the downtown businesses....why do they need a separate group?
<hidden>	Never	1	Honor all business not just a select few
ANONYMOUS	Once a month	2	Advertise. Engage.
<hidden>	Once a month	3	Maybe Pickled 2nd Street Thursty Turtle Cobbs Landing etc could each sponsor a cocktail Meet and Greet Awareness (MainStreet activities volunteer opportunities etc) Gathering Something of course would have to be â€œfreeâ€ to bring â€˜em in. Drink / bites
ANONYMOUS	Once a month	5	You are perfect the way you are!
ANONYMOUS	Once a week	2	Change Friday fest back to how it was originally. The bands are lame, the crowd is very low in attendance the new format sucks. Locals don't even go any more. Nothing for a kids area, vendor attendance is lame
<hidden>	Once a month	4	Give more press to the low-income residents and businesses!
<hidden>	Once a month	5	You already do it all, just keep it up. It's the special events that keep folks coming.
<hidden>	Once a month	5	I think they are doing a great job with downtown events.

ANONYMOUS	Once a month	1	1) Find a high-profile spokesperson, 2) Fire the Mayor, 3) Billboards on Federal Hwy?, 4) A YouTube channel w/same super star...

Exhibit C

Main Street Fort Pierce, Inc. Quarterly Revenue and Expense Reporting Form

Fiscal Year ending September 30, 2025

Organization Name: Main Street Fort Pierce, Inc.

Quarter ended: September 30, 2025

Revenue Section

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$50,000.00
Donations	$2,150.00	$1,240.00	$350.00	$250.00	$3,990.00
Fundraising Events	$25,160.30	$16,874.06	$14,330.98	$16,368.87	$72,734.21
Membership Fees	$820.00	$1,890.00	$5,245.00	$5,570.00	$13,525.00
Program Service Revenue	$3,000.00	$3,000.00	$2,000.00	$0.00	$8,000.00
Other Income (specify)	$0.00	$0.00	$0.00	$0.00	$0.00
Total Revenue	$43,630.30	$35,504.06	$34,425.98	$34,688.87	$148,249.21

Expense Section

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date
Salaries and Wages	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00
Rent/Utilities	$6,169.92	$5,844.76	$8,770.00	$11,660.25	$32,444.93
Office Supplies	$2,443.16	$1,969.63	$5,160.55	$2,041.94	$11,615.28
Program Expenses	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$12,000.00
Marketing/Outreach	$182.97	$612.97	$732.33	$491.44	$2,019.71
Contracted Events	$13,132.08	$14,213.75	$13,066.61	$13,489.53	$53,901.97
Travel & Training	$0.00	$394.00	$1,468.88	$2,168.54	$4,031.42
Professional Services	$3,050.00	$3,081.25	$3,512.50	$5,262.50	$14,906.25
Other Expenses -	$2,247.30	$928.89	$3,571.57	$655.38	$7,403.14
Total Expenses	$35,225.43	$35,045.25	$44,282.44	$43,769.58	$158,322.70

Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date
Total Revenue	$43,630.30	$35,504.06	$34,425.98	$34,688.87	$148,249.21
Total Expenses	$35,225.43	$35,045.25	$44,282.44	$43,769.58	$158,322.70
Net Surplus/Deficit	$8,404.87	$458.81	($9,856.46)	($9,080.71)	($10,073.49)

MAIN STREET FORT PIERCE

Focus

Volume 20, No. 12 July, 2025

The Official Monthly Newspaper of Main Street Fort Pierce



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MAIN STREET FORT PIERCE
FRIDAY FEST
food • fun • friends
Food ♪ Family ♪ Friends ♪ Fun
1st Friday of each month, Historic Downtown Fort Pierce
5:30 p.m. to 8:30 p.m. in Marina Square
SOUTHERN EAGLE DISTRIBUTING
FORT PIERCE
COBB'S LANDING
LITTLE JIM
Join Us at Friday Fest on July 4th
with Live Music by R.J. Preston Band



PRESIDENT'S MESSAGE

Summer Staycation in Fort Pierce

by Donna Sizemore



As summer arrives, many of us start planning getaways—dreaming of sandy beaches, fresh ocean breezes, and unforgettable adventures. But here's the best-kept secret: you don't need to travel far to experience paradise! Fort Pierce is a destination in itself.

Recently, while on a cruise, my husband and I booked an excursion to a secluded island, expecting something remarkable. What we found instead was a beautiful place — but not more beautiful than home. We stood on the shoreline, looking around, and realized that we had paid to visit a beach that couldn't hold a candle to the pristine sands and turquoise waters of our own Fort Pierce coastline.

That moment reaffirmed what we've always known: Fort Pierce is special.

From the breathtaking beaches that rival any Caribbean escape to the hidden gems in our vibrant downtown, there's no shortage of things to do and explore. Whether it's kayaking in the *Indian River Lagoon*, dining at our waterfront restaurants, enjoying live music at a local venue, or strolling through our downtown historic neighborhoods filled with charm, the best summer getaway is right here in our backyard.

And what better way to kick off a staycation in Fort Pierce than with an unforgettable celebration? *Friday Fest* will be held on the ***Fourth of July***, bringing the community together for an evening of live music, local vendors, and festive fun. As the night unfolds, fireworks will light up the sky over the *Indian River*, creating a spectacular backdrop to honor ***Independence Day*** — right here at home.

So, instead of booking that expensive trip, why not rediscover the magic of Fort Pierce? Treat yourself to a staycation, support local businesses, and experience everything our community has to offer.

We invite you to celebrate summer right here, where every sunset is a masterpiece, and every moment feels like a vacation.

Happy Summer!



MAIN STREET FORT PIERCE
MAIN STREET FOCUS FORT PIERCE
Volume 20, No. 12 July, 2025

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Calendar

Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!

Get the DISTRX app for all the latest downtown specials and events!

MONTHLY EVENTS

July 4, Friday: *STARS OVER ST. LUCIE & FRIDAY FEST AT MARINA SQUARE* — 5:30 to 8:30 p.m.; live music by **R.J. Preston Band**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; *Facebook*–Main Street Fort Pierce, 466-3880; mainstreetfortpierce.org. **[See Back Cover for details.]**

July 18, Friday: *ARTWALK* — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; artstlucie.org.

WEEKLY EVENTS

Wednesdays: *Wednesday Green Market & Food Co-Op* — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

Saturdays: *The Jazz Market* — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, jazzsociety.org.

Saturdays: *Ft. Pierce Farmer's Market* — 8:00 a.m. to 1:00 p.m.; Marina Square on Melody Lane; Market Manager, 940-1145.

LIVE MUSIC DOWNTOWN

Wine Down Wednesday
Fort Social in the Galleria on the 2nd and 4th Wednesday of each month, 6 to 8 p.m.
TheFortSteakhouse.com

Sailfish Brewing Company
facebook/Sailfish Brewing Company

Pierced Cider
Facebook @piercedcider

Cobbs Landing
cobbs-landing.com

Bottom's Up Public House
facebook.com/bottomsuppublichouse

SUNRISE THEATRE & SUNRISE BLACK BOX

772-461-4775 • sunrisetheatre.com
Tuesdays: *Jazz Jam at the Sunrise Black Box Theatre* — 7 to 10 p.m.; 460-5299; jazzsociety.org.

MANATEE OBSERVATION & EDUCATION CENTER

429-6266 • ManateeEducationCenter.org

DOWNTOWN FORT PIERCE LIBRARY

462-2787 • www.st-lucie.lib.fl.us/

SUNDAY DOWNTOWN CHURCH SERVICES

Common Ground Vineyard Church; 460-5414, commongroundvineyard.com.

First Church; 464-0440, firstchurchfp.org.

Fort Pierce Haitian United Methodist Church; 940-6728, haitianmethodist.org.

Notre-Dame Mission Catholic Church; 466-9617, notredamecc.com.

St. Andrews Episcopal Church *(founded 1893)*; 461-5009 mystandrews.org.

COMMUNITY INFORMATION

A.E. Backus Museum
772-465-0630 • backusmuseum.com

Bud Adams Gallery of Historical Photographs
772-462-1795 • 2nd Floor of P.P. Cobb Building

Fort Pierce Police Athletic League
772-370-6162 • fortpiercepal.com
Volunteers needed: 772-466-0606

Fort Pierce Jazz & Blues Society
772-460-5299 • jazzsociety.org

Fort Pierce RiverWalk Center
600 North Indian River Drive
772-489-6473 • cityoffortpierce.com

Heathcote Botanical Gardens
772-464-4672 • heathcotebotanicalgardens.org

National Navy UDT-SEAL Museum
772-595-5845 • navysealmuseum.org

St. Lucie County Marine Center
772-462-3474 • stlucieco.gov/marine_center

St. Lucie County Regional History Center
772-462-1795 • stlucieco.gov/history



JULY: INDEPENDENT RETAILER MONTH

JULY 2: MADE IN THE USA DAY

JULY 4: INDEPENDENCE DAY

JULY 5: INTERNATIONAL CHERRY PIT SPITTING DAY

JULY 6: NATIONAL FRIED CHICKEN DAY

JULY 7: NATIONAL DAY OF ROCK 'N' ROLL

JULY 7: WORLD CHOCOLATE DAY

JULY 11: NATIONAL 7-ELEVEN DAY

JULY 12: ETCH A SKETCH DAY

JULY 14: NATIONAL BE NICE TO BUGS DAY

JULY 14: NATIONAL MAC AND CHEESE DAY

JULY 16: NATIONAL HOT DOG DAY

JULY 19: NATIONAL FOOTBALL DAY

JULY 20: NATIONAL ICE CREAM DAY

JULY 26: NATIONAL DAY OF THE COWBOY

JULY 26: WORLD MANGROVE DAY

JULY 28: BUFFALO SOLDIERS DAY

JULY 30: WORLD SNORKELING DAY

About Us: the *Main Street Focus*

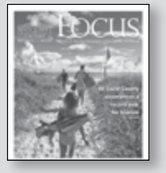
Main Street's monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of ***Main Street*** began production of its 32-page monthly newspaper. The ***Main Street Focus*** has continued to cover news about the events, people, businesses, and redevelopment taking place within the ***Main Street Fort Pierce*** boundaries for over 20 years.

The ***Focus*** is always looking for fresh stories and writers. ***Main Street Focus*** articles must be factual, positive, and related to the downtown Fort Pierce area or ***Main Street*** programs. Any writer with a story idea may contact the ***Main Street*** office at (772) 466-3880 or email focus@mainstreet-fortpierce.org.

Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month.











What is the *Main Street* Program?

The ***Main Street Program*** was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today ***Main Street America*** is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the ***Main Street America*** website at https://mainstreet.org/our-network/collective-impact) this effort has led to over $107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The Main Street Approach©, https://mainstreet.org/about/how-we-work/the-main-street-approach.

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MAIN STREET FORT PIERCE

National Trust *for* Historic Preservation®

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Mayor's Message Getting Ready to Celebrate 250th USA Birthday

by Linda Hudson, Mayor, City of Fort Pierce



This July 4th our city will celebrate the 249th birthday of our United States of America. Next year, will be the semi quincentennial of the signing of the *Declaration of Independence*.

There are several things you can do to get in the mood for a 250th birthday.

Stars Over St. Lucie is the annual *July 4th Celebration*, hosted by ***Main Street Fort Pierce***; in 2026, that date falls on Saturday.

Visit *Old Fort Park* less than a mile south of downtown Fort Pierce on Indian River Drive. Located on the banks of the Indian River, the site was the home of early Ais Native Americans. The Ais left behind a mound, and that, along with the fresh water spring, attracted the U.S. Army to establish a fort in the Second Seminole War. The fort was in operation from early 1838 until 1843, when it was destroyed by fire. The *City of Fort Pierce* maintains this park, which still includes the mound. The *Fort Pierce Lions Club* have improved the park, with educational kiosks and benches. This park is a great place to learn about the history of military Fort Pierce, named after Lt. Colonel Benjamin K. Pierce, brother to a future president, Franklin Pierce.

Spend some time in *Veterans Memorial Park* at 600 N. Indian River Drive. The *City of Fort Pierce*, along with local veterans, planned the enhancements of the park, which include mosaic benches by artist, Anita Prentice, that represent the six branches of U.S. armed forces: Army, Marine Corps, Navy, Air Force, Space Force and Coast Guard. A *Memorial Wall* features those local men and women who gave their lives in war. Other features have been added to honor fallen veterans. The park also has a water feature that cleans water run-off before it flows into the *Indian River Lagoon*.



Visit nearby *National Navy-UDT Seal Museum*, 3300 N. Highway A1A. The U.S. Navy occupied both South and North Hutchinson Islands during World War II. Navy frogmen trained to storm the beaches of Normandy on our beaches and the Navy Sea, Air and Land Teams, or SEALs, were born.

Practice saying *Happy Semi Quincentennial, America!*

Fort Pierce Redevelopment Agency

The May 2025 ***Fort Pierce Redevelopment Agency*** (**FPRA**) Programs and Activity Report is now available!

Here you can explore the ongoing initiatives dedicated to enhancing and revitalizing our community. Discover milestones reached, upcoming ventures, grants available, and more by visiting: https://cityoffortpierce.com/1058/FPRA-Programs-and-Activities-Summary

Let's continue to fuel the vibrant spirit of Fort Pierce!

FPUA and Main Street Fort Pierce Partner Up for the Annual Stars Over St. Lucie Celebration



As America prepares to celebrate another exciting *Independence Day*, ***Fort Pierce Utilities Authority*** (**FPUA**) is proud to celebrate not only our country's freedom, but also the community spirit that defines Fort Pierce today. This year, **FPUA**, ***Main Street Fort Pierce***, and the ***City of Fort Pierce*** will host the annual ***Stars Over St. Lucie***, a vibrant *4th of July* celebration that lights up the heart of our community.

Stars Over St. Lucie is a community celebration in Downtown Fort Pierce, bringing everyone together for an evening of food, music, and family activities at **Marina Square**. But perhaps nothing is more iconic than the gigantic American flag, proudly displayed by **FPUA**, waving high as a spectacular fireworks display illuminates the *Indian River Lagoon*. It's a striking moment that reminds us all of the freedom we cherish and the community that brings us together.

This annual celebration is more than just a tradition; it's a reflection of Fort Pierce's values. At its core, ***Stars Over St. Lucie*** celebrates unity, pride, and the continued efforts to sustain and promote the unique character of our historic city. It's those very same principles that fuel our longstanding partnership with ***Main Street Fort Pierce***, a community deeply rooted in downtown revitalization and preserving its cultural heritage.

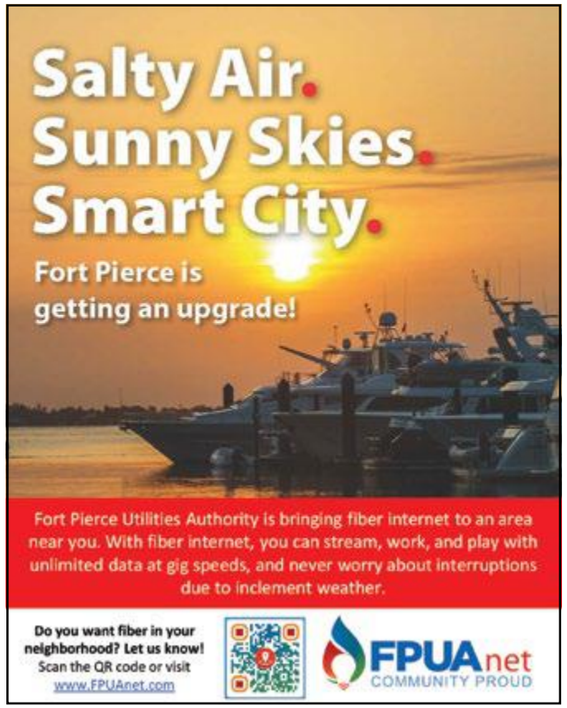
FPUA has been serving the citizens of Fort Pierce since 1972 and is a multi-service utility company providing electric, natural gas, water, wastewater and broadband internet services to more than 50,000 residential and commercial customers. The mission of **FPUA** is to provide economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community. Over the decades, our role has grown far beyond delivering reliable utility services. As a municipally owned utility, we believe our greatest asset is our community and the connections we build—with our residents, customers, partners, and through our shared vision for Fort Pierce. **FPUA** is making major strides with ongoing projects such as *Automatic Metering Infrastructure* (AMI) for electric, natural gas, and water metering to increase system-wide performance and efficiency, the wastewater *Septic to Sewer* conversions, pipe-lining initiative, and the relocation of our wastewater treatment facility to protect the fragile *Indian River Lagoon* ecosystem, to name a few.

Over the years, our efforts have expanded to supporting revitalization projects, such as the installation of energy-efficient LED streetlighting and free public Wi-Fi in the downtown area to enable implementation of *Smart City* services in Fort Pierce.

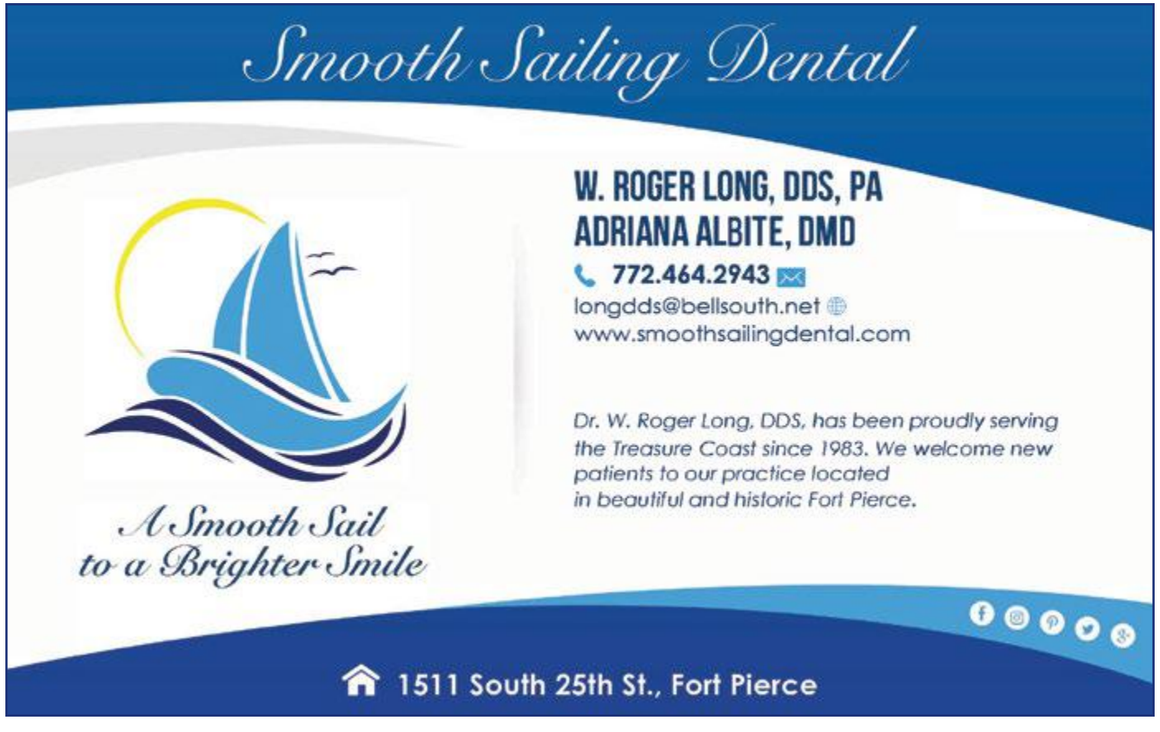
These projects, and community events like ***Stars Over St. Lucie***, are reminders of what we can achieve when we work together with a shared vision for our community. We're not just providing electricity; we're powering the way towards a future that's inclusive, sustainable, and deeply rooted in local pride.

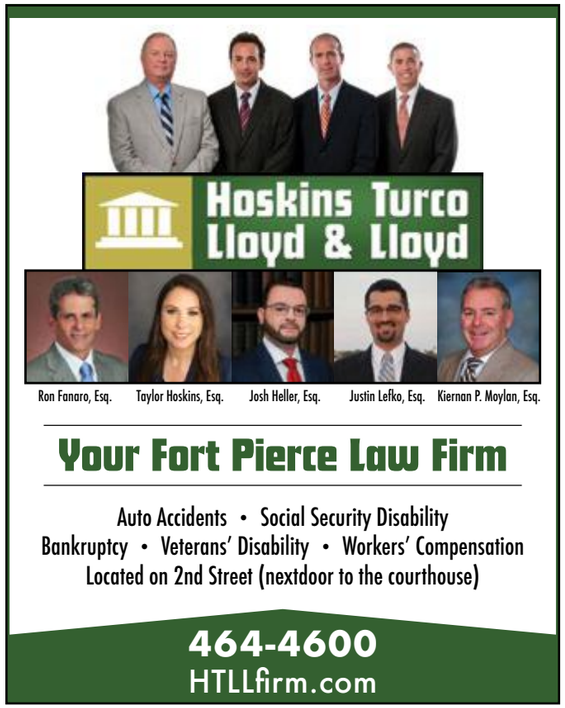
So as the *Fourth of July* approaches and families gather along the waterfront, we invite you to join us—not just in celebration, but in appreciation. Thanks to our brave men and women who have fought, and continue to fight, to protect the freedoms we hold dear, this holiday reflects something far greater. It's a tribute to our shared commitment to community, our belief in the power of unity, and the hard work and hope we invest every day to build a brighter future for Fort Pierce.

Happy Independence Day from all of us at Fort Pierce Utilities Authority!


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City of Fort Pierce Commissioners Seek Applications for the Keep Fort Pierce Beautiful Board

City of Fort Pierce Commissioners invite community-minded residents to apply for seats on the ***Keep Fort Pierce Beautiful*** board. This valued board, appointed by the City Commission, is dedicated to engaging, educating, and empowering citizens to actively participate in initiatives aimed at fostering a cleaner and more visually appealing city.

The mission of the ***Keep Fort Pierce Beautiful Board*** is to spearhead efforts in litter cleanup, waste reduction, recycling programs, and community beautification projects, all aimed at enhancing the overall well-being and prosperity of Fort Pierce. By collaborating with local stakeholders and residents, the board endeavors to cultivate a sense of pride and ownership in maintaining clean and welcoming environment across the city.

Board members meet monthly on the third Tuesday at 11:00 a.m. at the **Fort Pierce Garden Club**. These meetings serve as a platform for brainstorming ideas, coordinating initiatives, and fostering partnerships that contribute to the city's aesthetic appeal.

Interested individuals who are passionate about contributing to the betterment of Fort Pierce are encouraged to apply. Applications for board membership can be accessed on the City of Fort Pierce website at https://cityoffortpierce.com/144/Boards-Committees. The deadline for submission is Thursday, July 10, 2025.

Join us in our collective endeavor to make Fort Pierce a cleaner, greener, and more beautiful place to live, work, and play. For more information about the ***Keep Fort Pierce Beautiful*** program, please visit https://cityoffortpierce.com/193/Keep-Fort-Pierce-Beautiful.









Great American Raft Race Event Presents Fun Challenge for Local Youth

Now in its 5th year, ***Project LIFT*** and the ***Fort Pierce Police Department*** will be hosting the ***Great American Raft Race*** at **Causeway Cove Marina** on August 7th at 10 a.m. This fun-filled community event brings together local youth and the public to use their imagination and come up with unique ideas to design and build their own rafts. The kids who participate will learn basic carpentry skills in the making of their design. If it floats, it qualifies! If it doesn't, you get to do "the walk of shame!"

Sponsorships will provide materials for the participants to build their custom rafts and have a great day on the water. Multiple work sites will be used to allow more kids to attend and help ease any transportation concerns. For more information, please contact either Shawn Keil at shawn.keil@projectlift.org or Charlie Hayek at cchawk77@aol.com.













The Latest Honk on The Peacock House Art Foundation

by Emily Fingerhut

As the administrator of ***The Peacock House Art Foundation*** I'd like to share a little bit about our nonprofit art campus. I've had the privilege of witnessing its transformation firsthand. What started as just a creative dream has grown into a vibrant, inclusive art foundation that serves the Treasure Coast. Located on Orange Avenue, in what was formerly known as the Crain Estate, **TPHAF** is inherently steeped in rich Fort Pierce history, unique and vibrant architecture, and stunning wildlife, making it the perfect setting for a hub of artistic expression, education, and collaboration!



Alongside my colleague, Krystal Masters, we run afterschool art classes from 3 to 5 p.m. that encourage kids creativity and confidence through hands-on learning art experiences. We're turning up the heat this summer by offering a *Summer Camp Program* for kids. "Beyond the Brush" welcomes kids ages 8 to 16 for multi-disciplinary art experiences, including mixed media, glass art, mosaics, digital art, codeless website building, and art history.

We offer adults' diverse art education opportunities, from painting and pottery to mixed media and junk journaling. Our fully equipped clay studio — complete with two kilns — is just one example of how we're building resources that support long-term artistic growth for both emerging and established artists.

It's not just employees working hard to put **TPHAF** on the map. Our gallery and exhibition spaces give our Artist Members a professional platform to share their creativity within the *Peacock Arts District*, lifting up our overall community. Local Artist Members like Lisa Jill Allison, Leslie Stokes, Eric Meeks, Lyn Morgan, and others, participate in our rotating gallery, featuring a different piece of work every three months. There's always something new and interesting for visitors to see during our facility-wide tours, offered weekly.

Our thriving *Artists-In-Residence Program* also attracts artists and visitors from across the globe to share their work with the Treasure Coast, lead workshops, and enrich our cultural landscape. Artists like Samara Ash, Sitki Dogan, Nico Suave, Margareta Fintling, and Ingrid Grip have partnered with us to leave a lasting, beautiful mark on Fort Pierce.

Our vision goes beyond the visual arts. We're also working to unveil our dynamic dance studio space, which will host classes in belly dancing, salsa, line dancing, and yoga — making movement and wellness part of the creative experience. Additionally, we're developing a unique culinary experience, with an Old Florida BBQ restaurant, multiple food truck options, and a Breakfast Café, all coming soon.

Every day, I feel grateful to be part of this growing organization. ***The Peacock House Art Foundation*** is more than an art foundation — it's a creative home. I invite you to discover all we have to offer and join us in supporting the arts on the Treasure Coast.

Visit our website to learn more: ThePeacockHouseArtFoundation.com or check us out on social media @peacockhouseartfoundation.

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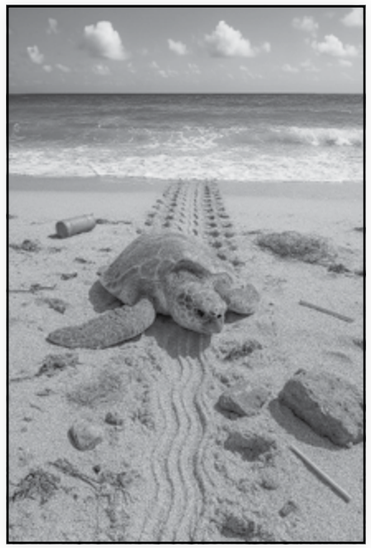
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Protecting Habitats for Sea Turtle Survival Along Florida's Treasure Coast

by Meredith Bennett of the Manatee Center

The Treasure Coast of South Florida is home to some of the most critical nesting habitats for sea turtles in the world. Each year, thousands of loggerhead, green, and leatherback sea turtles return to these beaches to lay their eggs. However, rapid coastal development, pollution, and climate change threaten these fragile ecosystems, putting sea turtle populations at risk. Protecting their habitats is essential for their survival and the health of the marine environment.



One organization leading the charge in conservation efforts is ***Coastal Connections***, a nonprofit based in Vero Beach, Florida. Their mission is to protect coastal habitats for sea turtle survival by educating and connecting people to the environment. Through initiatives like *Turtle Connections*, they provide educational programs and hands-on conservation experiences that inspire individuals to take action.

Coastal development remains one of the primary threats to sea turtles along the Treasure Coast. Beachfront construction disrupts nesting sites, while artificial lighting disorients hatchlings, leading them away from the ocean. Coastal Connections supports "dark sky" initiatives, encouraging property owners to use turtle-friendly lighting and advocating for conservation zoning laws that restrict construction in sensitive areas.

Pollution, particularly plastic waste, presents another significant danger. Sea turtles often mistake plastic debris for food, leading to ingestion that can be fatal. ***Coastal Connections'*** *Vero Goes Zero* program engages businesses, individuals, and local governments in reducing single-use plastics and promoting sustainable practices.

Climate change compounds these challenges by increasing sea levels and altering sand temperatures, which influence hatchling gender ratios. Rising temperatures can skew populations towards female hatchlings, which may disrupt future reproduction. Preserving natural dune systems and reducing carbon footprints through sustainable living practices can help mitigate these climate impacts.

Coastal Connections also offers unique opportunities for community involvement, such as *Adopt-A-Nest*, where individuals can sponsor a sea turtle nest and track its progress. Their *Travel for Turtles* initiative promotes eco-tourism, ensuring that visitors support conservation efforts while enjoying Florida's coastal beauty.

Protecting sea turtle habitats along the Treasure Coast requires a collective effort. Through responsible development, pollution reduction, climate action, and conservation advocacy — alongside the dedicated work of ***Coastal Connections*** — we can ensure that these ancient mariners continue to grace Florida's shores for generations to come.

If you are interested in this cause or would like to learn more ***Coastal Connections of Vero Beach*** will be presenting an informative program at noon on July 11th at the **Fort Pierce Yacht Club** as a guest of the **Manatee Center's** ongoing *Lunch and Learn* lecture series.

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City of Fort Pierce Animal Adoption Center Participates in Petco Love Florida MEGA Pet Adoption Event

The **Fort Pierce Animal Adoption Center** is proud to once again join ***Petco Love*** and animal welfare organizations across Florida in a united mission to find loving homes for 2,000 dogs and cats during the ***Petco Love Florida MEGA Adoption Event***, taking place June 27–29, 2025.

Hosted at **Petco** pet care centers and participating shelters statewide, the event aims to address Florida's urgent need for increased pet adoptions. In 2024 alone, more than 37,000 dogs and cats were euthanized in Florida shelters — placing the state 46th in national lifesaving rankings. The ***MEGA Adoption Event*** is a coordinated effort to change that statistic and save lives by connecting families with adoptable pets.

Last year, 1,949 pets found new homes during the event. This year, nearly 50 organizations across 31 counties are participating, offering thousands of pets for adoption — all spayed/neutered, vaccinated, and available at no cost to adopters (some exclusions may apply).

Locally, area residents can adopt pets at the following locations:

Havert L. Fenn Center
2000 Virginia Avenue in Fort Pierce
June 27–28 | 10:00 a.m. – 4:00 p.m.

Fort Pierce Animal Adoption Center
100 Savannah Road in Fort Pierce
June 27–28 | 11:00 a.m. – 4:00 p.m.

"There is nothing more powerful than the moment a shelter pet meets their new family and that's the heart of this incredible statewide event," said Susanne Kogut, President of ***Petco Love***. "By uniting animal welfare organizations across Florida, we are not only finding homes for pets, we are creating thousands of new beginnings filled with hope, healing, and unconditional love."

"We are thrilled to be part of this incredible statewide effort to help pets find loving homes," said Summer Rulapaugh, Operations Manager at the **Fort Pierce Animal Adoption Center**. "Every adoption is a second chance — not just for the animals, but for the families whose lives they brighten."

To explore adoption locations, hours, and participating shelters throughout Florida, visit megaadoptflorida.com.

About Petco Love

Petco Love is a nonprofit organization that makes communities and pet families closer, stronger, and healthier. Since 1999, ***Petco Love*** has invested nearly $410 million in adoption and lifesaving efforts, helping 7 million pets find loving homes. Learn more at PetcoLove.org.

About Fort Pierce Animal Adoption Center

As part of the *City of Fort Pierce Animal Services Division*, the **Fort Pierce Animal Adoption Center** provides compassionate shelter and adoption services for homeless pets, working to ensure every animal has the opportunity to thrive in a loving home. Visit cityoffortpierce.com to learn more.

About Florida Leaders in Lifesaving

Led by the ***Jacksonville Humane Society***, the ***Florida Leaders in Lifesaving*** program brings together animal shelters and clinics to reduce euthanasia and increase collaboration statewide. Visit floridaleadersinlifesaving.org to learn more.

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Dance Through Your Summer Saturdays at the Downtown Farmers Market

Those who regularly visit the **Fort Pierce Downtown Farmers Market** know that it is a combination of features that makes it so unique and inviting. Not only do we have some of the friendliest vendors selling great products to please your pallet, but we offer ways to satisfy all of your senses.







The market's location along the waterfront in downtown Fort Pierce for 28 years now provides the perfect shopping experience. The city has done a great job providing shade trees and water features, and benches to sit and enjoy the view on. People coming and going from the boats on the marina are fun to watch as you enjoy a refreshing, made to order smoothie from **Seaside Smoothies**. Cool off for a minute by wrapping your hands around an acai bowl as delicious as it is beautiful from **Fresh Fusion Juice Bar** as you watch the kids play around the fountain.

But be warned, the aromas of freshly prepared foods from places like **Chef Kevin's Reggae Yum Yums** will steal your thoughts away from those views. The irresistible scent of a smoked turkey leg from **Big Byrds BBQ** will have you craving one for breakfast (it goes with coffee, right? I mean, **Rio Coco** is right next door with some tasty beverages).

You'll be touched to know that the **Fort Pierce Downtown Farmers Market** makes sure you can carry all the tempting goodies our vendors have to offer. If your purchases get to be a handful, you can stop by the Market Manager's tent and buy a sturdy canvas market logo bag to bring back again and again.

One of the long-time features of the market that helps to make each Saturday an event to remember is the live music offered for your listening pleasure. With regular appearances year-round by local favorites *Rappture*, *The Latin Heritage Orchestra*, *Pippin & Willin'*, *Dave and The Wave*, and *The Little Things Duo*, you know you'll hear some great music while you browse the beautiful buns offered by **Importico's Bakery**.

There are some different acts joining us later in the year that you won't want to miss. If you want to know in advance when your favorite local band is playing at the market, be sure to check out the website fortpiercefarmersmarekt.com and click on the Music & Events tab. You can use that site to find out who that great band was that you heard there, too. If the tunes were so lively that you had to get up and dance — it happens regularly, you know — you have to find out who they were and when they'll be back.

You can stay in the know about the long-time and new vendors we have joining us each week by liking and following our Facebook page, FortPierceFarmersMarket. Be sure to support your favorite vendor by liking their page as well. We look forward to you making the sensible decision to join us as we dance our way through the summer at the **Fort Pierce Downtown Farmers Market**.

It's a Saturday morning tradition.

Participants in the Annual *Christmas in July* Event Get a Chance to Win a Downtown Fort Pierce Shopping Spree



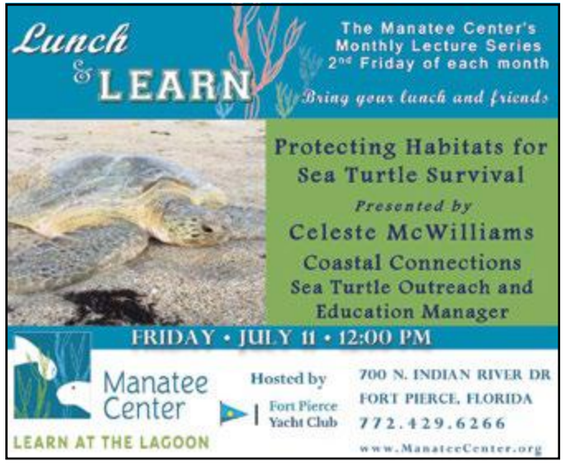
At the time of this writing the cumulative value of the grand prize shopping spree is $1,220 and climbing! To participate, check in at **Notions & Potions** starting at 10 a.m. on Saturday, July 19th to receive one raffle ticket for our hourly raffles which start at 1 p.m. Then, go and take selfies in your Ugly Christmas Shirt with any Downtown store logo in the background and earn *more* tickets to enter our ***Downtown Shopping Spree*** *Grand Prize Giveaway*. For each selfie per store, or selfie station, one raffle ticket is earned. Photos must be taken with the store logo in the background. The more stores or restaurants you visit downtown the more tickets you earn to win. Winner takes all! All participants must be 18 years or older to enter and/or win raffle.

Participants may also bring school supplies to **Legit Cuts Barbershop** and take a selfie showing the supplies to earn two extra tickets!

To claim extra tickets, bring your phone to **Notions & Potions** by 5:30 p.m. to show proof of your visits and receive all your tickets. The grand prize drawing will be held at 6:00 p.m. (you do not have to be present to win). No worries if you can't take selfies — we will help. There will also be several giveaways throughout the day.

Continued on page 18 …

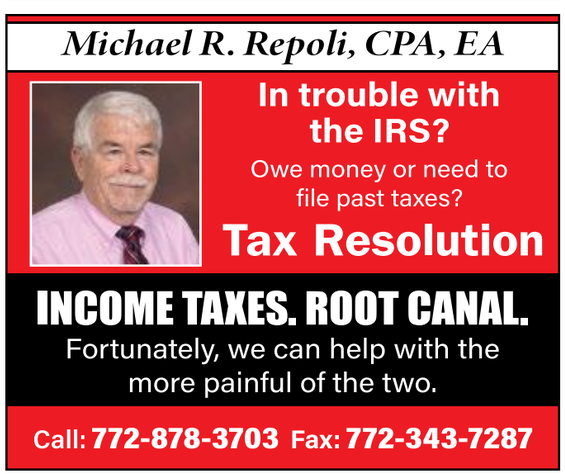














CHRISTMAS IN JULY … *continued from page 16*

Sponsoring businesses:

Taco Dive

Last Dragon Tattoo

Cobb's Landing

Little Jim Bait & Tackle

Sailfish Brewing Co

Legit Cuts Barber Shop

2nd Street Bistro

Notions & Potions

Varsity Sport Shop

Fort Pierce City Marina

2nd Street Art

Dunkin' Donuts

Freedom Boat Club

Main Street Fort Pierce

The Pink Moon

Wanderlust

Juice a' Peel

Hippy Hut

Havana George Café

Thirsty Turtle

Casa Azteca

MK Computers

Taylor Creek Optical

More businesses are added daily!



















Downtown Fort Pierce Business Profile: The House of Orchids & More LLC



For all plant lovers or those looking to add a little touch of nature's beauty to their homes and yards a new retail **Orchid Shop** has just opened in the **Historic Arcade Building**. **The House of Orchids & More** is passionate about bringing beauty and elegance into every space with high quality orchid plants and custom arrangements.

The Fort Pierce **House of Orchids & More** store opened in June and chose to be in the downtown area because of its historical feel. They specialize in modern and classic designs that appeal to all ages and offer seasonal specials. Their employees value their customer's personal tastes and build relationships to better understand exactly what clients are looking for personally or as unique gifts.

When planning to open, owner, Margaret Gonzalez, started with a clear vision and sought the proper licenses. Location was very important along with quality products. She sourced her product and started small to thoroughly understand the products she was offering in order to stay consistent and thrive.

The House of Orchids & More has selections for all price ranges. There is something for everyone, whether it is a small plant or a statement arrangement. They make it easy for everyone to enjoy the beauty of orchids.

The House of Orchids & More LLC is located at 101 N U.S. 1, Suite 124 in Fort Pierce. Their hours are Monday to Saturday, 9 a.m. to 5 p.m. and they are closed on Sundays. Website: www.thehouseoforchidstc.com; Facebook: Thehouseoforchids.

Downtown Fort Pierce Business Profile: Soulful Motion Studio



Soulful Motion Studio has just opened its doors in the Historic **Arcade Building** located at 101 N U.S. Highway 1, and the programs and classes offered are already resonating deeply with the community. **Soulful Motion** isn't just about yoga — it's a space where movement, healing, creativity, and holistic care all come together under one roof.

Here is what makes them a unique new business in downtown:

- Beginner-welcoming yoga + gentle movement classes, Yin and Ashtanga.
- Rebounding classes (yes — mini trampoline workouts!.
- Transformational workshops and retreats, like our upcoming half-day, "Breathe, Beautify & Be," on May 3rd; guided meditation, creative journaling, sacred beauty rituals.
- Classes with a creative twist — "I Didn't Know ChatGPT Could Do That" — May 17th; a first-of-its-kind workshop blending artificial intelligence with creativity, personal growth, and intuitive self-inquiry.
- Holistic hair care through our in-studio sub-brand, KAB111; a sanctuary for scalp health, mindful styling, and plant-powered hair rituals.
- Holistic skin care by Balanced Beauty; integrating energetic healing with custom facials, gua sha, and nourishing skin treatments in a calm, connected setting.

Soulful Motion Studio is genuinely focused on community — this is about connection, not just classes. They welcome interested newcomers to come visit the space, meet the people behind it, experience the vibe firsthand, and, if it feels aligned, help spread the word to the Treasure Coast.

This is about more than wellness. It's about giving people a place to reconnect, recharge, and rediscover their inner power.

Soulful Motion Studio is located inside Kraaz Square, in the Historic **Arcade Building**; Instagram/Facebook: @soulfulmotionstudio; events and schedule can be found by visiting https://soulfulmotionstudio.com/events/.

Time-Honored Tradition of the Blessing of the Fleet Returns to Fort Pierce

by Michele March, FPYC Social Media and Public Relations

The ***Fort Pierce Blessing of the Fleet*** returned with great success! As part of **Fort Pierce Yacht Club's** (ç) ***45th Anniversary*** celebration, the ***Blessing of the Fleet and Pass in Review*** on May 17th delivered on the promise to be a day of tradition, community, and celebration.

A total of twenty-three (23) boats were blessed by Rev. Canon Dr. Audley Donaldson from *St. Andrew's Episcopal Church* in Fort Pierce who was aboard a U.S. Coast Guard (Fort Pierce) vessel. **FPYC** Commodore Steve Jaroski and Past Commodore Suzanne Boardman were aboard Richard and Rita King's boat, *Nutty Irishman*, where they conducted the ***Pass in Review*** which was accompanied by cannon blasts acknowledging passing boats.

The celebration continued with a lively and well-attended reception at the **FPYC**. Members, guests, and registered participants gathered to enjoy an afternoon filled with camaraderie, music, and waterfront views. The **FPYC** was honored to serve a delicious spread, generously donated by **2nd Street Bistro**, **Island Beach Bar and Restaurant**, **BlueBird Bakery**, **Bistro & Wine Bar**, and the **Fort Pierce City Marina**. Their thoughtful contributions added a special touch to the event and were greatly appreciated by all in attendance. The reception provided a fitting conclusion to a memorable day on the water, celebrating tradition, community, and the enduring spirit of Fort Pierce.

We sincerely thank the *U.S. Coast Guard Station Fort Pierce* for hosting Rev. Donaldson aboard their vessel to perform the ***Blessing of the Fleet*** and for their invaluable support of this cherished tradition. We extend heartfelt thanks to the *St. Lucie County Sheriff's Marine Unit*, *U.S. Fish & Wildlife*, and *City of Fort Pierce Code Enforcement* for their on-water support and coordination; to **Freedom Boat Club of Fort Pierce** for their key role in organizing and executing the event; and to **Tiki Taxi & Cruises** for helping transport **FPYC** members and guests to be part of this special tradition.

This was a unique opportunity for our community to come together and celebrate both our maritime heritage and the continued vitality of the **Fort Pierce Yacht Club**. We truly appreciate the community's spirit and support for this event and we're already looking forward to planning the *2026 Fort Pierce Blessing of the Fleet*.



In a powerful mid-blessing moment, Rev. Canon Dr. Audley Donaldson sends a stream of holy water toward an unregistered pontoon boat that joined the procession—capturing the open and inclusive spirit of the event
Photo Credit: Suzy Wroten

Celebrate Independence Day on the Water!

Join the **Fort Pierce Yacht Club** for the ***Annual Fourth of July Patriotic Boat Parade***, beginning at 11:00 a.m. This year, boats will gather in the Turning Basin at 10:45 a.m. — note the new time due to tidal changes. Dress your boat in patriotic flair and be part of this festive tradition on the water! On the day of the event, please monitor VHF Channel 81. For more information, visit www.fortpierceyachtclub.com/july4boatparade. Let's make waves this Independence Day!



United States Goast Guard Station Fort Pierce Crew
Photo Credit: Bruce DeGraw



The Nutty Irishman, serving as the Pass in Review vessel and hosting the FPYC Commodore Steve Jaroski and Vice Commodore, Suzie Boardman
Photo Credit: Suzy Wroten







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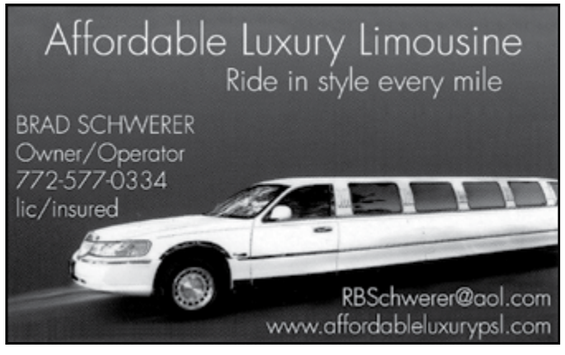
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TREASURES OF THE PAST

125 years ago this month as reported in the July 13, 1900 edition of The Florida Star

Miami Ice Works

Arrangements in Process For Moving Its Plant to Fort Pierce

If there is any prospect of a hot time at Fort Pierce when the convention meets there next month, there is the consolation of knowing that there will be an ice factory on the spot to keep things cool.

Arrangements are now in process to move the Miami Ice Works to that place. The works here were shut down Monday night and yesterday the removal of the machinery was begun.

The change was rather a sudden one and took our people by surprise. It has been known for some time past that Mr. L.C. Oliver was preparing to establish a plant at Fort Pierce, where there is a great demand for ice on account of the fishing industry. It is now understood that Mr. McPherrin, of the Miami Ice Work, and Mr. Oliver have reached an agreement whereby Mr. Oliver is to abandon his plans at Fort Pierce and Mr. McPherrin is to remove his plant from Miami to that place. We learn also that the agreement covers an understanding that Mr. Oliver is not to ship ice north of Fort Lauderdale and Mr. McPherrin is not to ship any south of that point.

Mr. Oliver has two first-class plans in Miami, and we shall not lack for an abundant supply of ice at low rates.

Our people regret to lose Mr. McPherrin from Miami. He has done a prosperous business here, and the works have made a nice profit in the past year.

125 years ago this month as reported in the July 20, 1900 edition of The Florida Star

Fort Pierce

Mr. W.J. Tucker has added a bear to his menagerie. The bear was caught on the island in a trap while he was trying to get honey from a bee gum. About fifty of the boys went over to muzzle and rope him, and it is reported one or two of them are good racers.

[Will Tucker owned the Tarpon Saloon near Depot Drive. Learn more about him at the 21st Annual Ghosts of Fort Pierce Past walking tours event this October 22nd & 23rd. Local real estate agent, Ryan Collins of Reef to Ranch Real Estate, plays this role each year. Tickets go on sale in September on www.mainstreetfortpierce.org.]

100 years ago this month as reported in the July 2, 1925 edition of the Palm Beach Post

There will be no story hour at the Woman's Club Saturday afternoon, because of the celebrating of the Forth of July.

[The Fort Pierce Woman's Club exists today and continues to give back to our community in many ways. Come hear their story during the 21st Annual Ghosts of Fort Pierce Past walking tours event to be held this October 22nd and 23rd. Tickets go on sale in September at www.mainstreetfortpierce.org.]

100 years ago this month as reported in the July 21, 1925 edition of the Fort Pierce News

Sunrise Theatre "The Pick Of The Pictures"

Wednesday, July 22nd
Alice Terry and Ernest Gillen in "ANY WOMAN." Any Woman Loves to be Beautiful, Fashionable, Popular.
Comedy "TELL IT TO THE POLICEMAN."
Thursday, July 23rd
Barbara LaMarr and Conway Tearle in "THE HEART OF A SIREN."
Comedy "LOW TIDE."
Friday, July 24th
Adolphe Menjou and Eleanor Boardman in "SINNERS IN SILK." Rejuvenation, Pep, Parties and the Wild Gay Life of the Gilded Cabarets.
Our Gang Comedy "BIG TOWN."
Saturday, July 25th
Hoot Gibson in "TAMING THE WEST."
Sunshine Comedy "THE MYSTERIOUS STRANGER."
"IDAHO" No. 2.

100 years ago this month as reported in the July 27, 1925 edition of the Tampa Tribune

Fort Pierce Opens Offers on Bridges And Electric Unit

Bids for the purchase and installation of a 1,500 kilowatt turbo-generator unit to be added to the equipment of the municipal light and power plant were opened by the city commission and referred to the engineers for tabulation and report. The proposed new unit is designed to meet the immediate future demands and serve the needs of the city until a completely new and modern plant can be provided. The present plant has almost reached its capacity.

The city commission also received bids for the construction of concrete bridges, one across the canal at Fourth Street, Dixie Highway, and the other at Second Street. Action on these was deferred until the merits of another type of bridge can be investigated.

The Fourth Street bridge is to have a width of forty feet, and that at Second Street a width of thirty-six with sufficient clearance above the water to permit the passage of small boats.

[Fourth Street is US1. The bridges mentioned in this article are ones that spanned across Moore's Creek. The 2nd Street Bridge is affectionately known locally as "Tickle Tummy Hill". It is now on the National Register of Historic Places and is included in the 2010 Historic Highway Bridges of Florida report. The 2nd Street Bridge was constructed by the Palatka office of the Luten Bridge Company in 1925 and is an example of a decorative arch deck bridge that was constructed as a 30-foot long, single span reinforced concrete arch.]

TREASURES OF THE PAST

75 years ago this month as reported in the July 3, 1950 edition of the Fort Pierce Tribune

The Big Night is Here!

Chamber of Commerce Bridge Safety Fishing Balconies Benefit Dance

Monday Night — July 3 9:00 p.m.
St. Lucie County Armory — Music by Georgew Saleeby and his Orchestra
Grand Prize - 1950 Pontiac

Monday, July 3 is the night Fort Pierce has been waiting for! The big benefit dance for the construction of safety fishing balconies on the South Bridge begins at 9:00 p.m. at the County Armory. Some lucky ticket holder to this dance (who may or may not be present) will win the grand prize of a beautiful 1950 Pontiac sedan. Tickets may be bought any time up until the drawing Monday night. Price is 50 cents.

Come one…come all…help raise funds for this important community project. You may enjoy a fine dance, serve your city and get a fair chance to win the grand prize… all for only 50 cents per ticket.

For the safety of all…for the enjoyment of many…let's get balconies built on the South Bridge. BUY YOUR TICKETS NOW!

75 years ago this month as reported in the July 9, 1950 edition of the Fort Pierce Tribune

Fabric Shop Will Open Here Monday

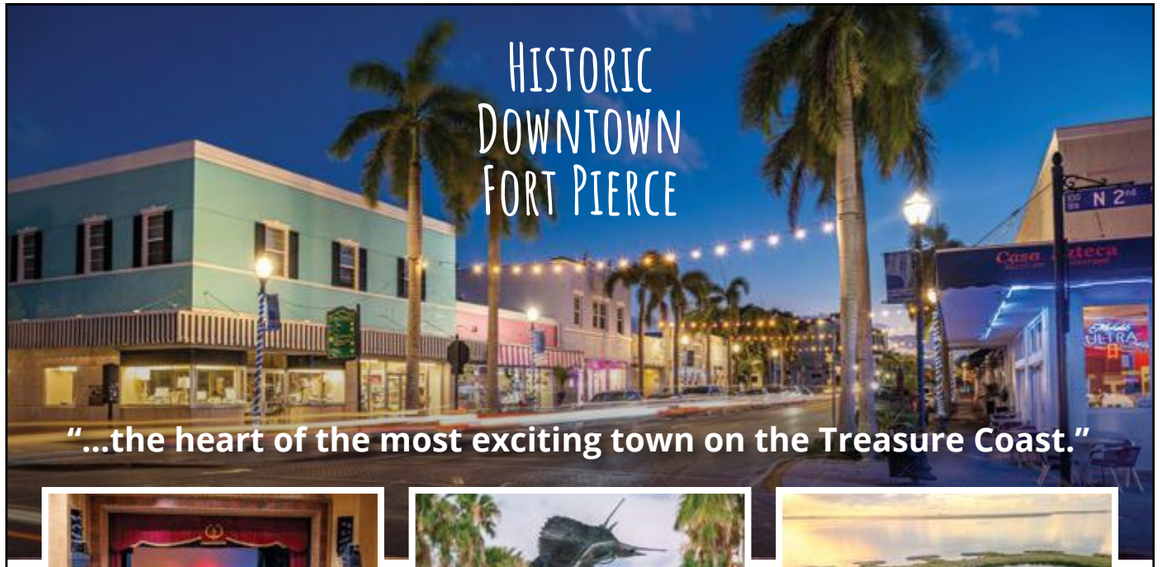
Establishment of another new business in Fort Pierce is announced in this issue.

It is the Fabric Center, Inc. to be located at 223 Avenue A, being established by Mr. and Mrs. Joe W Jones of West Palm Beach.

The new establishment will open Monday morning and will stock a complete line of yard goods and sewing supplies, it was stated.

Download Florida Stories App for audio history tours of dozens of Florida cities including two from Fort Pierce — Downtown & the Lincoln Park districts

FLORIDA STORIES









PHOTOS BY MARK KRANCER

If you are looking to open or expand your business,

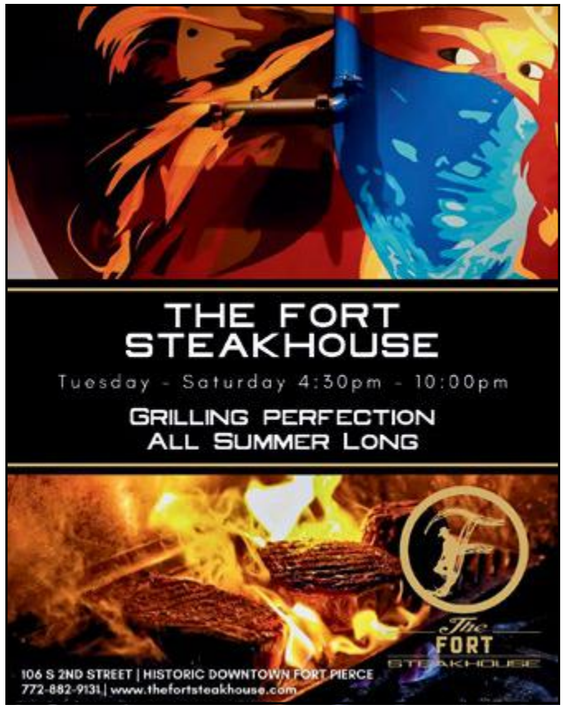
Downtown Fort Pierce is the place to be!

Fresh and exciting projects continue to make the Downtown area even more inviting and attractive to visitors. See listings for available **office**, **retail**, and **restaurant** space below.

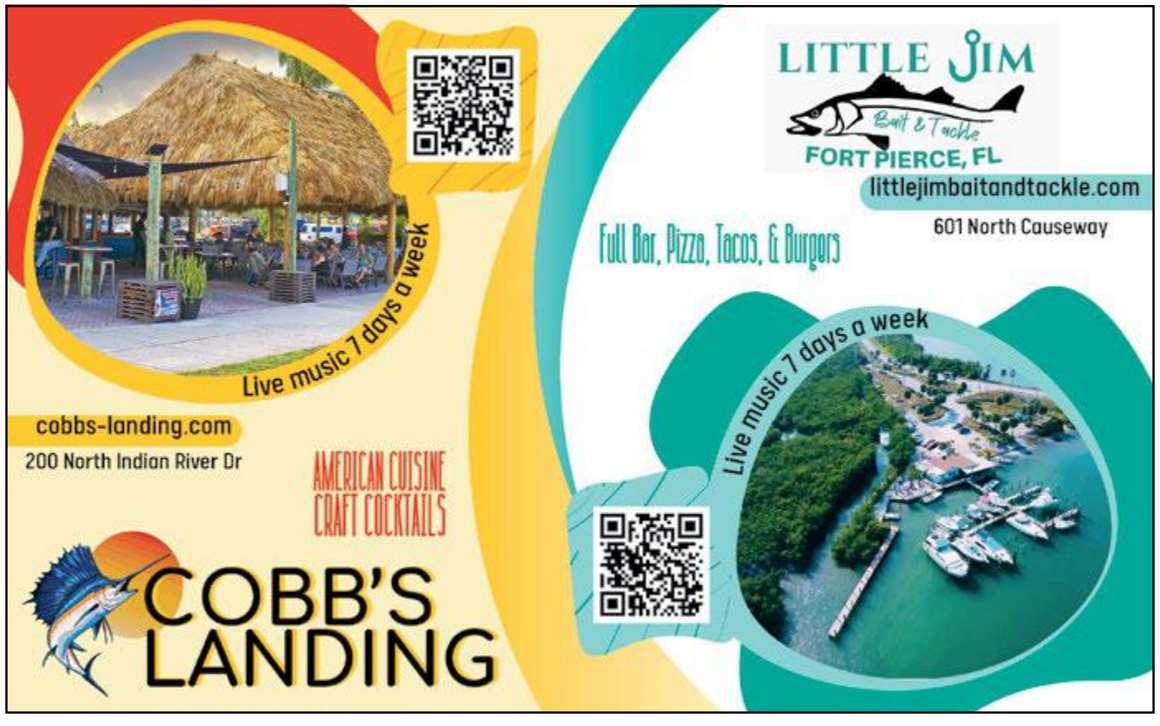
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Downtown Fort Pierce Business Profile: The Harbor Cocktail Lounge



Coming soon! The entertainment district of downtown Fort Pierce will soon have a new addition on Avenue A next to the **P.P. Cobb Building**. **The Harbor Cocktail Lounge** is set to open as a bar and lounge with regular music and entertainment once its renovations are completed.

Owners, Natasha and Matthew Mitchell are Florida natives with a deep love for its coastline and the Treasure Coast community. The idea for **The Harbor Cocktail Lounge** came from a lifelong love for the ocean, good company and great drinks. Since they grew up along the Florida coast, Natasha and Matthew developed a deep appreciation for those simple joys of gathering with loved ones, listening to live music, and creating unforgettable memories. It was this experience that led them to dream of opening a space that captures that same warmth and connection. Their name selection for their business derived this feeling, and from the family dog, Harbor. "Just like a harbor offers a place of refuge and comfort, he's (dog) always been a source of joy and companionship in our lives. That same sense of warmth, welcome, and belonging is exactly what we want every guest to feel when they walk through our doors."

They chose to open in downtown Fort Pierce because of its aura and atmosphere. "The area is full of history, charm and incredible local businesses that make it a vibrant place to be. We wanted to create a space where locals and visitors alike could gather, enjoy handcrafted cocktails, live music, and soak in the coastal vibes. Fort Pierce has an energy that's impossible to ignore, and we're so excited to be a part of its growth."

Natasha and Matthew are so excited to open and bring this new entertainment space to the public. They want their customers to feel like they've found their new go-to spot — the kind of place where the drinks are crafted with care, the service is seamless, and the vibe makes someone want to stay awhile. It is a space built for good times, great conversations, and unforgettable nights. "We love being part of the downtown Fort Pierce community, surrounded by incredible businesses that make this area special. That's why we're all about making your experience as easy and enjoyable as possible — whether that means bringing your drink right to you while you're mid-game (shuffleboard, etc.) or letting you enjoy food from our restaurant partners without ever leaving your seat. At **The Harbor**, you focus on having a great time — we'll take care of the rest."

Q & A

What were the steps you took to open and what advice would you give to other potential entrepreneurs?

Although **The Harbor Cocktail Lounge** is not officially open just yet, to start the journey required careful planning, persistence, and a whole lot of passion. The process involved several key steps:

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www.fortpierce.keyes.com

Concept & Market Research — Before anything else, I wanted to ensure that **The Harbor** had a unique identity. I researched the local market, identified customer preferences, and shaped a concept that would stand out;

Business Planning & Financials — Crafting a solid business plan, outlining budget projections, and setting clear revenue goals helped us stay focused on our long term vision;

Site Selection & Lease Negotiation — When this location came along, it was a game-changer. The stars aligned! Our location off Second Street was perfect in every way. This location has great food traffic and its alignment with our brand was unbelievable;

Design & Build-Out — Every aspect of the design, from layout to ambiance, was created with our guests in mind. The build-out process included contractors, permits, and lots of attention to detail;

Licensing & Compliance — Navigating liquor licensing and health regulations was a challenge, but we are making sure everything is in perfect order;

Hiring & Team Building — Building a talented team that embodies our culture is crucial. We're looking for passionate individuals who understand the importance of great service and a fun atmosphere.

The Harbor Cocktail Lounge is located at 116 Avenue A in Fort Pierce. The hours are: Monday to Thursday, 11 a.m. to 10 p.m.; Friday and Saturday, 1 a.m. to 11 p.m.; and Sunday from 10 a.m. to 9 p.m.

Happy Hour Specials: Perfect for young professionals and after-work crowds looking for handcrafted cocktails and light bites.

Classic Cocktail Nights: Featuring timeless drinks like the Old Fashioned and Manhattan, perfect for guests who appreciate a well-made, classic cocktail.

Industry Nights: A special nod to our local service industry workers, with discounts to thank them for all they do.

Live Music & Themed Events: From jazz nights to DJ sets, we'll host a variety of music genres to appeal to a broad audience.

Website — www.TheHarborFortPierce.com; Facebook — www.facebook.com/TheHarborFortPierce; Instagram — www.instagram.com/theharborfortpierce.

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The intense heat of summer is definitely here and our reels are on fire! We anticipate fireworks in the sky for the Fourth of July, but avid Treasure Coast anglers will tell you our beautiful waters produce some fireworks, too. From mahi and kingfish, to sailfish and cobia, to grouper and snapper, our local waters are an angler's paradise. As always, this time of year, getting out on the water with abundant opportunities to catch your own fresh fish dinner is a pretty "cool" way to beat the heat.

Bottom fishing remains a great strategy for July since mangroves, lanes, and muttons are still chewing on our off-shore reefs from 50-100 feet. I recommend shrimp or live pilchards for best results but frozen will work good as well, plus enough weight to keep your bait on bottom. Targeting snapper will also put you in a good position to catch nice grouper. It's key to keep your drag tight as these aggressive grouper will run right to structure as soon as they are hooked.

King mackerel, a schooling and migrating game fish commonly called kingfish, are very popular along our Florida coast. They are known for their size, speed, and impressive battles, plus having a mouthful of sharp teeth so heavier wire/leader is needed. Our kingfish charters have been very successful with most catches getting smoked for delicious smoked fish dip. Feel free to contact me for my famous fish dip recipe!

There is no word yet on the Atlantic red snapper season but we are hoping to get two or three days this year. The 2025 Gulf red snapper season was announced and is the longest in state history with 126 days for recreational fishing. Red snapper is highly regulated because it was significantly overfished and still under a rebuilding plan, but it appears the species has made a notable comeback in recent years. These fish are easy to catch and frequently seen on the hook so we hope it's opened up soon.

Our *Fishy Photo of the Month* shows a pair of 35-pound kingfish from a recent trip!

Stay cool this summer by visiting our great bait and tackle shops like **DeBrooks Fishing Corner** and my home base, the historic **Little Jim Bait & Tackle** before your next fishing adventure. The coolest memories start with a salty fishing trip catching the bounty of the sea! Wishing everyone a safe Fourth of July celebrating the freedom to *keep Pullin Drag!*



Main Street Kids Coloring Page

Can you find this building in downtown Fort Pierce?

City Hall

315 Avenue A

1925



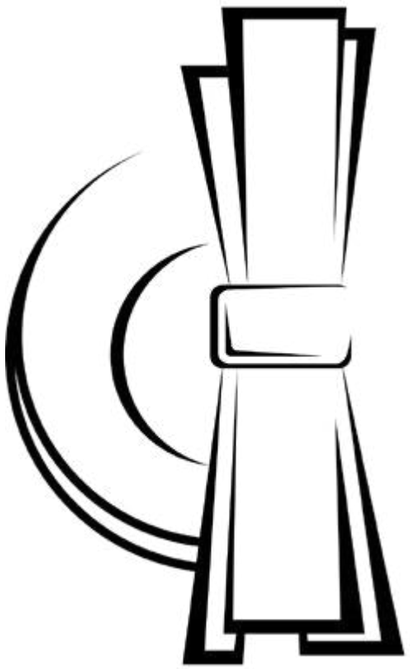
Architect: William W. Hatcher

The Old City Hall is a two-story building in the Mediterranean style. The outside is finished with *stucco*, a plaster-like material. It was used as Fort Pierce's city hall until 1971. Then it housed only the planning and building departments until all departments were reunited in the new city hall in 1991. It was rescued from the threat of demolition and restored in 1995. Now it has offices on the first floor. On the second floor is a great room where City Council sessions were once held, now used for meetings or parties. What details can you find that make Old City Hall a Mediterranean style building? Here are a few:

1. Arch
2. Barrel Tile
3. Classical Molding
4. Decorative Stucco Details

Trias, Ramon; Greenman, Trent; Hardan, Celine; Harrington, Tim. Fort Pierce A Town in Florida. City of Fort Pierce, 2001.

Main Street DINING









MAIN STREET FORT PIERCE

Join Main Street Fort Pierce

Main Street Fort Pierce wants to invite you to become a part of the renaissance of our Historic Downtown area. Over the past twenty-six years, we have worked to repair streets and sidewalks, upgrade storefronts, renovated the **Sunrise Theatre**, **Old City Hall** and the **Platts Backus House**, sponsor charrettes to design a downtown "Master Plan," built the **Manatee Observation and Education Center** and so much more! Annually, ***Main Street Fort Pierce*** sponsors over 30 events — *most which are free of charge.*

Yet there is still so much more to be done! We need you to be involved in our continued planning for the area. Become a member and support ***Main Street Fort Pierce*** financially. We rely on the participation and the voluntary annual dues from our members to accomplish our goals and complete our projects.

Whether you own a downtown business or you just love Historic Downtown Fort Pierce, we need your energy and support to continue to rejuvenate our community's heart and soul.

Main Street Fort Pierce Membership Levels

COMMUNITY

- ☑ Downtown Dreamer (Friend of **Main Street**): $50.00
- ☑ Pierce Pioneer (Family): $100.00
- ☑ Sunrise City Patron: $500.00 and above

Membership Benefits:

- Free Main Street Focus Magazine home delivery
- Unlimited attendance to Coffee with the Mayor
- Email newsletter with Downtown updates
- Early bird access to events such as Art Shows
- Downtown digital map directory
- Invitation to Annual Main Street Meeting & Celebration

SPONSOR

- ☑ Bronze: $1,000.00
- ☑ Silver: $2,500.00
- ☑ Gold: $5,000.00
- ☑ Platinum: $5,000.00

Additional Membership Benefits:

- Logo on website with link to site
- Early access to title sponsorships

BUSINESS

- ☑ CommUNITY Trailblazer (less than 10 employees): $150.00
- ☑ Horizon Hero (11-50 employees): $250.00
- ☑ Legacy Builder (51 or more employees): $400.00

Additional Membership Benefits:

- Free entrance to educational business seminars
- Included on **MSFP** website with link
- Discounted advertising rates in *Indian River Magazine*

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Call ***Main Street Fort Pierce***
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Stars Over St. Lucie

Join us as *Main Street Fort Pierce* hosts ***Stars Over St. Lucie*** on Friday, July 4, 2025, starting at 6:00 p.m. in Marina Square. In addition to live entertainment, fantastic food, drinks, and family fun, **FPUA** will be on hand with the giant *American Flag* proudly displayed for a striking sight along the waterfront.

Fireworks will light up the sky in Downtown Fort Pierce along the beautiful waterfront for a magical extravaganza starting at 9:00 p.m.

Thank you to our sponsors, supporters, partners and volunteers for making this event possible!

CITY OF FORT PIERCE | FORT PIERCE UTILITIES AUTHORITY | FPUANET COMMUNICATIONS | FORT PIERCE YACHT CLUB
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MAIN STREET FORT PIERCE

FOCUS

Volume 20, No. 9 April, 2025

The Official Monthly Newspaper of Main Street Fort Pierce



Main Street Focus
122 AE Backus Ave.
Fort Pierce, FL 34950

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Coffee
WITH THE MAYOR



HOSTED BY
Fort Pierce Yacht Club, Main Street Fort Pierce, Steamworks Coffeebar and Eatery and The City of Fort Pierce. Call Main Street Fort Pierce for more information at 772-466-3880.

Mayor Linda Hudson invites you to join her for Community News, Special Announcements, Complimentary Steamworks Coffeebar coffee, Breakfast Treats, and more!

Friday, April 18th, at 8:00 a.m.
at the Fort Pierce Yacht Club
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Sponsored by
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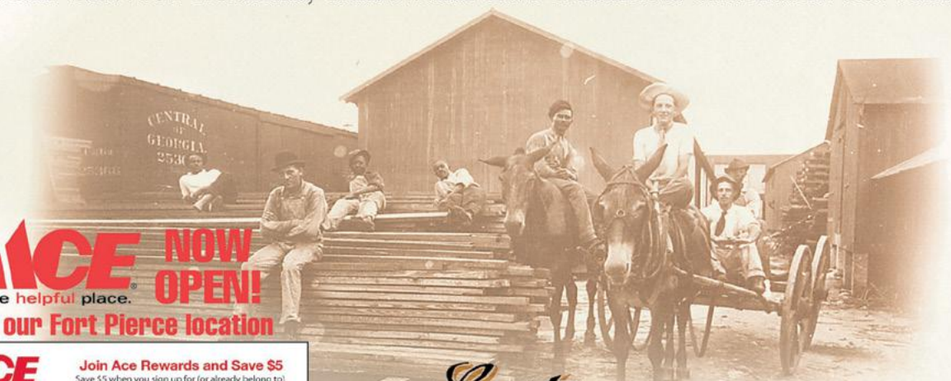
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PRESIDENT'S MESSAGE

Sip on Sunshine at the Annual *Main Street Fort Pierce Reverse Raffle*

by Donna Sizemore



It's April, the climate hasn't yet reached its peak temperatures, and it's a beautiful time of year to enjoy the outdoors. Downtown Fort Pierce boasts numerous restaurants and bars where you can sit outside and relish the weather. Consider visiting the Saturday **Farmers Market** and relax alongside the Indian River, soaking in the sunshine.

Part of ***Main Street Fort Pierce's*** *Strategic Plan* included expanding our board. We are delighted to announce the addition of a new board member: Glen Hoffman, a Fort Pierce native, served as a deputy sheriff with the St. Lucie County Sheriff's Office for 30 years. During his tenure, he worked in the crime prevention unit—overseeing community volunteers, managing the Neighborhood Watch program, and conducting security surveys for both businesses and residences. After retiring in 2018, he returned to full-time service six years later and is currently assigned to the Community Engagement Unit.

One last reminder about the ***Reverse Raffle***. The event will take place on April 11, 2025, at the **Pelican Yacht Club**. There's still time to buy tickets for a chance to win up to $5,000 in prizes. This year's theme is *Sippin' On Sunshine*, and we envision a room full of bright citrus colors! If you've never attended, you're sure to be glad you did! Visit our website to obtain tickets and register to bid on the incredible auction items generously donated by our community.

On the third Friday of each month, ***Main Street Fort Pierce*** hosts *Coffee with the Mayor* at 8:00 a.m. at the **Fort Pierce Yacht Club**. Each month features a speaker from a business or non-profit organization. In April, ***Main Street Fort Pierce*** will host and sponsor *Coffee with the Mayor*. Please join us on April 18 to learn all about ***Main Street Fort Pierce***, the impact it has on the community, and how you can become a member and/or volunteer.

As always, we extend our heartfelt thanks to our numerous volunteers for their hard work and support in ensuring that ***Main Street Fort Pierce*** remains the heartbeat of our community. *Happy Spring!*



MAIN STREET FORT PIERCE
MAIN STREET FOCUS FORT PIERCE

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2024 - 2025
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Calendar

Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!

Get the DISTRX app for all the latest downtown specials and events!

MONTHLY EVENTS

April 4, Friday: *FRIDAY FEST AT MARINA SQUARE* —5:30 to 8:30 p.m.; live music by **RJ Preston Duo**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; *Facebook*–Main Street Fort Pierce, 466-3880; mainstreetfortpierce.org.

April 18, Friday: *ARTWALK* — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; artstlucie.org.

WEEKLY EVENTS

Wednesdays: *Wednesday Green Market & Food Co-Op* — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

Saturdays: *The Jazz Market* — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, jazzsociety.org.

Saturdays: *Ft. Pierce Farmer's Market* — 8:00 a.m. to Noon; Marina Square on Melody Lane; Market Manager, 940-1145.

LIVE MUSIC DOWNTOWN

Wine Down Wednesday
Fort Social in the Galleria on the 2nd and 4th Wednesday of each month, 6 to 8 p.m.
TheFortSteakhouse.com

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Pierced Cider
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Cobbs Landing
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Bottom's Up Public House
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772-461-4775 • sunrisetheatre.com
Tuesdays: *Jazz Jam at the Sunrise Black Box Theatre* — 7 to 10 p.m.; 460-5299; jazzsociety.org.

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SUNDAY DOWNTOWN CHURCH SERVICES

Common Ground Vineyard Church; 460-5414, commongroundvineyard.com.

First Church; 464-0440, firstchurchfp.org.

Fort Pierce Haitian United Methodist Church; 940-6728, haitianmethodist.org.

Notre-Dame Mission Catholic Church; 466-9617, notredamecc.com.

St. Andrews Episcopal Church *(founded 1893)*; 461-5009 mystandrews.org.

COMMUNITY INFORMATION

A.E. Backus Museum
772-465-0630 • backusmuseum.com

Bud Adams Gallery of Historical Photographs
772-462-1795 • 2nd Floor of P.P. Cobb Building

Fort Pierce Police Athletic League
772-370-6162 • fortpiercepal.com
Volunteers needed: 772-466-0606

Fort Pierce Jazz & Blues Society
772-460-5299 • jazzsociety.org

Fort Pierce RiverWalk Center
600 North Indian River Drive
772-489-6473 • cityoffortpierce.com

Heathcote Botanical Gardens
772-464-4672 • heathcotebotanicalgardens.org

National Navy UDT-SEAL Museum
772-595-5845 • navysealmuseum.org

St. Lucie County Marine Center
772-462-3474 • stlucieco.gov/marine_center

St. Lucie County Regional History Center
772-462-1795 • stlucieco.gov/history



April: National Jazz Appreciation Month
April 1: April Fool's Day
April 2: National Peanut Butter and Jelly Day
April 2: Pascua Florida Day
April 3: World Aquatic Animal Day
April 6: Army Day in United States
April 7: National Beer Day
April 10: Golfer's Day
April 12: Grilled Cheese Sandwich Day
April 13: National Scrabble Day
April 13: Palm Sunday
April 13: First Day of Passover
April 14: National Gardening Day
April 14: National Dolphin Day
April 15: Tax Day
April 15: World Art Day
April 16: Wear Pajamas to Work Day
April 17: Blah Blah Blah Day
April 18: Lineman Appreciation Day
April 18: Newspaper Columnists' Day
April 20: Easter Sunday
April 22: April Showers Day
April 22: In God We Trust Day
April 24: Pigs in a Blanket Day
April 27: Marine Mammal Rescue Day
April 27: Woody Woodpecker Day
April 30: International Jazz Day

About Us: the *Main Street Focus*

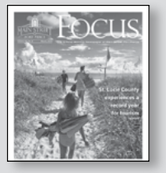
Main Street's monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of ***Main Street*** began production of its 32-page monthly newspaper. The ***Main Street Focus*** has continued to cover news about the events, people, businesses, and redevelopment taking place within the ***Main Street Fort Pierce*** boundaries for over 20 years.

The ***Focus*** is always looking for fresh stories and writers. ***Main Street Focus*** articles must be factual, positive, and related to the downtown Fort Pierce area or ***Main Street*** programs. Any writer with a story idea may contact the ***Main Street*** office at (772) 466-3880 or email focus@mainstreet-fortpierce.org.

Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month.











What is the *Main Street* Program?

The ***Main Street Program*** was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today ***Main Street America*** is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the ***Main Street America*** website at https://mainstreet.org/our-network/collective-impact) this effort has led to over $107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The Main Street Approach©, https://mainstreet.org/about/how-we-work/the-main-street-approach.

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MAIN STREET FORT PIERCE

National Trust *for* Historic Preservation®

MAIN STREET AMERICA®

Mayor's Message Year-Round Outdoor Fun at Fort Pierce Parks

by Linda Hudson, Mayor, City of Fort Pierce



Pickleball is a fast-growing sport and there are good reasons for this. It's a sport for all ages. You don't have to be super athletic to play. It's not an expensive game to play. It's a healthy but safe workout for all age groups, and age groups can play each other. Said to be spawned from tennis and badminton, pickleball is played on a smaller court than tennis with a paddle and perforated ball.

Where can you play in Fort Pierce? Our first courts were created when we restriped the tennis courts at *Jaycee Park* on South Beach. Courts are planned near Indian Hills Golf Course, and *Maravilla Park*, on Maple Avenue, between U.S. Highway One and Oleander. Almost completed are pickleball courts at *Pinewood Park*. Our city has made major improvements to *Pinewood Park* including a children's playground, and the pickleball courts, restoring this park for the neighborhood.

Fort Pierce Parks offer a variety of outdoor sports including basketball, baseball, soccer, tennis, shuffleboard, volleyball, beach parks, boat ramps, children's playgrounds, barbecue and picnic facilities, and a dog park. To use the pavilions at some city parks, reservations must be made at the **River Walk Center**, 772-489-6473. Most city parks are open from dawn to dusk. Some St. Lucie County Parks are located within the City of Fort Pierce. For a list of Fort Pierce parks and what they offer, visit: https://www.cityoffortpierce.com/375/City-Parks. To reserve county parks, contact *St. Lucie County Parks and Recreation* at 772-462-1100.



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Sippin' On Sunshine at the Pelican Yacht Club

Join us for the ***31st Annual Reverse Raffle Celebration*** on Friday, April 11. Hosted by ***Main Street Fort Pierce***, this year's ***Reverse Raffle*** will be a Florida Sunshine evening filled with live music and community camaraderie. Put on your best Florida citrus-inspired attire as we transform the **Pelican Yacht Club** into paradise.

The festivities will kick off at 6:00 p.m. with the exhilarating ***Reverse Raffle*** — a crowd favorite that promises cash prizes and thrilling anticipation! The evening will be buzzing with excitement as lucky numbers are drawn, where participants have a chance to win cash. The grand prize is an amazing $2,000.

Mingle with friends in the main room amidst a dazzling display of silent auction items generously donated by local businesses. Discover treasures, bid on fantastic items, and revel in the lively atmosphere of community spirit.

The live auction begins at 8:30 p.m. and will feature an array of new and exciting items such as a unique *Wild Game Experience*, Art from famed locals, a *Tropical Sunset Party at the Hayek Tiki Bar*, and many more mysterious surprises!

Tickets for this event are priced at $125 per person and include not only a chance to win the grand prize but also an evening of delightful food and entertainment. Act fast, as this event sells out every year due to the limited number of tickets available. Go to the ***Main Street Fort Pierce*** website at mainstreetfortpierce.org to secure your ticket in advance — they won't be available at the door! For more, call ***Main Street Fort Pierce*** at (772) 466-3880.

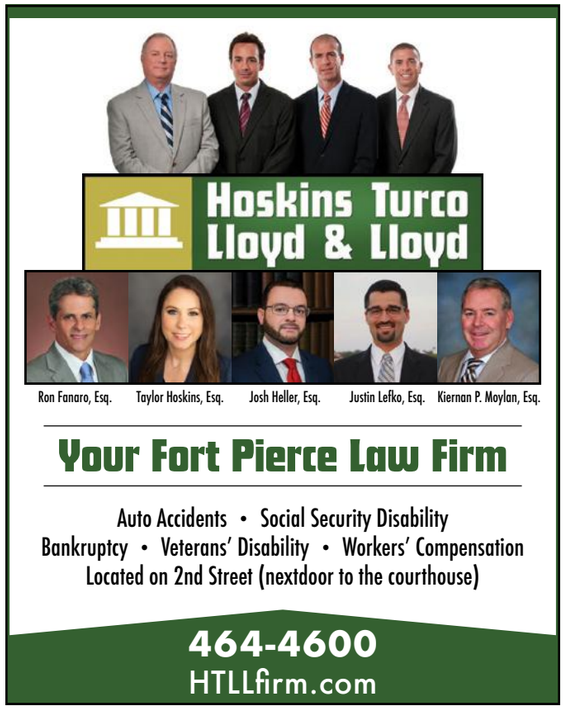
Thank you to our local business sponsors whose generosity makes it all happen. When the need arises, consider supporting these businesses that make a difference in our local community:

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Southern Castles PM & Realty | SouthState Bank
Yavorsky's Truck Service | Be A Star with Bryce & Shar

Let's come together, celebrate, and support the continued progress of our local community. All proceeds from this event directly contribute to ***Main Street Fort Pierce's*** mission to revitalize downtown commerce and preserve our historic treasures. Since 1994, the ***Reverse Raffle*** has been a vital fundraiser, contributing to the restoration of iconic landmarks like the **Historic City Hall**, **Sunrise Theatre**, and the **Manatee Observation & Education Center**. The **Platts/Backus House** is our latest restoration project, and your generosity helps make it all possible.

Don't miss the chance to sip on sunshine while supporting a great cause!

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Ecology 101: Predator-Prey Interactions

by John D. Pinsof, Ph.D., Manatee Observation and Education Center (MOEC)



One of the most dynamic interactions found in nature is predation. This occurs when one living organism (the predator) feeds upon another (the prey), usually but not always killing it. The scope of predation is broad. Most people first think of an African lion chasing down and eating a gazelle as predation but many other types of feeding behaviors also qualify. For example, filter-feeding species such as humpback whales consuming tiny marine organisms and even deer grazing in a grassy meadow are considered predator-prey interactions as well. Through natural selection and millions of years of evolution, both predator and prey species have developed remarkable adaptations to better increase their respective chances of either catching a meal or avoid being on the menu.

There are a multitude of predator adaptations, many of which are familiar to us all. Large teeth, sharp claws, strength and agility are common traits among terrestrial predators, such as the lion mentioned above. Many predator species have sharpened senses to detect and locate distant prey. For example, polar bears can smell a seal beneath several feet of ice whereas bats use ultrasensitive hearing (echolocation) to find and catch insects on the wing. Owls and hawks have extraordinary eyesight to spot prey animals from great heights. Other predators, such as rattlesnakes and Komodo dragons, use toxins to subdue their prey, thus precluding injury to themselves.

Prey species, however, display a wider and more spectacular range of defense strategies. True, many prey species also have heightened senses and speed that enable them to escape a predator. Some prey species have developed mechanical defenses, for example the shell of a turtle, the quills of a porcupine, the horns of a buffalo, or the thorns on a rose bush. The use of chemical defenses is also widespread in nature, as shown by the foul odor emitted from a skunk or the poisonous skin of certain tropical tree frogs. Certain behaviors such as belonging to a flock of birds or a school of fish increase the odds of any one individual surviving by being "lost in a crowd." Perhaps one of the most dramatic prey defense mechanisms is the use of camouflage, or the ability to blend into their surroundings without being detected. Walking stick insects looking like twigs, katydids looking like sprouting green leaves, and the pure white fur of Arctic hares enable these animals to remain safely hidden from hungry predators.

Manatees are considered to be a prey species with no natural predators. Because manatees are large animals that live in shallow water, they are largely ignored by predators such as sharks, alligators, and killer whales. In fact, manatees have been observed purposely bumping into and chasing alligators away from them. Newborn manatees are overlooked by predators due to their close proximity to their mother and their exceptionally tough hide. Sadly, the only danger to these marine mammals is human activity, such as boat strikes, foreign body ingestion, or entrapment by lost or discarded fishing line.

Learn more about the ecology of the *Indian River Lagoon* and its inhabitants at the **Manatee Observation and Education Center** located at 480 Indian River Drive in downtown Fort Pierce or find us online at www.ManateeEducationCenter.org.



Main Street Fort Pierce's Annual Golf Tournament May 17 *Save the Date!*

Experience the perfect start to your day with ***Main Street Fort Pierce's Golf Tournament*** at **Gator Trace Golf & Country Club** on Saturday, May 17. Join fellow golf enthusiasts for a round of golf while supporting the programs and events vital to our community.

Registration begins at 7:45 a.m. with a delightful continental breakfast to fuel your day. Tee off at 8:30 a.m. with a shotgun start, diving into a day filled with camaraderie and competition. Prizes await the longest drive and the top three teams.

Entry is $100 per player or $400 per team, inclusive of breakfast, lunch, and a goody bag. Additionally, engage in our putting contest for a chance to win fantastic prizes with a small donation.

Opportunities to showcase your business through sponsorships and tee signs are still available. Don't miss the chance to be part of this exciting event. Visit www.mainstreetfortpierce.org to register your team or contact us at 772-466-3880 to secure your spot as a sponsor. Start your day the right way, on the green with ***Main Street Fort Pierce***.

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City of Fort Pierce Seeks Applicants for Infrastructure Surtax Citizen Oversight Committee

The *Fort Pierce City Commission* is seeking dedicated individuals to serve on the *Fort Pierce Infrastructure Surtax Citizen Oversight Committee*. As required by the 2018 voter referendum, this committee plays a vital role in ensuring transparency and accountability in the use of Infrastructure Surtax funds.

The *Infrastructure Surtax Citizen Oversight Committee* is responsible for reviewing projects funded by the surtax and issuing reports to the City Commission. This oversight ensures that taxpayer dollars are spent in accordance with voter-approved measures and state laws. The committee operates strictly in an advisory capacity and does not determine or prioritize projects from the approved list.

To be eligible, applicants must be residents of the City of Fort Pierce. Individuals with expertise in engineering, planning, or finance are particularly encouraged to apply. The committee meets quarterly, and participation provides an opportunity to contribute to the responsible management of local infrastructure improvements.

The deadline to submit applications is April 17, 2025. Those interested in applying or learning more about the responsibilities and qualifications for this committee can visit Boards & Committees | Fort Pierce, FL - Official Website or contact the Office of the City Clerk at 772-467-3065.

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Ways to Save: Rebates for Your Home & Business

Fort Pierce Utilities Authority

Making your home or business more energy-efficient doesn't just help the environment—it can also lead to real savings. Thanks to a rebate program from **Fort Pierce Utilities Authority** (**FPUA**) and the *Florida Municipal Power Association*, residents and business owners have the opportunity to upgrade appliances, improve efficiency, and get money back in the process. Last year alone, **FPUA** processed 230 rebates, helping customers save a total of $93,500.

Powering Up Savings: Electric Rebates

For homeowners, investing in energy-efficient upgrades to existing buildings (not new construction) can lower your power usage while also earning rebates, including:

Solar Hot Water Heater: $450
New or Added Insulation: Up to $300
Energy Star Refrigerator: $50
Energy Star Room A/C: $150
High-Efficiency Central A/C: $500

Businesses owners can also take advantage of savings. If you operate a commercial property, you can receive rebates for:

Solar Window Film: Up to $200
LED Exit Signs: Up to $150

These rebates are first-come, first-served and each item has their own required documents and rebate limitations. High efficiency central A/C must be recorded by **FPUA** within 180 days of installation, and commercial upgrades must be recorded by FPUA within 30 days of installation.

Gas rebate forms must be recorded by FPUA within 30 days of installation. The maximum incentive per home is $800 a year for residential and $2,000 a year for commercial, limited to only one rebate per appliance. The appliance must be new and installed to use FPUA Natural Gas.

How to Apply

These rebates are first-come, first-served and will be available until September 30, 2025, or until funds run out. Each rebate has its own required documents, and a Customer Service Representative is available to answer any questions you may have about the process.

By taking advantage of these rebates, customers can make cost-effective improvements that benefit both their budgets and the community's overall energy efficiency. To learn more and apply, visit www.fpua.com/ways-to-save or e-mail Customer Service at cs@fpua.com

By making smart choices today, we can all work toward a more energy-conscious—and budget-friendly—tomorrow!

After 2012's Hurricane Sandy, the 113th Congress passed a bill designating April 18 as *National Lineman Appreciation Day*.

Turning Up the Heat: Natural Gas Rebates

For those homeowners making the switch to natural gas or upgrading existing gas appliances, rebates are available for:

	Replace Natural Gas Appliance (Gas to Gas)	Switch Appliance (Electric to Gas, LP, or New Construction)
Tank Water Heater	$350	$500
Tankless Water Heater	$550	$675
Clothes Dryer	$100	$150
Range Stove	$100	$200
Gas Furnace	$500	$725

Business owners making the switch can receive rebates for commercial-grade appliances, including fryers, water heaters, and furnaces too:

	Replace Natural Gas Appliance (Gas to Gas)	Switch Appliance (Electric to Gas, LP, or New Construction)
Tank Water Heater	$500	$550
Tankless Water Heater	$550	$675
Clothes Dryer	$450	$500
Range Stove	$400	$450
Gas Furnace	$600	$725
Fryer	$550	$600

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The *Galleria of Pierce Harbor:* a Destination in the Heart of Fort Pierce

The **Galleria of Pierce Harbor** is a premier destination for dining, shopping, and services located in the heart of historic downtown Fort Pierce.

The Fort Steakhouse: prime signature cuts, including Double-Cut Pork Chop, Cowboy Ribeye, Chateaubriand, 11-oz. Filet Mignon, New York Strip, Porterhouse, Delmonico, Tomahawk. The steakhouse delivers an entry of high energy matched with a seductive atmosphere. Wagyu Prime Rib Friday and Saturday nights and an early dining menu are available nightly from 4:30–5:15 pm. Reservations are recommended. Private dining room and courtyard rentals are available.

Casa Pasta: Fort Pierce's finest Italian dining experience offering a new menu with chef specialities including homemade pasta, savory authentic dishes like parmigiana, alfredo, and bolognese, as well as individual pizzas, flatbreads, paninis, wraps, and quiches, for lunch and dinner. **Casa Pasta** also offers wine, cocktails, all-you-can-eat options, weekend brunch, special event space, and catering services.

Havana George Cafe: where authentic Cuban cuisine is served up with a welcoming atmosphere. Enjoy spectacular sandwiches, empanadas, bowls, pastries, and coffees. Experience the flavors of Cuba right here in Fort Pierce. Visit havanageorgecafe.com for more information.

Protein Harbor: for those looking for healthy yet delicious snacks and drinks, **Protein Harbor** offers a menu of protein-packed drinks and smoothies, as well as protein-rich, low-calorie snacks including acai bowls, waffles, and donuts all full of flavor and nutrition; perfect for fitness enthusiasts or anyone seeking wholesome refreshments.

Carvalho Martial Arts: if you're looking to get active or learn self-defense, **Carvalho Martial Arts** provides high-quality training in martial arts. Their expert instructors focus on developing both physical and mental strength.

NativeHair Artistry: offers exceptional hair styling services. Whether you're looking for a cut, color, or special treatment, their stylists are dedicated to making you look and feel your best.

The LYF Stylist: offers hair styling, coloring, and highlights. Owner and operator Janine, creates a safe space for your self-love and self-care journey.

Massages by Marcelina: unwind and relax with a rejuvenating massage at **Massages by Marcelina**. With personalized treatments designed to alleviate stress and tension, it's the perfect way to pamper yourself after a busy day.

2nd St. Barbershop: is a "spa for men" providing an upscale environment, professional service, and impeccable cuts by Sandro Dos Santos, a barber/stylist with 25 years of experience. The barbershop is also seeking an additional barber and is for sale as a fully licensed, running business.

Redtail Design Group: is a professional consulting firm specializing in land development and government consulting services, land planning, project management, government consulting/permitting, and landscape architecture.

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An Out-of-Towner's View of Our *Farmers Market*

A group of friends visiting the area were my recent guests at the **Fort Pierce Downtown Farmers Market**. The youngest was so impressed, he asked if he could share his thoughts. So, for your reading entertainment, following is a youthful perspective on our quaint little farmers market and the **Jazz Society's Craft Market** next door from Sebastian Scott.

*"In my life, I've been to many different farmers' markets, each offering a unique experience and various items for purchase. When I first came to the **Fort Pierce Downtown Farmers Market** however, it was unlike any other farmers market' experience I'd had previously. From the wide range of vendors and the diverse choices offered to shoppers to the surrounding waters where you can peer over the edge and watch the needlefish swim, it was truly unique.*

*It's exciting to see a blend of traditional vendors serving up hot donuts alongside those bringing their own unique flavors and cultures. You'll find vendors from Cuba, Africa, Asia, Greece, Hawaii, and Italy, each offering a taste of their heritage. Want a little taste of Gambia? **Tish's Kitchen** brings authentic African flair to the market. Craving more plant-based options? Stop by Vegan **Mario's Kitchen** for delicious vegan and gluten-free breads.*

*From classic homemade donuts with that signature farmers' market charm to fresh crab cakes served by local fishermen, there's something for everyone. But don't forget your drink! Check out **Seaside Smoothies** for your fresh pressed sugarcane into a refreshing virgin mojito—perfect for sipping with your family on the pier as you watch a pelican gulp down its lunch.*

*But there's more than just food at the **Fort Pierce Farmers Market**—oh yes! They also have a variety of health products, such as lotions and all-natural bug sprays. Across the street, away from the food and wellness area, you'll find the craft market —separate from the **Fort Pierce Farmers Market**, but still just as exciting. The craft market focuses more on clothing and art-based goods, like textile art pieces available for purchase.*

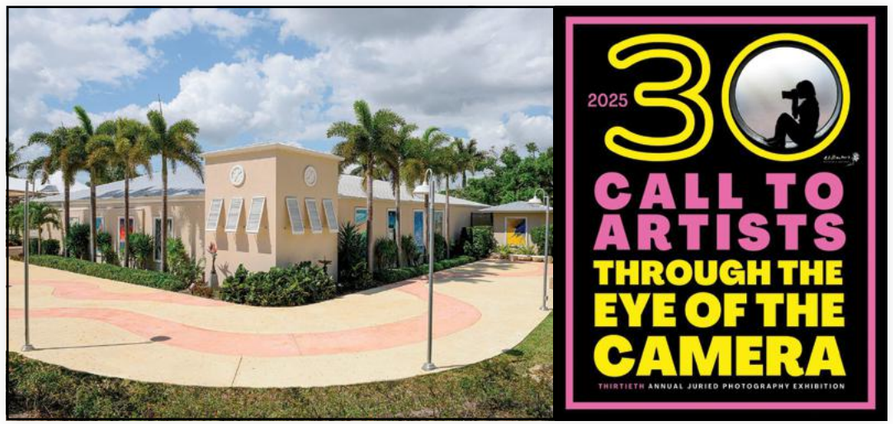
When I was there, I talked to a man who had been making hats out of seagrass for the past 40 years. He was so friendly when he greeted me—he just drew me right in! Not to mention, the hats were pretty amazing. There was also a fossil vendor who had artwork from the mountains of Colorado, made with different fossils. I saw homemade earrings, handcrafted clothing, and other unique items I wouldn't typically see in my current state of North Carolina.

*Whether you're a student looking for your next stylish look, a family that's looking to take your little ones for a fun day trip, or going with friends the **Fort Pierce Farmers Market** truly has something for everyone."*

We thank Sebastian Scott for his enthusiastic review of his **Downtown Fort Pierce Farmers Market** experience. We also want to remind everyone that you can share your thoughts, too, on our facebook page. Follow the market to get weekly updates on vendors and entertainment you can look forward to seeing each Saturday. Bring a friend and share the market experience with them—it's a *Saturday morning tradition.*

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The *Backus Museum* Announces its Call to Artists for the 30th Annual Juried Photography Competition *Through the Eye of the Camera*



The **A.E. Backus Museum & Gallery** celebrates 30 years of presenting our annual juried photography exhibition, ***Through the Eye of the Camera***. This year, the exhibition continues to provide amateur and professional artists a great opportunity to be a part of this enduring and coveted competitive survey. Entries in both traditional and digital photography will be accepted by advance appointment April 9 through May 2. There is a $30 entry fee for artists entering 1–3 works, $25 entry fee for artists entering 4 or more works. This year's full prospectus with application, dates, guidelines, categories, awards, and entry procedures is available to download from the Museum's website at www.BackusMuseum.org/juried-shows or pick up during regular hours at the Museum, 500 North Indian River Drive in Historic Downtown Fort Pierce, Florida.

Photographers may enter their work in one of four categories: (1) Animal subjects; (2) Flora & Landscape subjects; (3) People/Portrait subjects; or (4) Open, for subjects that are not included in the three other categories. In addition to *Best of Show*, *Director's Choice*, *People's Choice*, and *1st-2nd-3rd* and *Award of Merit* in the category awards, there is a special *Best Black & White Photograph* and *Best Film / Traditional RAW Photograph* award. Details are available in the prospectus.

Artists are required to sign up online for an entry appointment in advance. Each 15-minute entry appointment will accommodate one artist entering up to three (3) works of art; artists wishing to enter more than three works may sign up for additional entry appointments. Artists can access the online appointment schedule with all entry information at www.BackusMuseum.org/juried-shows.

The juried exhibition ***Through the Eye of the Camera*** will be on view May 9 through the closing out of the regular season on June 20, 2025, with accepted artists and award winners announced online by Thursday evening, May 8. The opening reception is planned for Friday, May 9 from 6:00–8:00 p.m.

All dates and programming subject to change; please check the website for any updates or cancellations.



Fort Pierce Yacht Club Foundation Furthers Marine Workforce Readiness Initiative

by Michele March and Robynn Holland

The *Fort Pierce Yacht Club Foundation* hosted the ***3rd Annual Chart Your Course***, a maritime and marine industry career expo on February 20th at the **Fort Pierce Yacht Club** and **Fort Pierce River Walk Center**. In attendance were 103 students from *St. Lucie Public Schools* and 12 students from *Fort Pierce Project Lift*. The focus of this event is on career exploration, sharing industry insights, and providing students with what may be their first networking opportunity. ***Chart Your Course*** is a collaboration between the *Fort Pierce Yacht Club Foundation*, *St. Lucie Public Schools*, the *City of Fort Pierce*, the **FPYC**, and the **Marine Industries on the Treasure Coast**.

Through demonstrations, presentations, exhibits, and engaging face-to-face conversations, seventeen businesses, large and small, from Fort Pierce and St. Lucie County sent representatives who gave the students valuable insights. They engaged with an underwater diver (in a 1500-gallon mobile training tank), an independent charter captain, US Customs Border Protection officers on their vessel, and representatives from trade and higher education schools to name just a few.

Students also attended a panel discussion titled, "How to Get There," which highlighted career opportunities and educational paths for students interested in the maritime fields. The panel was moderated by Joshua Revord, St. Lucie County Director of Port, Inlet & Beaches, and included Ken Griffin, President of **Underwater Engineering Service, Inc.**; Second Class Petty Officer Jacob Snyder, United States Coast Guard; and Captain Don Welch, *Chapman School of Seamanship*.

The *Fort Pierce Yacht Club Foundation* thanks all sponsors who made this event possible, the industry professionals who shared their career experiences with the students, and the 40+ members of the **FPYC** who voluntarily assisted in the coordination of the event. We are truly fortunate to have such a generous community! To learn more about the *Fort Pierce Yacht Club Foundation*, visit www.fortpierceyachtclubfoundation.org.







Fort Pierce Sunrise Kiwanis Finds a New Home at FPYC

The **FPYC** is excited to announce that the *Fort Pierce Sunrise Kiwanis* will now be meeting at the **FPYC** every Thursday morning from 7:00 a.m.–8:30a.m. The *Fort Pierce Sunrise Kiwanis* has been a driving force for almost 100 years in the community of Fort Pierce. Their mission is to serve children and to improve the community through their many programs and community endeavors. For more information about the *Fort Pierce Sunrise Kiwanis* visit http://fpsunrisekiwanis.com.

Two Exiciting Water Activites for the Public Coming Up

Announcing the ***7th annual Fort Pierce Poker Run on the Water*** – Presented by the *Fort Pierce Yacht Club Foundation*. This annual fund-raising event benefits the community of Fort Pierce through *Fort Pierce Yacht Club Foundation* donations to charities that primary support water activities, including education, research, safety, swimming lessons, ecology, and boating skills for the children and youth in the community. Last year's recipients included *Treasure Coast Youth Sailing*, *Courageous Kids*, and *St. Lucie County Boys and Girls Club*. Donations were also given to the **Manatee Center**, *Stella Maris Summer Eco Camp*, **Harbor Branch FAU**, *Project Lift* and the **Florida Highwaymen Museum**. Find details and registration information on the **Fort Pierce Yacht Club** website: fortpierceyachtclub.com.

Blessing of the Fleet: The time-honored tradition of the *Blessing of the Fleet* returns to Fort Pierce as part of the **Fort Pierce Yacht Club's *Grand 45th Sapphire Anniversary Celebration***. The highly anticipated *Blessing of the Fleet* and *Pass in Review* is set to take place on May 17th, beginning at 11:00 a.m., and promises to be a day of tradition, community, and celebration. After a brief hiatus since 2021, the **Fort Pierce Yacht Club** is excited to revive this cherished event. All vessels, commercial and pleasure, are invited to receive a blessing.





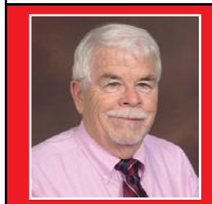
The procedure will begin with boats (with VHF radio capabilities) gathering at 10:30 a.m. in the Turning Basin near **Derecktor Shipyards**. From there, vessels will proceed eastward to be blessed by the clergy on the Coast Guard boat anchored near the Coast Guard station on the north side of the Inlet channel. Small vessels (kayaks, jet skis, SUP, etc.) will gather at the **Fort Pierce Yacht Club's** dock at 4 p.m. to receive their blessing. The blessings will be conducted by the Rev. Canon Dr. Audley Donaldson from St. Andrews Episcopal Church in Fort Pierce.

On the Inlet, once vessels have been blessed, they will then proceed past a second boat (just east of the Coast Guard vessel) for the *Pass in Review* in honor of the **Fort Pierce Yacht Club's** *45th Sapphire Anniversary*. The second vessel will host the current Commodore Steve Jaroski along with four past commodores of the **Fort Pierce Yacht Club**.

Following the *Blessing of the Fleet* and the *Pass in Review*, we anticipate a Sea and Air Rescue demonstration by the US Coast Guard to take place on the Inlet, pending operational priorities, so stay around for the show! Visit www.fortpierceyachtclub.com/BlessingoftheFleet for more information.

This is a unique opportunity for our community to come together and celebrate both our maritime heritage and the continued vitality of the **Fort Pierce Yacht Club**. We look forward to seeing you there for a memorable day on the water!

Michael R. Repoli, CPA, EA



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Florida Humanities and the Florida Remembered Society Present a Florida Talks Program

Carrie Sue Ayvar will join the Florida Remembered Society for a presentation on *More than Orange Blossoms: Feisty, Fabulous Females of Florida.* The program takes place Saturday, April 26th at 2 p.m. at the St. Lucie School, 2501 North Old Dixie Hwy., St. Lucie Village. It is a partnership between *Florida Humanities* and the *Florida Remembered Society* as part of Florida Humanities' redesigned *Florida Talks* program.

Carrie Sue Ayvar, the guest speaker, is an internationally celebrated storyteller, educator, and Chautauqua scholar whose programs connect people with *Florida Humanities* and the diverse cultures and heritage of our state.

More than Orange Blossoms will celebrate the "Her Story" of Florida history and some remarkable ladies who deserve the spotlight. The afternoon will be lively and enlightening and will also feature a pop-up mini museum on our legendary local ladies and light refreshments," said Anne Sinnott, President of the *Florida Remembered Society* Board of Directors. "We are delighted to host Ms. Ayvar's entertaining and educational program."

Florida Talks is one of *Florida Humanities'* longest-running public programs. The organization's speakers' bureau features more than 30 exceptional scholars, journalists, authors, and humanities experts and over 60 brand new and returning programs.

Florida Talks offers nonprofit organizations across the state an accessible way to host engaging speakers who present Florida's history, heritage, and culture through historical and contemporary lenses.

"Florida Humanities is thrilled to share its redesigned *Florida Talks* program. As one of our long-standing public programs, Florida Talks shares history, heritage, and culture with communities large and small across the state. We hope attendees walk away with new perspectives, knowledge, and are energized to continue learning about our unique state," April Myerscough, Florida Humanities Grants Coordinator.

This event is free and open to the public. However, due to limited seating, reservations should be made by calling 772 267-4873.

The *Florida Remembered Society* (FRS) is a non-profit organization dedicated to providing diverse audiences with engaging educational programs that cultivate an understanding and appreciation of Florida's history and multicultural heritage and that nurture stewardship of the natural environment.

Florida Humanities, the statewide, nonprofit affiliate of the *National Endowment for the Humanities,* is dedicated to preserving, promoting, and sharing the history, literature, culture, and personal stories that offer Floridians a better understanding of themselves, their communities, and their state. Since 1973, *Florida Humanities* has awarded more than $16 million in support of statewide cultural resources and public programs strongly rooted in the humanities. These programs preserve Florida's diverse history and heritage, promote civic engagement and community dialogue, and provide opportunities to reflect on the future of Florida. Learn more at www.FloridaHumanities.org.



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TREASURES OF THE PAST

125 years ago this month as reported in the Friday, April 13, 1900 edition of The Florida Star

Doctor W. L. Hughlett, of Cocoa, and Doctor C.P. Platts and wife, of Fort Pierce, stopped over here from Tuesday afternoon until Wednesday morning on their way to Orlando, to attend the annual meeting of the Florida Medical association. Doctor Hughlett, by request, will read a paper at this session of the association entitled, "Human Tuberculosis With a Special Reference to Pulmonary Consumption."

100 years ago this month as reported in the Monday, April 6, 1925 edition of The Tampa Tribune

Fort Pierce in Era of Progress; Many Buildings Started

Fort Pierce's building program for the first three months of 1925, including projects started, authorized and continued over from the latter part of 1924, totals approximately $450,000.

A number of important projects are included in the list now under way, such as the city hall, jail-fire station and incinerator; a fifty-room hotel; a three-story business building; a $50,000 beach casino; a could of apartment houses, a $50,000 Methodist Church contracted for but not yet started, and a large number of pretty residences.

Good headway is being made on most of these. On the city hall and fire station-jail the walls are practically completed, the incinerator will be ready for use in the course of two or three weeks longer, the beach casino is nearly completed, the El Casto hotel is completed except for the finishing-up work, the Fee Hardware Company's three-story business structure is well along toward completion, and the apartment houses are almost finished.

It is expected that some other important projects will be launched during the present month. One eight-store business building has already been announced and other projects as known to be planned. The building program will keep up in good shape throughout the Summer, it is expected.

Opening to traffic of the new causeway-bridge across Indian River, thus providing access to the ocean beach, will inaugurate and extensive building program on the beach, it is expected. The causeway-bridge is to be formally opened to public use April 15. A magnificent casino is already nearing completion, and other projects are known to be contemplated.

If the program keeps up at the present rate the year 1925 will set a record considerably in advance of that of any previous year in the history of Fort Pierce.

100 years ago this month as reported in the Thursday, April 9, 1925 edition of The Tampa Tribune

Two Plans Urged to Split St. Lucie: Anti-divisionists Active in Opposing Both of These Movements

There are two county division movements affecting St. Lucie County. One, fostered by the people of Stuart, contemplates the creation of a new county from the northern part of Palm Beach and the southern part of St. Lucie, with Stuart as the county seat; the other, fostered by some of the people of Vero, contemplates the splitting of St. Lucie County in half and the creations of a new county with Vero as the capital.

The latter movement is considered the most formidable, and by far the most dangerous to the interests of the county. If it succeeds it will result in two of the smallest counties of the state with a combined population of only 12,500 people and a total assessed valuation of about $8,000,000. The northern half would take more than 50 per cent of the population, the developed area and and the assessed property valuation.

Majority Seems Opposed

That county division in any form is opposed by the majority of the people of the county seems certain.

The rare situation prevails also that county division is contrary to the expressed will of the people in the election and support of a representative to the state legislature whose publicly announced and well known policy was against county division in any form, but who nevertheless has assured a local chamber of commerce that he will both introduce and foster in the state legislature a bill to split the county in half.

It is understood that plans for the formation of the proposed new county from the north half have been in process of quiet formation for a number of months past. Now the movement, however, is blamed on the policy of the law enforcement officers of St. Lucie County and the apparent desire of the interests pushing the movement to have

TREASURES OF THE PAST

for themselves a more or less wide open county, according to reports made at the mass meeting held at Fort Pierce Monday night.

Stiff Fight Impends

Anti-divisionists are marshalling their forces to fight the movement to a finish. They declare that division of the county in any form would be highly detrimental to the interests of the whole county and every property owner within the county - increasing the tax burden, blocking public and private development, limiting the bonding capacity and seriously hampering for years to come the present rapid growth and development of the county.

They also point out that it would mean the expense of supporting a double set of county officials and for the new county the erection of a set of county buildings, as well as the assumption by the new county of its proportionate share of the present entire bonded indebtedness of St. Lucie County.

Petitions are being circulated throughout the county opposing division in any form, and the fight is to be taken strongly to the legislature.

100 years ago this month as reported in the April 13, 1925 edition of The Miami Herald

Fort Pierce Expects Record Crowd at Causeway Bridge Opening

Preparations are completed for the big celebration to be held in Fort Pierce Wednesday marking the formal opening and dedication of the new causeway-bridge across Indian River. The event has been widely advertised and one of the largest crowds ever gathered at Fort Pierce is expected.

An interesting program has been arranged for the day, including a big float and commercial parade, dedication of the causeway bridge, day and night fireworks, bathing beauty revue, horse races, automobile races, band concerts, water sports, aerial stunts, dancing in the new $50,000 beach casino and other features. The program starts at 1 o'clock with the float and commercial parade through the business section ending at the bridge.

On the beach preparations are being made to accommodate the crowds. A temporary plank road is being constructed from the bridge landing across the island to the new casino.

75 years ago this month as reported in the Friday, April 7, 1950 edition of The Miami Herald

Pepper Park Dedication Plans Readied: Fort Pierce Event Set For Saturday

Plans for the dedication Saturday afternoon of Pepper Park on North Island here were being completed Thursday by a committee representing county, city and civic interests.

Sen. Claude Pepper for whom the park was named several years ago is to give the dedicatory address. Gov. Fuller Warren, members of his cabinet, State Road Department members and legislators have been invited for the occasion.

The State Road Department with Guy Stoval in charge of the work has developed what is said to be the finest wayside park in the state here fronting both on the Atlantic ocean and Indian River.

Twelve large shelters, barbecue pits, showers, rest rooms, caretaker's house, boat landings and other facilities have been installed and the already scenic grounds further landscaped.

The park is expected to prove one of the major attractions of this area.

Fort Pierce, Vero Beach and Stuart high school bands are to be here for the dedication at 2 p.m. Saturday. The local Legion post is presenting a large flag to be raised over the park.

The park property is the former site of the old Coast Guard house of refuge. Sen. Pepper was instrumental in having it sold to the county for a nominal sum.

75 years ago this month as reported in the Tuesday, April 11, 1950 edition of The Miami News

Fort Pierce Girl Bitten by Gator While Swimming

A 15-year-old girl had the painful distinction of being the first person in 43 years to be bitten by an alligator in this area.

A gator nipped Gracie Tomlin twice on the left leg yesterday while she was swimming in the Indian River near a tropical swamp. One of the cuts required several stitches.

Continued on page 22 …

TREASURES OF THE PAST

Gracie's older brother and sister, Talmadge and Dorothy Tomlin, said they saw the alligator "swirling" in the water and heard its jaws snapping.

They pulled Gracie ashore when she reached the bank and went for help.

75 years ago this month as reported in the Monday, April 24, 1950 edition of The Miami Herald

Fort Pierce Anniversary Due in '51: Municipality to Mark 50th Year Feb. 2

Fort Pierce will be 50 years old next Feb. 2, and a movement already is underway to stage a celebration for the occasion.

The municipality was officially incorporated Feb. 2, 1901. The incorporation petition was signed by 53 of the 66 qualified electors then residing within the proposed incorporated area. The petition was tacked on the porch wall of a 12 by 16 foot building construction by J.H. (Bob) Lane, now president of the Sunrise Lumber & Supply Co., on the site of what is now the office of the East Coast Lumber & Supply Co. Lane became mayor of the city some years afterwards.

First mayor of the town was the late A.C. Dittman.

County Judge Flem C. Dame, president of the Fort Pierce Chamber of Commerce, said he plans to appoint a committee soon to plan suitable recognition of the 50th anniversary.

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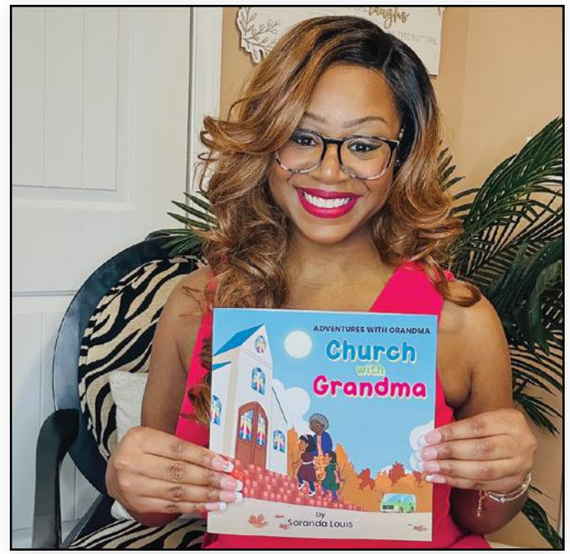
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Local Author Soranda Louis Releases *Church With Grandma*

Local author Soranda Louis has published her first children's book titled *Church with Grandma*. Soranda was born and raised in the historical town of Fort Pierce, FL and went to Saint Anastasia Catholic School and John Carroll High School. She holds an M.F.A in Writing from S.C.A.D. and a B.A. in Theatre Arts from Flagler College. She was taught how to read and write when she was just three years old by her grandmother Mozelle Green, who worked for the Saint Lucie County Public School System for 17 years before retiring in 2016. When Soranda was not at church, she spent much of her time reading at the **Zora Neale Hurston Library**.



Church With Grandma, book 1 in the *Adventures With Grandma* series, follows a day in the life of young Amanda as she reluctantly goes to church with her grandma on a Sunday morning for the first time. During her hilarious visit to church, Amanda must learn the important lessons of obedience, patience, courage, and sharing. She also learns a special bonus message from her scriptures. This humorous yet heartwarming story is a special way to bring your little ones closer to their grandparents and help them cherish each moment of life the Lord has blessed us with. Whether it's read before bed or before Sunday service, this story will encourage your little lambs to look forward to their next visit to church.

Follow Soranda on Instagram @Soranda_Jenae to stay in the know about upcoming local events and book readings for *Church with Grandma*. *Church with Grandma* is available to be purchased online at several retailers including amazon.com, barnes&noble.com, booksamillion.com and others.



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PHOTOS BY MARK KRANCER

If you are looking to open or expand your business,

Downtown Fort Pierce is the place to be!

Fresh and exciting projects continue to make the Downtown area even more inviting and attractive to visitors. See listings for available **office**, **retail**, and **restaurant** space below.

116 North 2nd Street | **Ralph Fahey** | 772-577-4145
124 2nd St., Suite A, 201 S 2nd St., 101 N US Hwy 1, 415 Avenue A | **Brian Stone** | 772-370-4777
111 Orange Avenue | **Ryan Andrew** | 772-932-1444
208 Avenue A | **K & K II** | 772-971-1934
131 N. 2nd St. | **Christine Coke** | 772-252-4501
210 N. 2nd St. | **Ledarius Mack** | 786-529-8881
100 S 2nd S.t, #101, 200 N Hwy 1, 300 S 6th St. | **Angel Borreca/Pierce Harbor Realty** | 772-801-0750
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Become A Member

It Takes All of Us to Make Our Historic Downtown Prosper and Grow!



Main Street Fort Pierce wants to invite you to become a part of the renaissance of our Historic Downtown area. Over the past twenty-six years, we have worked to repair streets and sidewalks, upgrade storefronts, renovated the **Sunrise Theatre**, **Old City Hall** and the **Platts Backus House**, sponsor charrettes to design a downtown "Master Plan," built the **Manatee Observation and Education Center** and so much more! Annually, **Main Street Fort Pierce** sponsors over 30 events — most which are free of charge.

Yet there is still so much more to be done! We need you to be involved in our continued planning for the area. Become a member and support ***Main Street*** financially. We rely on the participation and the voluntary annual dues from our members to accomplish our goals and complete our projects.

Whether you own a downtown business or you just love Historic Downtown Fort Pierce, we need your energy and support to continue to rejuvenate our community's heart and soul.



Why Main Street Fort Pierce?

- Downtown Fort Pierce is an important employment center.
- The area is a reflection of the community image.
- Locally owned businesses keep profits in town and support other local businesses and community projects.
- A vibrant downtown creates a feeling of "hometown pride" and sense of place.
- The downtown district is a public gathering area, where parades, special events, and celebrations are held in a unique setting.
- Community character and historic integrity cannot be recreated.

What are Membership Benefits?

- Your membership dues are an investment in the future of Historic Downtown Fort Pierce, helping us to sponsor improvements and events throughout the year.
- Members receive advanced notice and invitations to special events.
- You will receive the monthly subscription to ***Main Street Focus*** magazine and links to ***Focus On-Line***.

As a member of ***Main Street*** you are automatically aligned with others who want to preserve the past and influence the future of Fort Pierce. You can belong to Fort Pierce ***Main Street*** at one of eight different membership levels, starting at just $25.

Main Street Membership Levels

Benefactor Levels
Headline Sponsor ($1,000)
Patron Sponsor ($500)

Community Levels
Main Street Friend Membership ($25)
Main Street Family Membership ($50)

Corporate Levels
Main Street Small Business Membership (less than 10 employees) ($100)
Main Street Medium Business Membership (11-50 employees) ($250)
Main Street Large Business Membership (51 or more employees) ($500)

MAIN STREET FORT PIERCE

Become a Member of Main Street Fort Pierce

Three Easy Ways to Join!

1 – Call Main Street Fort Pierce at (772) 466-3880
2 – Visit our Website at www.mainstreetfortpierce.org, click the membership link
3 – Fill out the membership form and mail to:

Main Street Fort Pierce
122 A.E. Backus Ave.
Fort Pierce, Florida 34950

Please Take a Minute to *Join Today!*

Complete the form below and join our growing group of committed members. By joining Main Street Fort Pierce, Inc., you are supporting the economic well being of the entire community.

Name: _____ Membership Level: _____

Company/Organization: _____

Street Address: _____

City / State / Zip: _____

Phone: _____ Email: _____

Who We Are

AN INTERVIEW WITH

Robert Ridle

Main Street Fort Pierce Board Member



- I was born and raised in Virginia, spending most of my life in Virginia Beach where I developed a love for coastal living and being near the ocean. My wife, Kelly, and I met in high school and we moved to Saint Lucie County after graduating college in 1993. We've been married for over thirty years. Kelly is a media specialist at Fairlawn Elementary School. We have three sons who have also chosen careers of service. Our oldest son served in the United States Marine Corps and is now an Emergency Management Coordinator for Martin County. Our second is a Detective with the Saint Lucie County Sheriff's Office and our youngest is a newly minted 2nd Lieutenant in the United States Airforce. We have two grandchildren.



I have a bachelor's degree in criminal justice from Old Dominion University ('93) and graduated from the Federal Bureau of Investigation's National Academy in 2010. My law enforcement career began twenty-nine years ago with the *Fort Pierce Police Department*. Presently I serve as a Deputy Chief overseeing our Administrative Services Bureau. I also serve as the Emergency Manager for the City during natural disaster response including preparing for potential hurricane landfalls.

- *Hobbies:* Anything connected to music including playing guitar, enjoying live local artists, or traveling out of town for concerts. Running or mountain biking are favorite activities along with boating and fishing. I'm still hoping to resurrect my skateboarding and surfing skills but my wife says I need to let skateboarding go (lol).
- *Any other local/national organizations you part of:*
  Boys and Girls Club of Saint Lucie County Board Member
  Airborne Mountain Bike Club of the Treasure Coast Board Member
  Opioid Abatement Funding Advisory Board of Saint Lucie County Vice Chair
- *What attracted you to become involved with **Main Street Fort Pierce?*** Working in Fort Pierce for almost thirty years I've seen firsthand the positive changes that ***Main Street*** has made downtown. As a young officer, I recall driving down 2nd Street in the late evening and there were no open businesses or restaurants, and the **Sunrise Theater** was a work in progress. It took vision and effort for downtown to become what it is today. That momentum needs to continue for downtown and the surrounding areas to reach their true potential. I want to be a part of ***Main Street's*** efforts and lend my experience and skills.
- *What is your favorite project/event that **Main Street Fort Pierce** has accomplished?* The ***Sights and Sounds Parade!*** We brought our kids to the ***Sights and Sounds Parade*** when they were very young and it became a family tradition. I have always thought it was the best parade on the Treasure Coast. Now, not only do I get to be part of the parade, but I get to see our grandchildren at the parade and how excited they are to watch it.
- *What is a favorite memory about downtown Fort Pierce?* There are so many great memories I could never name just one. Watching the sunrise at Marina Square as vendors set up for the **Farmer's Market**, any of the large holiday events, having dinner with friends or family downtown, running in the *Lion's Fort Pierce Half Marathon* (y'all need to bring that one back!).
- *What is one of your favorite things to do downtown and/or what is something you would recommend for visitors and guests to do in downtown Fort Pierce?* Downtown has amazing restaurants and businesses that are all in close proximity and there is abundant parking. I would advise any new visitors to take their time and to visit as many places as possible. I guarantee you'll find your next favorite place to dine or that shop you have to come back to. Downtown has a way of reeling you in and keeping you coming back.

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Targeting Mahi and Kings

by Captain Bo Samuel, Pullin Drag Charters

As our beautiful Treasure Coast waters become warmer, the offshore fishing starts to heat up as well. This time of year, we generally see a significant increase in bait which means the big fish are following. I plan to target smoker kingfish and the colorful mahi mahi with a sharp eye out for cruising sailfish, too.

The mahi mahi, also called the common dolphinfish or dorado, are highly sought after for their great fight and great taste. Mahi are considered one of the prettiest fish in the sea for their bright turquoise, green, and yellow colors but it's their intense fight and acrobatics that keep them among the top on the trophy fish list. Anglers of all ages are excited to battle these aggressive eating, high-jumping fish not just for well-deserved bragging rights but the delicious fish dinner to follow.

Structures, buoys, weed lines, and any floating debris can hold mahi. While mahi will hit artificial lures, feathers, and jigs, I find the best choice is fresh ballyhoo with skirts. Troll around the 80 to 100 foot reefs and keep an eye out for birds diving on bait fish to help locate the area of schooling mahi.

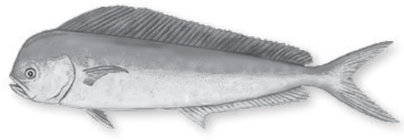
April is a stellar time to target big kingfish that are migrating back up the coast. I recommend mullet, threadfins, or blue runners on a slow troll in about 50 to 120 feet of water as a productive strategy for hooking kings. These popular gamefish can easily pull 100 to 200 feet of drag with spectacular leaps and explosive runs so be ready for a serious battle and some epic fish stories to share back at the dock.

Mahi and kings are very versatile fish and can be enjoyed broiled, fried, baked, or smoked. **Cobb's Landing** will cook your catch to perfection with a choice of great sides. **Little Jim Bait &Tackle** will also cook your catch as delicious fish tacos, one of my all-time favorite choices. Most of you probably know that **Little Jim** is up for lease renewal after twenty years. We are all hoping the Fort Pierce City Commission will carefully consider their new bid and we'll see **Little Jim** continue as the fun, popular, unique, historic, waterfront place it is now! #savelittlejim



Our *Fishy Photo of the Month* shows a great mahi trip that Carrie Logan had on **Pullin Drag!**

If the warmer temperatures and milder winds of April have you thinking of spending more time on the water, just give me a shout or come visit at my home base, the historic Little Jim Bait & Tackle. I will be more than happy to help you plan your own salty adventure; 772-971-6661. *Ring in Spring by Pullin Drag!*





Main Street Fort Pierce Updates and Highlights:

The Peacock House Art Foundation

My name is Krystal Masters and I work at the ***Peacock House Art Foundation***, a not-for-profit art center, serving the Treasure Coast. My experience working here has been an inspiring journey filled with creativity, community engagement, and meaningful connections. As the Program Director and Art Instructor, I've had the privilege of shaping our *Art Lab*, launching exciting classes, and welcoming artists and students into a space where they can express themselves and grow. Over the next year, I hope to expand our programs, increase community participation, and establish more public art initiatives. I envision more hands-on workshops, artist residencies, youth engagement programs, and collaborations that strengthen our mission. The ***Peacock House Art Foundation*** has the potential to become a cornerstone for the arts in our community, and I'm excited to be part of its growth and transformation. Check out my class list below, and sign up on our website: ThePeacockHouseArtFoundation.com.

Afterschool Art Program: From painting and sculpture, to mixed media and more, students will have the opportunity to express themselves, build confidence, and connect with fellow creatives after school. Dates: every Monday–Friday, 3 p.m. to 5 p.m.; cost $20 (limited offer) for ages 9–16.

Hoppy Easter! DIY Card Making Workshop: Get into the spring spirit with our *Easter Card Making Workshop*. Perfect for all ages. Dates: April 1st from 5 to 7 p.m.; cost $25 for all ages.

Mosaic Magic House Numbers: Add a personal touch to your home with a beautiful, handcrafted mosaic house number. We'll guide you through the process of cutting, arranging, and grouting your mosaic for a stunning and durable finish. Adult class. Dates: April 3, 11, 18 and 25 from 5 to 7 p.m.; cost: $35.

Fuzzy Friends Pipe Cleaner Pets Workshop: Pugs, Shepards and Pomeranians, oh my! Learn how to twist, shape, and design adorable animal figurines using colorful pipe cleaners, googly eyes, and other fun embellishments. Dates: April 9 from 3 to 5 p.m.; cost $12 for all ages.

Junk Drawer Journals Workshop: Create a personalized journal filled with textures, colors, and unique artistic expressions. Perfect for those who love mixed media, storytelling, and creative journaling. Dates: April 3, 10, 17 and 24 from 5 to 7 p.m.; cost: $35 for adults.

Reinvent the Birdhouse: Transform a simple birdhouse into a one-of-a-kind artistic masterpiece using paint, mixed media, and decorative elements. Dates: April 8, 15, 22 and 29 from 5 to 7 p.m.; cost $35 for all ages.

Classic Pottery Class: Learn various techniques used to create ceramic pottery, without the use of a potter's wheel. Bowls, plates, mugs, tiles, sculptures/figurines, and more. Dates: April 2, 16 and 30 from 3 to 5 p.m.; cost $20 plus materials for adults.

Peacock House Tours: Stroll through our formal gardens, visit our inspiring art spaces, feed the peacocks, and grab a quick bite to eat at our taco truck. Book your tour today! Available for all ages, by appointment only for $6 (donations welcome).

ThePeacockHouseArtFoundation.com, 772-801-5729, extension 107; TPHAF.inc@gmail.com; Facebook peacockhouseartfoundation; Instagram @peacockhouseartfoundation.





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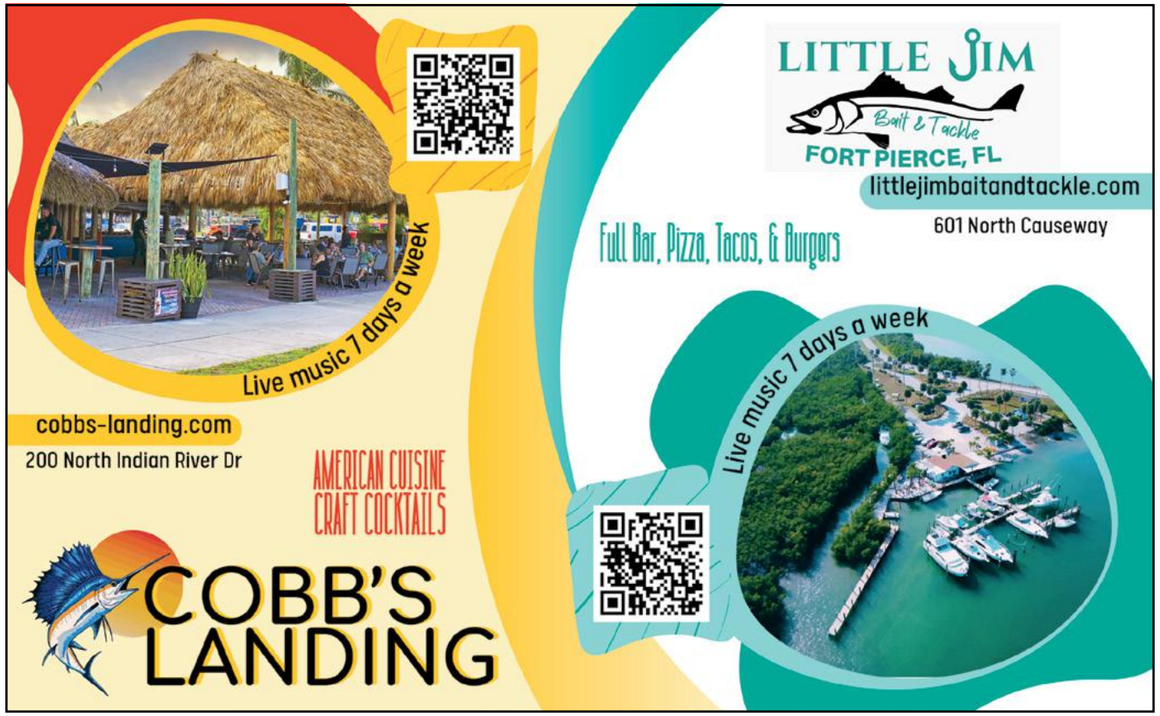
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Focus

Volume 21, No. 2 September, 2025

The Official Monthly Newspaper of Main Street Fort Pierce





Fort Pierce Through the Decades

See Story p7





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Mayor Linda Hudson invites you to join her for Community News, Special Announcements, Complimentary Steamworks Coffeebar coffee, Al's Family Farms, Breakfast Treats, and more!

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PRESIDENT'S MESSAGE

The Heart of Fort Pierce is Us!

by Donna Sizemore



Fort Pierce is more than just a dot on the map — it's a living, breathing story we are writing together every day. Our historic downtown is the heart of that story. It's where our heritage meets our future, where small businesses take root and grow, and where memories are made in our streets, markets, galleries, and waterfront.

Economic development in downtown Fort Pierce isn't just about new storefronts or fresh coats of paint — it's about strengthening the entire fabric of our community. Every new business brings jobs, every building restoration preserves our history, and every vibrant event draws visitors who fall in love with our charm. A thriving downtown lifts property values, inspires neighborhood pride, and keeps our local economy circulating right here at home.

As we welcome the first day of fall, there's a special energy in the air — cooler breezes, golden sunsets, and a calendar full of reasons to gather. From our lively *Friday Fest* street parties to *Coffee with the Mayor,* the *Historic Walking Ghost Tours,* and the beloved *Sights & Sounds on Second Christmas Parade,* there's something for everyone to enjoy in the months ahead. These events aren't just fun — they're opportunities to connect, support local businesses, and celebrate the spirit of Fort Pierce.

You can support downtown's vitality in so many meaningful ways:

Shop Local. Choose our downtown merchants for gifts, dining, and everyday needs.

Spread the Word. Invite friends and family to experience our markets, festivals, and live performances.

Get Involved. Volunteer your time, join Main Street initiatives, or lend your expertise to special projects.

Invest in the Vision. Whether through sponsorships, memberships, or donations, your support fuels new opportunities for growth.

Our collective investment — of time, dollars, and heart — ensures that Fort Pierce not only thrives today, but shines even brighter for generations to come. Imagine walking through downtown ten years from now, knowing you played a part in its success story.

For a full list of upcoming events and ways to participate, visit the ***Main Street Fort Pierce*** events calendar at https://mainstreetfortpierce.org/.

Happy Fall!

MAIN STREET FORT PIERCE
MAIN STREET FOCUS FORT PIERCE

Volume 21, No. 2 September, 2025

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Calendar

Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!

Get the DISTRX app for all the latest downtown specials and events!

MONTHLY EVENTS

September 5, Friday: *FRIDAY FEST AT MARINA SQUARE* — 5:30 to 8:30 p.m.; live music by **RJ Preston**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; *Facebook*–Main Street Fort Pierce, 466-3880; mainstreetfortpierce.org.

September 12, Friday: *MOEC LUNCH & LEARN* — 12:00 Noon at the **Fort Pierce Yacht Club,** 700 N. Indian River Dr.; *"Dive Deep: Corals and More Along Our Coastline"* presented by *John Reed, Coral Reef Scientist;* ManateeEducationCenter.org.

September 19, Friday: *COFFEE WITH THE MAYOR* — 8:00 a.m. at the **Fort Pierce Yacht Club,** 700 N. Indian River Dr.; *Sponsor* – **SLC Historic Museum**; Facebook–Main Street Fort Pierce, 466-3880; mainstreetfortpierce.org.

September 19, Friday: *ARTWALK* — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; artstlucie.org.

September 20, Saturday: *SPA DAY AT NOTIONS & POTIONS* — 10 a.m. to 2 p.m.; *(See article in this edition for details).*

WEEKLY EVENTS

Wednesdays: *Wednesday Green Market & Food Co-Op* — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

Saturdays: *The Jazz Market* — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, jazzsociety.org.

Saturdays: *Ft. Pierce Farmer's Market* — 8:00 a.m. to 1:00 p.m.; Marina Square on Melody Lane; Market Manager, 940-1145.

LIVE MUSIC DOWNTOWN

Wine Down Wednesday
Fort Social in the Galleria on the 2nd and 4th Wednesday of each month, 6 to 8 p.m.
TheFortSteakhouse.com

Sailfish Brewing Company
facebook/Sailfish Brewing Company

Pierced Cider
Facebook @piercedcider

Cobbs Landing
cobbs-landing.com

Bottom's Up Public House
facebook.com/bottomsuppublichouse

SUNRISE THEATRE & SUNRISE BLACK BOX

772-461-4775 • sunrisetheatre.com

Tuesdays: *Jazz Jam at the Sunrise Black Box Theatre* — 7 to 10 p.m.; 460-5299; jazzsociety.org.

MANATEE OBSERVATION & EDUCATION CENTER

429-6266 • ManateeEducationCenter.org

DOWNTOWN FORT PIERCE LIBRARY

462-2787 • www.st-lucie.lib.fl.us/

SUNDAY DOWNTOWN CHURCH SERVICES

Common Ground Vineyard Church; 460-5414, commongroundvineyard.com.

First Church; 464-0440, firstchurchfp.org.

Fort Pierce Haitian United Methodist Church; 940-6728, haitianmethodist.org.

Notre-Dame Mission Catholic Church; 466-9617, notredamecc.com.

St. Andrews Episcopal Church *(founded 1893)*; 461-5009 mystandrews.org.

COMMUNITY INFORMATION

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772-465-0630 • backusmuseum.com

Bud Adams Gallery of Historical Photographs
772-462-1795 • 2nd Floor of P.P. Cobb Building

Fort Pierce Police Athletic League
772-370-6162 • fortpiercepal.com
Volunteers needed: 772-466-0606

Fort Pierce Jazz & Blues Society
772-460-5299 • jazzsociety.org

Fort Pierce RiverWalk Center
600 North Indian River Drive
772-489-6473 • cityoffortpierce.com

Heathcote Botanical Gardens
772-464-4672 • heathcotebotanicalgardens.org

National Navy UDT-SEAL Museum
772-595-5845 • navysealmuseum.org

St. Lucie County Marine Center
772-462-3474 • stlucieco.gov/marine_center

St. Lucie County Regional History Center
772-462-1795 • stlucieco.gov/history



SEPTEMBER: NATIONAL PREPAREDNESS MONTH
SEPTEMBER 1: NO RHYME NOR REASON DAY
SEPTEMBER 4: EAT AN EXTRA DESSERT DAY
SEPTEMBER 4: NATIONAL WILDLIFE DAY
SEPTEMBER 5: NATIONAL CHEESE PIZZA DAY
SEPTEMBER 5: NATIONAL FOOD BANK DAY
SEPTEMBER 6: INTERNATIONAL BACON DAY
SEPTEMBER 7: NATIONAL GRANDPARENTS DAY
SEPTEMBER 11: PATRIOT DAY
SEPTEMBER 12: NATIONAL POLICE WOMAN DAY
SEPTEMBER 12: CHOCOLATE MILKSHAKE DAY
SEPTEMBER 13: INTERNATIONAL CHOCOLATE DAY
SEPTEMBER 14: NATIONAL COLORING DAY
SEPTEMBER 16: NATIONAL PLAY-DOH DAY
SEPTEMBER 17: CONSTITUTION DAY
SEPTEMBER 17: INTERNATIONAL COUNTRY MUSIC DAY
SEPTEMBER 18: NATIONAL CHEESEBURGER DAY
SEPTEMBER 18: U.S. AIR FORCE DAY
SEPTEMBER 20: INTERNATIONAL COASTAL CLEANUP DAY
SEPTEMBER 22: NATIONAL FAMILY DAY
SEPTEMBER 24: NATIONAL PUNCTUATION DAY
SEPTEMBER 26: AMERICAN INDIAN DAY
SEPTEMBER 26: NATIONAL KEY LIME PIE DAY
SEPTEMBER 28: NATIONAL POLICE MEMORIAL DAY

About Us: the *Main Street Focus*

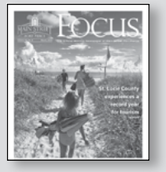
Main Street's monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of ***Main Street*** began production of its 32-page monthly newspaper. The ***Main Street Focus*** has continued to cover news about the events, people, businesses, and redevelopment taking place within the ***Main Street Fort Pierce*** boundaries for over 20 years.

The ***Focus*** is always looking for fresh stories and writers. ***Main Street Focus*** articles must be factual, positive, and related to the downtown Fort Pierce area or ***Main Street*** programs. Any writer with a story idea may contact the ***Main Street*** office at (772) 466-3880 or email focus@mainstreet-fortpierce.org.

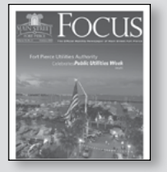
Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month.











What is the *Main Street* Program?

The ***Main Street Program*** was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today ***Main Street America*** is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the ***Main Street America*** website at https://mainstreet.org/our-network/collective-impact) this effort has led to over $107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The Main Street Approach©, https://mainstreet.org/about/how-we-work/the-main-street-approach.

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Mayor's Message St. Lucie Econimic Development Council at 25

by Linda Hudson, Mayor, City of Fort Pierce



The ***Economic Development Council*** is celebrating its 25th year as an economic engine for St. Lucie County. Since 2017, 64 of the **EDC's** projects created or retained 21,721 jobs, according to the *Economic Strategy Center*. These 64 projects generated $1.2 billion annually and an economic output of more than $4.3 billion.

EDC has brought many companies to our county, including **Inkas**, a Toronto based manufacturer of armored vehicles, which will locate right here in Fort Pierce, as well as **SportLife**, a distributor of sports nutrition and health products. **EDC** helped *Treasure Coast Food Bank* locate their new warehouse and distribution facility in Fort Pierce and supported the enhancements at the **Treasure Coast International Airport**, which will make commercial air travel one step closer. **EDC** has assisted in the **Kings Landing** development and is helping the *City of Fort Pierce* and the **Fort Pierce Utilities Authority** (FPUA) attract high-quality employers to the city's Western Corridor, along Kings Highway.



Founded in 2000 as a 501(c)(6) organization, the **EDC** has grown over the years in investors and partners. Annually, the **EDC** chooses the *Pete Hegener Award* winner, named after the founder of **Tradition**. This year, attorney Lee Dobbins was chosen for his 30-year career in shepherding development projects through government approvals. Previous winners have been attorney, Michael Minton, rancher and conservationist, Alto "Bud" Adams, former IRSC college president, Dr. Ed Massey, and former Senate President, Ken Pruitt, to name just a few.

Fort Pierce resident, Pete Tesch, has served as its CEO since 2014. Earlier this year, he announced he will be retiring at the end of 2025. He is not going anywhere because he loves Fort Pierce. *Florida Trend* named Tesch one of Florida's 500 most influential business leaders. Thank you, Pete, for your service. Happy 25th, EDC.

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Sight and Sounds Parade Theme Announced: *Fort Pierce Through The Decades*

This year's ***Sights and Sounds Parade*** theme will both bring the community together to celebrate the holidays and usher in the start of a year of celebrations coming in 2026 for several local organizations (100 years for **St. Anastasia Catholic School**, the **Fort Pierce Elks Lodge** and the **Sunrise Kiwanis**), as well as the *City* itself (125 years). Fort Pierce was incorporated on February 2, 1901, and since its inception it has witnessed many local, national and international events. The *Fort Pierce Through the Decades* theme invites parade participants to pick a special decade or event in local, pop culture, or world history as their theme. Ideas include:

1901 — Sunrise City, Pioneers (Cattle, citrus, pineapples, railroad, oysters);

1920s — Florida Land Boom era, Flappers, Jazz music, early automobiles, architecture;

1930s and 1940s — World War II Navy UDT training, fishing, New Deal projects;

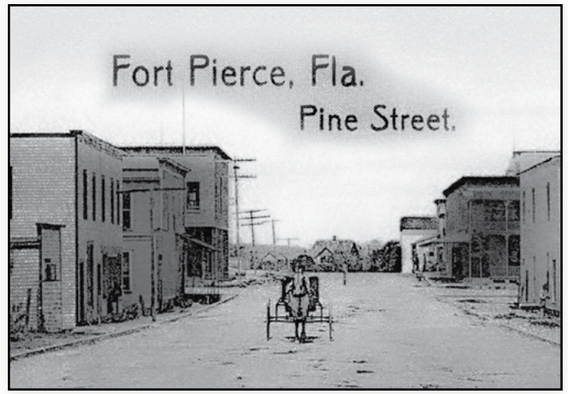
1950s through 1960s — Local *Florida Hall of Fame* artists, Rock n' Roll music, classic cars, treasure hunting, carhops, space missions, Indian River Junior College;

1970s through 1980s — Fashion, surfing, conservation, I-95 opens through St. Lucie County, growth, computers;

1990s through 2000 — Internet, **Manatee Center**, **Fort Pierce Farmer's Market**, historic restoration;

2001 through Present — Technology, downtown revitalization, 2004 hurricanes.

For more inspiration, visit the **St. Lucie County Regional History Center** or the **St. Lucie County Historical Society Bud Adams-Cobb Cultural Center** on the 2nd floor of the **P.P. Cobb Building**. There are many helpful volunteers that can help with ideas. www.stluciehistoricalsociety.net.







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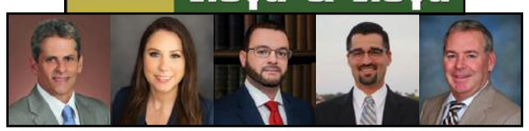
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FPUA Utility Advisory Committee *Youth Career Event* September 3 Connecting Fort Pierce Youth to Local Career Opportunities

The **Fort Pierce Utilities Authority** (**FPUA**) *Utility Advisory Committee* (UAC) is inviting local students and young adults to "Power Up Your Future" at the *2025 Youth Career Event* on Wednesday, September 3, from 4:00 to 6:00 p.m. at the **FPUA Energy Services Center**, 1701 S 37th Street, Fort Pierce.

This free community event is designed to introduce young people to the wide range of career pathways available within **FPUA**, from entry-level positions to apprenticeships and internships. Attendees will meet directly with **FPUA** employees from multiple departments, explore hands-on exhibits, and learn about the skills, benefits, and opportunities available in their hometown's utility industry.

"Our goal is to show our young people that they don't have to leave Fort Pierce to find a rewarding, stable career," said Pearl Davis-Liverpool, **FPUA** Board member and former member of the UAC. "Whether you're a high school student, a college graduate, or a licensed professional, there's a place for you at **FPUA**."

The event builds on the success of last year's inaugural career fair, which attracted more than 100 attendees and featured live coverage on *WPBF News*. This year's expanded format will include more interactive activities, earlier outreach to local schools and youth organizations, and printed listings of current job openings.

Event Highlights:

- Opportunities for high school graduates, college students, and licensed professionals;
- Direct access to **FPUA** employees and department representatives;
- Interactive exhibits showcasing real-world utility work;
- Information on entry-level jobs, apprenticeships, and internships;
- Giveaways and hands-on activities.

The UAC, a citizen-led committee formed in 2021, works to strengthen communication between **FPUA** and the community it serves. Hosting events like the *Youth Career Event* helps achieve **FPUA's** strategic goal of building a strong local workforce and inspiring the next generation of utility professionals.

About **FPUA**: **Fort Pierce Utilities Authority** is a municipal, not-for-profit utility provider. **FPUA's** mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community. Fort Pierce is one of more than 2,000 communities in the United States served by a community-owned electric utility and one of very few who also provide water, wastewater, natural gas, and Internet services. Public utility systems are owned by the people they serve. All benefits from our locally controlled utility remain right here in the community. Additional information is available at www.fpua.com.

About the *Utility Advisory Committee* (UAC): The UAC is a volunteer citizen committee established to foster transparency, build trust, and provide a conduit for community feedback on **FPUA** services. By creating engagement opportunities like the *Youth Career Event*, the UAC supports **FPUA's** mission to serve the community and plan for the future.

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Not All Plants Play Nice: How to Spot and Stop Invasives in Your Yard

by Sara Salgado MacDonald



Not all pretty plants are good for Florida's environment. Two popular garden choices, tropical milkweed and zebra inchplant, may look attractive, but experts warn they can harm our native plants, animals, and ecosystems.

For years, tropical milkweed has been planted to help monarch butterflies. Its bright orange and yellow flowers are eye-catching, and it grows easily in many gardens. However, this plant is not native to Florida, and scientists have discovered it can cause serious problems. Tropical milkweed can make monarchs breed year-round instead of migrating, spread a butterfly disease called OE, and reduce pollination of native milkweed species that are healthier for monarchs. Because of these concerns, tropical milkweed is now on the Florida Invasive Species Council's Category II list, plants that are spreading and could cause major problems if we don't act early.

Zebra inchplant, known for its striking purple and silver leaves, is another common ornamental plant that poses risks. Often used as a groundcover, it grows quickly and spreads into shady natural areas, where it pushes out native plants and lowers habitat quality for wildlife, including the gopher tortoise. Like tropical milkweed, zebra inchplant is listed as a Category II invasive. While it hasn't caused widespread damage yet, experts say it shows signs that it will be possible in the future.

Gardeners can help by choosing native alternatives. Instead of tropical milkweed, plant swamp milkweed (Asclepias incarnata) or butterfly weed (Asclepias tuberosa), which support healthy monarch populations. Instead of zebra inchplant, try native groundcovers like frogfruit (Phyla nodiflora) or sunshine mimosa (Mimosa strigillosa), which provide food and shelter for wildlife.

Choosing the right plants not only keeps Florida's wildlife healthy but also protects our natural areas. It supports the *Florida-Friendly Landscaping™ Program*, which encourages using plants that fit our climate, save water, and avoid harming the environment. When you plant native species, you are helping preserve Florida's beauty and biodiversity for future generations.

For more information on invasive plants and native alternatives, visit Florida-Friendly Landscaping™ Plant Guide: https://ffl.ifas.ufl.edu/plants/.

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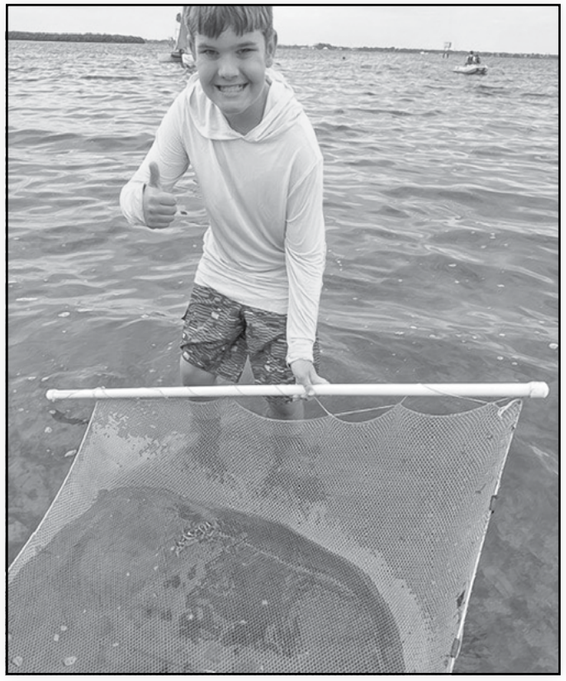
Manatees, Mangroves, and Magic: Learning at the Lagoon

As the school year kicks into gear, the **Manatee Center** is buzzing with energy — not just from curious students, but from the wild wonders of the *Indian River Lagoon* itself. Nestled in the heart of Fort Pierce, the Center has become a beloved destination for locals and visitors alike. But beyond its reputation as a must-see spot, it's also a hub for hands-on conservation education that's shaping the next generation of nature stewards.

Educational programs at the **Manatee Center** are designed with discovery in mind. Whether students are wading into the *Lagoon* with nets in hand or peering into a touch tank filled with marine critters, each experience invites them to connect with Florida's ecosystems in meaningful, memorable ways.

Learning at the Lagoon isn't just a tagline — it's a philosophy. Through immersive field trips, both on-site and off-site, students explore the delicate balance of life in and around the *Lagoon*. They learn how manatees serve as keystone species, why mangroves matter, and how watersheds affect the health of our waterways. And they do it all with muddy feet, wide eyes, and minds full of questions.

Teachers consistently give these programs top marks. When asked to rate their experience from 1 to 5, the answer is almost always the same: "5! The students remind us all the time how important it is to take care of the Florida ecosystem around us." "5! Absolutely had a great time — students are already looking forward to returning next year." "5! From the students' perspective, there's never enough time! They loved seining for marine creatures and identifying them through your catalog."





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Here's a glimpse of what's offered:

On-Site Field Trips: *Manatee 101* – Dive into the lives of Florida's gentle giants and learn how to protect them; *Scavenger Hunt & Tour* – Explore Moore's Creek and the Center's grounds in search of wildlife and hidden treasures; *Mangrove / Touch Tank* – Meet marine critters up close and learn their ecological roles; *Wild Fish Feed Adventure* – Visit the Fort Pierce City Marina to feed and identify local fish; *Watershed Demonstration* – A splashy, hands-on lesson about clean water and its impact on the Lagoon.

Off-Site Field Trips: *Seining Program* – Wade into the Lagoon at Jaycee Park to discover fish, crabs, and more; *Critters-To-Go* – We bring live touch-tank animals to your classroom for an engaging marine lesson; *Eco Boat Tour* – Cruise the Lagoon by pontoon boat and scout for manatees, dolphins, and sea turtles.

Programs are tailored to fit the needs and budgets of schools, homeschools, and camps — because at the **Manatee Center**, learning by doing isn't just encouraged, it's celebrated.

Whether you're a parent, educator, or lifelong learner, the **Manatee Center** offers a chance to reconnect with nature and rediscover the magic of the Lagoon. It's not just a field trip — it's a journey into the heart of Florida's coastal ecosystems.





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September Spa Day at Notions & Potions!

Notions & Potions, the **Pink Moon Beauty Lounge** and **Heather Muise LMT** invite you to join them on Saturday, September 20th from 10 a.m. to 2 p.m. for a rejuvenating spa day focused on self care and education.

Enjoy refreshing beverages, soothing massages, free samples (while supplies last) and the opportunity for retail therapy to enhance your wellness experience. Refreshments will accompany education on skin care, salt scrubs, and massages.

Massages will be available for $1 per minute and for a little aroma therapy, come be the first to smell the **Notions & Potions** fall collection candle debut.

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The A.E. Backus Museum Invites Artists to Enter Annual Juried Exhibition: *The Best of the Best*



The **A.E. Backus Museum & Gallery** is pleased to announce the opening of its ***Call to Artists*** for the 2025 edition of its annual juried art exhibition, *The Best of the Best*. This long-standing community favorite celebrates diverse artistic talent across the region and offers a dynamic platform for both amateur and professional artists to showcase their work.

Entries will be accepted by advance appointment Wednesdays through Sundays until 3:00 pm, from September 3 through September 26, 2025. Artists may enter up to three works per 15-minute appointment; additional entries require separate bookings. Entry forms and guidelines are available online at www.BackusMuseum.org or at the Museum beginning September 3, located at 500 North Indian River Drive in Historic Downtown Fort Pierce.

Artists are invited to submit in one of four media categories:

- Oil & Acrylic Painting;
- Watercolor (including gouache and tempera);
- Varied Techniques (including mixed media, pastel, drawing, printmaking, graphics, collage, and computer-generated works);
- Three-Dimensional Works.

The exhibition offers cash awards for 1st, 2nd, and 3rd place in each category, as well as the coveted *Best of Show* title. Visitors will also vote throughout the run for the *People's Choice Award*, announced at the end of the exhibition.

Accepted artists and award winners will be announced online by Friday evening, October 3, 2025. The exhibition kicks off the Museum's 2025–2026 Season with an Opening Reception on October 4, from 6:00–8:00 p.m., followed by Free Admission on Sunday, October 5. It will remain on view during regular hours through November 14, 2025.

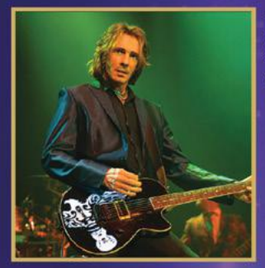
Competition entry is $30 per artwork. Appointments must be scheduled in advance online through the ***Call to Artists*** link at www.BackusMuseum.org/juried-shows. A full prospectus outlining submission guidelines, presentation requirements, and eligibility details is available.


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Notes from the Garden:

The Soil is Turned at First Church's Community Garden

Providing vegetables to neighbors, with limited access to fresh produce, is the dream of *First Church's Community Garden.* As all gardeners know, the work ahead of the harvest is the key.

The soil has been turned and treated in the *Community Garden*. Anaerobic Soil Disinfestation (ASD), a biological soil treatment method has been used to rid the *Community Garden* of pests like nematodes. Molasses and water, with a bit of chicken manure added, beef up the "good" soil microbes. That means more efficient production in the *Community Garden*, and more nutritious fresh produce to share with our community. **First Church** hopes to increase the many thousands of pounds that were shared with ministry partners last season. It's a challenge that the Garden team at **First Church** is excited to meet.









Every garden presents its own special challenge. Curious, hungry peacocks are *First Church Community Garden's* special challenge. So, last month the gardeners spent ample time planning for "peacock protection." The protection cloth allows light to reach the plants while keeping out critters. That preparation will definitely pay off, as planting in the Garden's raised beds begins this month. It's still hot and humid in Fort Pierce, but now is the time for planting a number of well loved vegetables. The *Community Garden* gardeners will soon start heat tolerant varieties of collards, tomatoes and peppers. Our local peacocks would love to have a taste of those young plants. So far, the "peacock protection" is working.

You can catch a glimpse of the *Community Garden* as you drive west on Avenue A between US 1 and 7th Street. Look for the sign that sits among the grove of Olive Trees in the **First Church** overflow parking. You may find one of the resident peacocks atop the garden fence. Many mornings you'll spot the gardeners from **First Church** hard at work.

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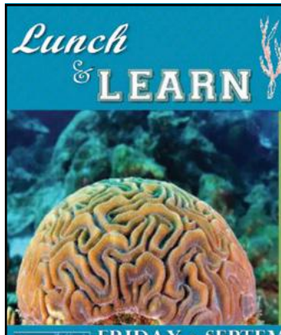
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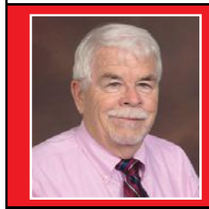
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18th Treasure Coast Waterway Cleanup Another Great Success!

by Robynn Holland, Community Liaison

The ***Treasure Coast Waterway Cleanup*** continued for the 18th Year. There was great community participation on this very hot day with more than 400 pounds of trash being collected and turned in at the **Fort Pierce Yacht Club** site. This year's chairperson for the **FPYC** collection point was past commodore, Forest Blanton. He was assisted by Mike and Sherry Lee, two wonderful new members who have jumped right in to help with many events. Mike and Sherry helped Forest welcome community members who came to participate as well as checking in participants, distributing cleanup materials, and weighing the trash after it was collected.

Other members of the **FPYC** were also involved including Victoria Westphal, Ken Milner, Donna Speciale and Gary Bradford who helped clean up trash along the shore. It is always a win when the community comes together, and when the weather is sweltering it is even a bigger win.

The event is coordinated by the **Marine Industries Association of the Treasure Coast** (**MIATC**) and both the **Fort Pierce Yacht Club** and the ***Fort Pierce Yacht Club Foundation*** were sponsors.

Partnerships are very important to the **FPYC/*Foundation*** and our community partners were busy doing great work this summer with kids and young adults. Below is a brief glimpse of some of the summer activities the **FPYC/*Foundation*** helped support through donations.

Treasure Coast Youth Sailing Foundation – from Ernie Small

The ***TCYSF*** summer camp closed with over 138 participants, of which 58 were from the ***Courageous Kids'*** scholarship program. We went through 42 large pizzas plus gallons of sunblock, and over 50 gallons of water, plus a couple gallons of vinegar for those fire ants bites.

I can honestly say that 100% of our students had a wonderful time and all want to come back next summer. (P.S. — everybody loved our capsize drill.)

Boys & Girls Clubs of St. Lucie County – from Gaby Simpson

2025 Summer Swim Lessons at Lincoln Park Pool: Total youth reached: 69 (ages 6 – 16). Sessions completed: 22 group lessons.

What the *FPYC Foundation* Support Made Possible

First-ever lessons for many: More than half of participants had never been in formal swim instruction. By week 2 they were confidently floating, kicking, and practicing safe pool entry/exit.

Skill progression: 95% mastered basic water-safety skills, and 60% advanced to beginner freestyle strokes.

Confidence & joy: Counselors noted a visible shift — children who once clung to the wall were racing to show their new kicks, shouting, "Watch me dive!"

From tentative first splashes to triumphant cannonballs, these six short weeks transformed 69 young lives. Thank you ***Fort Pierce Yacht Club Foundation*** for turning the pool into a place of possibility.

Stella Maris Environmental Research: Wesley Island Eco Camp – Ashley Miller Chelberg

Ashley, founder and director of the **Wesley Island Eco Camp**, expressed her upmost gratitude to the **FPYC/*Foundation*** for making their summer program possible. She said without the support of the members of the **FPYC,** the summer program would not have been possible. Many of the children served come from homes with limited resources and they were able to see so many possibilities and have so many new experiences because of the generosity of the members of the **FPYC**.

E.N.D. IT! Celebrating their 15th year anniversary, Skip and Sonia DuPree, founders of **E.N.D. IT!** once again ended the 8-week summer camp with a marvelous presentation. This year's program was *Disney's Camp Rock* and was held at the *McAlpin Fine Arts Theater* at Indian Rive State College. The students sang, danced, and acted into the hearts of the audience, resulting in a standing ovation at the end of the performance.

Project Lift — Shawn Keil, Executive Director, St. Lucie County, of **Project Lift** was busy all summer overseeing the Fort Pierce Branch of **Project Lift**. What an amazing job **Project Lift** does redirecting young men and women to a life with hope, skills, and a new direction. And this year, guess what? The young men and women at **Project Lift** built the props for the **E.N.D. IT!** presentation of *Camp Rock!* How exciting to see how organizations come together and support each other in the community!

The **FPYC** is proud to be able to be a small part of the wonderful success of all of these amazing and giving organizations.







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TREASURES OF THE PAST

125 years ago this month as reported in the August 31, 1900 edition of the Florida Star

Bits of Fact and Gossip

Current Events of the Present Week Portrayed in Brief

The steam tug Guitterno Lopez, with two cattle schooners from Havana, is in port at Miami awaiting the arrival of 500 head of beef cattle, which they will transport to Havana. The cattle are expected to arrive from Fort Pierce.

125 years ago this month as reported in the September 7, 1900 edition of the Florida Star

W.P. Underwood, agent for the Gray engine, returned Tuesday from Fort Pierce, where he has been to install a two horse power engine in Mr. H.G. Bronson's launch.

125 years ago this month as reported in the September 20, 1900 edition of the Weekly Tribune *(Tampa)*

Lamar Hunstman left on Friday morning for Ft. Pierce, having accepted a position as salesman for the Western Union Telegraph Co.

100 years ago this month as reported in the September 1, 1925 edition of the Fort Pierce Tribune

Did you come to Florida from some other state?

Chamber wants to know

Sec. Kessler seeks information so that he can put newcomers in touch with friends here.

Remember that old song, "Are You From Dixie?" Well, the Chamber of Commerce is today asking the same question and also queries, "Are you from Maine, California, Texas, or any other part of these grand and glorious United States?"

The Chamber seeks this information so that it can put friends from the old home town in touch with you. The move is the result of persons calling the Chamber headquarters every day and asking the whereabouts of friends and acquaintances.

"Is Bill Jones of Kalamazoo in town now?" asks a big powerful man from Michigan, who has just parked his car and drops into the Chamber's headquarters on Orange Avenue in quest of his friend, - "Bill came down this way a couple of years ago and the last we heard of his he was located in Fort Pierce," he continues. "Been told he has made a good pile in real estate. Fine fellow, Bill. Know where I can find him?"

Mrs. Herman Engelman, chief assistant to Secretary B.R. Kessler, answers these kind of questions many times a day. If the man is at all prominent she knows where he can be located. There are many instances, however, due to the influx of persons from the north who have located here within the past few months, that the staff is unable to give the required information.

Secretary Kessler is anxious to provide this service for tourists and visitors, hence he suggests that persons now residing here hand in their name, state and city from which they came. A list will be compiled and then when visitors call at the Chamber they will always be able to obtain the address of their friends.

75 years ago this month as reported in the September 10, 1950 edition of the Fort Pierce Tribune

State TB Official Will Speak Here

Dr. C.M. Sharp, chairman of the Bureau of Tuberculosis Control of the State Board of Health in Jacksonville, will be in Fort Pierce on Tuesday and will speak at an open meeting to be held in the Community Center at 8 o'clock that evening. He will talk on the tuberculosis problem in Florida today.

Presidents of all civic organizations are urged to contact their members and urge their attendance, it was reported. The St. Lucie County Tuberculosis and Health Association will hold a meeting at the CC at 7 p.m. before the open meeting begins, it was stated.

Baby is Found To Have Polio

A case of poliomyelitis, described as "moderately severe," was reported Saturday afternoon by Dr. J. Ross Hague, county health officer, who said preliminary diagnosis had been confirmed by physicians at St. Mary's Hospital in West Palm Beach.

The stricken child is the 11-month-old son of Mr. and Mrs. William Flood, of 814 South 15th Street. The infant was under treatment for another ailment when polio symptoms were discovered, Dr. Hague revealed.

Quarantine precautions have been put into effect, he added.

This is the second polio case in Fort Pierce this year, the doctor added. The first was that of a boy who was taken ill while on a visit to Atlanta. He was in a convalescent stage when returned to Fort Pierce, he said.

TREASURES OF THE PAST

75 years ago this month as reported in the September 10, 1900 edition of the Fort Pierce Tribune

Home Census Shows Big Gains Here in Ten Years

Fort Pierce and St. Lucie County nearly doubled the number of homes in this area between 1940 and 1950, according to the 1950 Federal Housing census released from Washington last night. The count gave Florida 961,084 dwelling units this year compared to 590,451 in 1940.

The Fort Pierce and St. Lucie County growth was ahead of the state as a whole, the report showed. Neighboring areas showed gains.

City or County	*1940*	*1950*
St. Lucie County	3,609	6,822
Fort Pierce	2,316	4,397
Brevard County	5,865	9,228
Broward County	15,944	36,397
Indian River	2,944	4,660
Martin County	2,511	3,290
Okeechobee County	905	1,101
Palm Beach County	28,360	48,890.

50 years ago this month as reported in the September 25, 1975 edition of the Fort Pierce Tribune

Downtown Cost Study To Be Eyed

A special meeting on the possibility of hiring the Urban Land Institute (U.L.I.) to study the economic feasibility of redeveloping Fort Pierce's Central Business District will be conducted Thursday, Oct. 2, according to an announcement made today by the city's Revitalization Committee.

The gathering, which will be held in the second floor meeting room of the First National Bank, will begin at 7:30 p.m.

Gerald S. Church, Director of Membership Services for the Washington based U.L.I., will be the guest speaker according to Jim Holmes, chairman of the Committee.

"We feel this will be an extremely important meeting," commented Holmes, "as it could very well result in some determination being made on what we want to do next in our efforts to improve our Central Business District." He added that besides the members of the revitalization committee, city commissioners and CBD property owners are also being urged to attend. Furthermore, the meeting is open to the general public.

The Urban Land Institute is well-known for its studies of blighted business areas and determining the economic feasibility of their redevelopment. Should the revitalization committee decide to employ U.L.I., the cost would be in the area of $15,000 to $25,000. Most likely the funding would have to come from private sources, explained Holmes.

The Fort Pierce Revitalization Committee decided to study the possibility of hiring U.L.I. after receiving a report from the Tampa planning firm of RMBR, which suggested certain projects for redeveloping Fort Pierce's Central Business District. However, since receiving the RMBR document, there have been questions raised on whether all or part of the suggestions are economically feasible to implement.

Download Florida Stories App for audio history tours of dozens of Florida cities including two from Fort Pierce — Downtown & the Lincoln Park districts

FLORIDA STORIES

Mains and Sides and an Occasional Surprise at the Market

Amid all the back to school hubbub we're adjusting to about now, don't forget that the **Downtown Fort Pierce Farmers Market** has some great supplies for you. The Market is where you'll go to get away from the school supplies and organizers. You won't find uniforms or gym shoes here. What you'll enjoy finding at the Market is some of the freshest, finest flavors of Florida you can fawn over.

No matter what time of year it is, we still have to make dinner, right? So, stop by the Saturday market for some local beef steaks, sirloin tips or ground beef from **Adam's Ranch**. With the summer heat still hanging on, some of us prefer a lighter protein, like the fresh seafood from **Local Seas East Fisheries**. If you want to really impress at dinner, get a sampling from each booth for an ultimate surf and turf meal.

Of course, you'll need some impressive side dishes to pair with your main course and the Market has you covered. Find all the veggies you need at **The Friends Produce, Inc.** or **Broken Plow Farms**, and look for our seasonal produce vendors, to start back in the fall. We look forward to seeing what **Pure Produce Farm**, **Aunt Zaroda Farms** and **Organic Oasis Farms** will bring us this season.

You might want to pick up a supply of olive oil or infused vinegars to cook your veggies in so check out what **Olive Branch Markets** or **Alzaytoon Infused Oils** has to offer. **The Mushroom Guy** has the perfect exotic mushroom to top it off, or maybe **The Cheese Shoppe** is what you need to make the meal pop. And what doesn't make a meal pop better than fresh spices? Restock on all your salt-free spice mixes from **Wicked Good Spices**. For that perfect garnish with a burst of micronutrients in it, talk to **TopNotch Microgreens** or **PSL Microgreens Farm** — they can give you tips on how to pair flavors together.

If you think of it, grab your favorite snacks for you and those students while you're visiting the **Downtown Fort Pierce Farmers Market** too. Every Saturday, rain or shine, you can pick up the perfect pick-me up or lunch box filler from vendors like





Kat's Southern Twang (those delicious pickles), or **King of Hummus**, or **We Be Poppin** (kettle corn), or even **Maier's Gourmet Popcorn** (the caramel is addicting). We even have **Flippipin LLC** offering fried and boiled peanuts now. Those unique, occasional surprises in the cupboard make it easier to get through the week, am I right?

Lastly, don't forget the pets! They need to eat as well as you do, right? Well, **Dog Days Homemade Barkery** has a variety of dog treats to offer and check out the single ingredient, Florida sourced dog and cat treats that **Florida Man Pet Treats** has at their booth. The pets are part of the family too.

So, as the community kicks off the new school year around us and we get used to the fall routine, make the Saturday stop at the **Downtown Fort Pierce Farmers Market** part of your regimen. Get in the habit of checking our Facebook page for a list of the vendors you'll see and a heads up on who will be entertaining you as you shop. Our vendors are here every Saturday from 8 a.m. to 1 p.m. to bring you value-added, fresh-from-Florida goodness, rain or shine — it's a *Saturday morning tradition.*



Youth Banner Art Showcase – Submission Deadline October 10

The ***Fort Pierce Redevelopment Agency*** (FPRA) *Youth Banner Art Showcase* invites K-12 students to showcase their artistic creativity by designing new streetlight pole banners. Through this program, the FPRA funds the production and installation of the banners to be displayed within the designated redevelopment area, offering a unique platform for students to showcase their talents. This program not only celebrates local youth but also enhances public spaces with vibrant, student-inspired art. It's a wonderful opportunity for students to make a lasting impact on their community through their artistic vision.

Submission Deadline: October 10, 2025

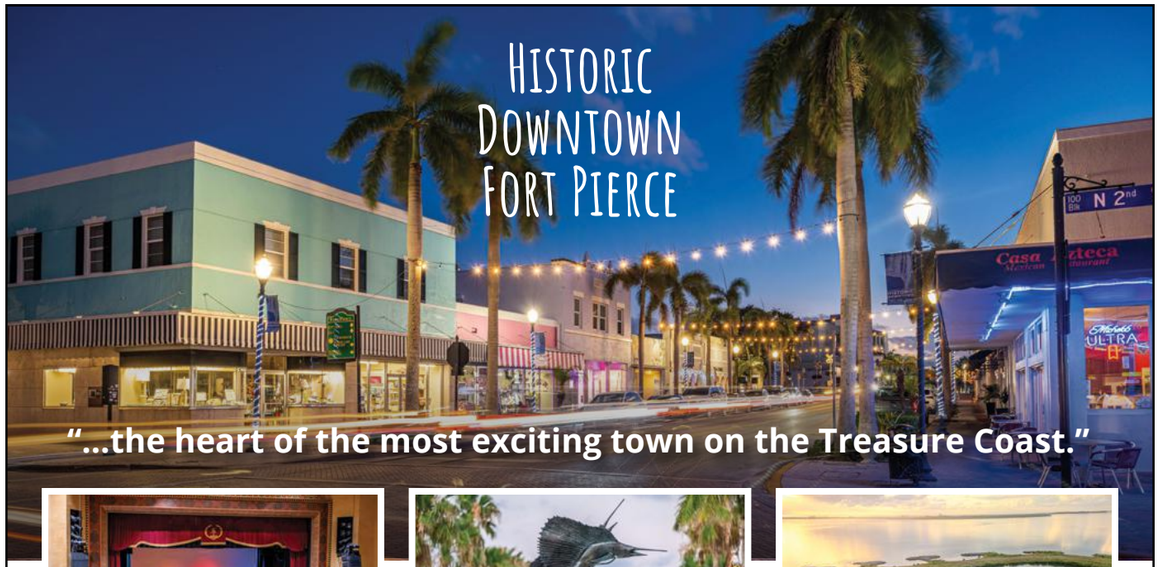
Selection Period: November 11, 2025

Announcement of Selected Students: November 18, 2025

To apply and for a complete list of eligibility requirements, please visit: https://www.choosefortpierce.com/1181/Youth-Banner-Art-Showcase.

For more information about the FPRA *Youth Banner Art Showcase*, please call 772-828-9918 or email fpra@cityoffortpierce.com.

FPRA FORT PIERCE
REDEVELOPMENT AGENCY



PHOTOS BY MARK KRANCER

If you are looking to open or expand your business,

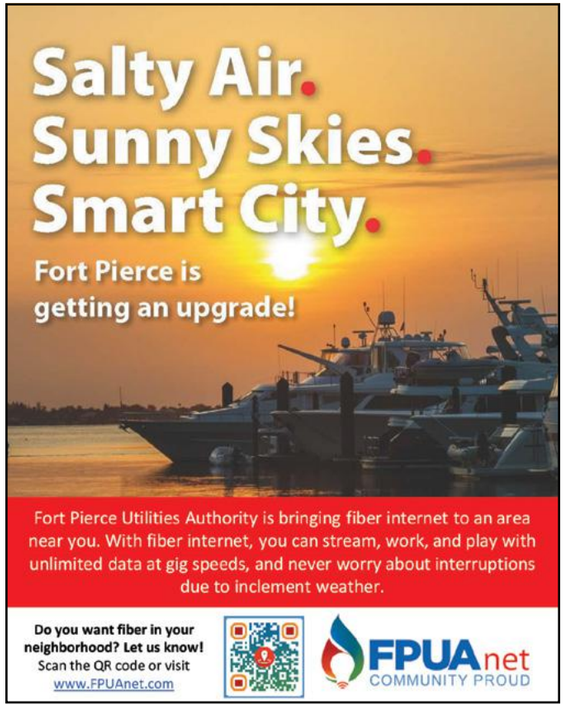
Downtown Fort Pierce is the place to be!

Fresh and exciting projects continue to make the Downtown area even more inviting and attractive to visitors. See listings for available **office**, **retail**, and **restaurant** space below.

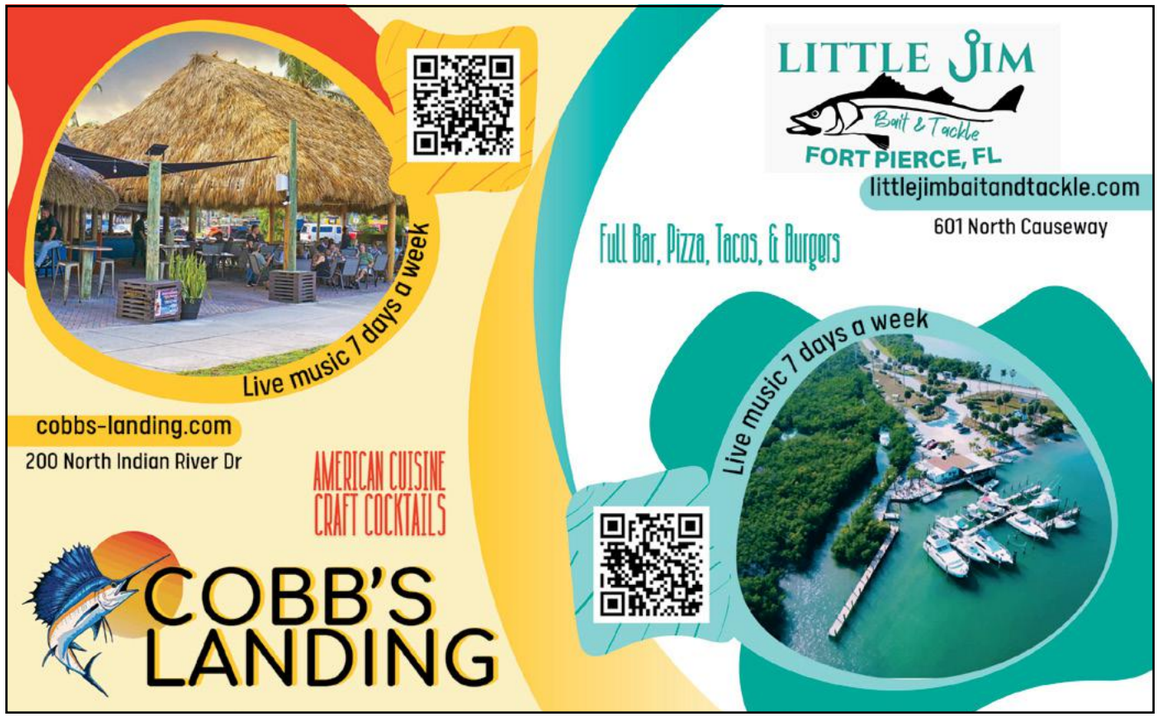
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111 Orange Avenue	**Ryan Andrew**	772-932-1444
208 Avenue A	**K & K II**	772-971-1934
131 N. 2nd St.	**Christine Coke**	772-252-4501
210 N. 2nd St.	**Ledarius Mack**	786-529-8881
100 S 2nd S.t, #101, 200 N Hwy 1, 300 S 6th St.	**Angel Borreca/Pierce Harbor Realty**	772-801-0750
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MAIN STREET FORT PIERCE

Join Main Street Fort Pierce

Main Street Fort Pierce wants to invite you to become a part of the renaissance of our Historic Downtown area. Over the past twenty-six years, we have worked to repair streets and sidewalks, upgrade storefronts, renovated the **Sunrise Theatre**, **Old City Hall** and the **Platts Backus House**, sponsor charrettes to design a downtown "Master Plan," built the **Manatee Observation and Education Center** and so much more! Annually, ***Main Street Fort Pierce*** sponsors over 30 events — *most which are free of charge.*

Yet there is still so much more to be done! We need you to be involved in our continued planning for the area. Become a member and support ***Main Street Fort Pierce*** financially. We rely on the participation and the voluntary annual dues from our members to accomplish our goals and complete our projects.

Whether you own a downtown business or you just love Historic Downtown Fort Pierce, we need your energy and support to continue to rejuvenate our community's heart and soul.

Main Street Fort Pierce Membership Levels

COMMUNITY

- ☑ Downtown Dreamer (Friend of **Main Street**): $50.00
- ☑ Pierce Pioneer (Family): $100.00
- ☑ Sunrise City Patron: $500.00 and above

Membership Benefits:

- Free Main Street Focus Magazine home delivery
- Unlimited attendance to Coffee with the Mayor
- Email newsletter with Downtown updates
- Early bird access to events such as Art Shows
- Downtown digital map directory
- Invitation to Annual Main Street Meeting & Celebration

SPONSOR

- ☑ Bronze: $1,000.00
- ☑ Silver: $2,500.00
- ☑ Gold: $5,000.00
- ☑ Platinum: $5,000.00

Additional Membership Benefits:

- Logo on website with link to site
- Early access to title sponsorships

BUSINESS

- ☑ CommUNITY Trailblazer (less than 10 employees): $150.00
- ☑ Horizon Hero (11-50 employees): $250.00
- ☑ Legacy Builder (51 or more employees): $400.00

Additional Membership Benefits:

- Free entrance to educational business seminars
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- Discounted advertising rates in *Indian River Magazine*

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My New Life with an Artist

by Buddy Allison, penned by Lisa Jill Allison, Lisa Jill Allison Art Gallery



Hi! I'm Buddy — nickname, Snaussy Dog, thanks to my slightly sausage-like shape. These days, I'm living my best life with artist, Lisa Jill Allison, and her buddy Brad. I want to tell you a little about the value of art culture and community from a dog's-eye view. Honestly, none of this was on my radar as a pup. My early world was all about survival: absentee guardians, lots of kennel time, and a real lack of community. By dog trainer standards, I was considered difficult if not hopeless. I felt alone, insecure, and misunderstood.

Fast-forward to the happiest day of my life — adoption day! What a world I found myself in. I now had a forever home, and much to my delight, I was surrounded by art of all sorts. Paintings of nature filled the space bringing my favorite place (the outdoors!) inside with lush, colorful, palms, dancing, seascapes, and vibrant florals.

But what truly touched my little doggie heart were the paintings of Rosy, the beloved pet, who had lived here before me. You could see the love in every brushstroke. It was clear Rosy had been deeply loved and content — and I knew this would be my future too.



And then there's the music—always playing! I've developed a real ear for 90s pool party mixes. Movie nights? I'm a fan. August Rush really spoke to me. And the food! Ethnic dishes are served daily, and I'm never forgotten when it comes to the last bite.

Rich conversations flow through the house, and I've become part of a true community. Neighborhood playdates are a regular thing — an amazing, mixed pack of all sizes, shapes, ages, and backgrounds. We learn and grow from each other. It's pure magic.



I can proudly say I'm now a well-adjusted pup. Being surrounded by art — and all its forms — has helped heal my past and opened the door to a fuller, happier, more connected life.

So, thank you, Lisa & Brad for showing me this joyful new world. And here's my advice to you humans: rub shoulders with the arts — in all their forms — and watch your coat shine. Downtown Fort Pierce is blooming with art and culture. Art galleries, shops featuring hand-crafted and local items, ethnically diverse restaurants and music galore, all eagerly awaiting your visit.

Snook Season Greetings

by Captain Bo Samuel, Pullin Drag Charters



captainbofishing@gmail.com | 772-971-6661

Every local angler knows the first of September means the start of snook season and the chance to put this delicious catch back on your family dinner menu. The second open season of the year runs from September 1 through December 14th when anglers are allowed to keep one of these highly sought-after but elusive fish per day. They are easily recognizable by that distinctive black lateral line that extends on to the tail and the reason why some dedicated anglers call them linesiders. At ***Pullin Drag*** we call them trophies!

We target snook around areas with fast moving currents like bridges, docks, jetties, and mangroves. Hooking a fighting snook never disappoints, but be aware, they are smart enough to run to these nearby structures and try to break the line. I recommend a spinning reel combo with 40-pound fluorocarbon leader and a tight drag. The best bait choices are live mullet, pilchards, threadfins, or mojarra but they are aggressive enough to hit artificials and shrimp, too. If you are fortunate enough to get one in the slot of 28 inches to 32 inches, you will have earned bragging rights and a delicious dinner.

The offshore bite has been amazing with nice mahi, kingfish, and cobia landing on deck. Kingfish is highly favored for smoking and then making smoked fish dip. Let me know if you want my famous smoked dip recipe. Bottom fishing remains a proven strategy as we are consistently pulling in mangroves and muttons using live and cut bait on 50–100 foot reefs. Snappers are tough fighters and that first pull starts all the excitement. Mangroves have white, flaky meat that's ideal cooked any way you like … grilled, baked, fried, pan seared, ceviche.

Our *Fishy Photo of the Month* shows Sid with one stellar snook! Awesome catch, Sid!

[Happy Birthday shout-out to my mom for her birthday this month!]

You can learn more about fishing rules and regulations plus get great gear at our local shops like **DeBrooks Fishing Center**, **White's Tackle**, and my historic home base, **Little Jim Bait & Tackle**. If you're ready to book a trip to hook a snook, you just need to get ***Pullin Drag!***



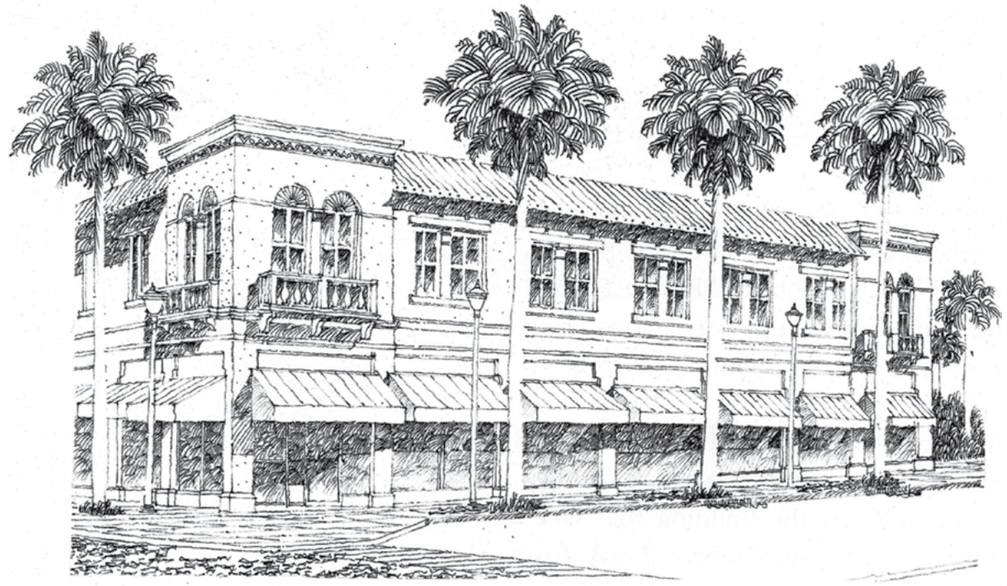
Main Street Kids Coloring Page

Can you find this building in downtown Fort Pierce?

Raulerson Building

131-139 North 2nd Street

1924



Architect: Wliam W. Hatcher

The Raulerson Building gets its name from the Raulerson family, pioneer ranchers in the early days of St. Lucie County. It was architect Hatcher's first project to complete after being recruited from Alabama by builder C.E. Cahow. The Raulerson Building has been used for retail and office space since it was built. It is as practical and elegant today as it was in the 1920's. If you guessed it is a Mediterranean style building, you were right.

Read over this list of details; see how many you find in the Raulerson Building.

1. Arch
2. Decorative Band
3. Tall Window
4. Balustrade
5. Balcony
6. Tower
7. Barrel Tile
8. Bracket
9. Molding

Trias, Ramon; Greenman, Trent; Hardan, Celine; Harrington, Tim. Fort Pierce A Town in Florida. City of Fort Pierce, 2001.



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GATOR TRACE

Get Ready, Fort Pierce, to Roll Up Your Sleeves!

Join the battle against litter through our next *Community Cleanup Day!* It's time for our vibrant community to unite and show that together, we can turn the tide on trash. Whether you're picking up a stray wrapper or organizing a full-blown cleanup event, every little bit helps.

We are eager to get to know the amazing individuals behind the incredible impact our community is making. We invite you to share your cleanup photos through the *Litter Cleanup Report Form,* where your contributions will not only be celebrated but also help us track the positive changes we are creating together.

Plus, it's a convenient way to request trash bag removal, making your participation even easier. Let's come together to beautify Fort Pierce, and we can't wait to see your smiling faces in action! See you soon, and let's keep shining bright as a community.

Daniel D. Fuller, MAI, SRA
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faw_app@bellsouth.net

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AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND MAIN STREET FORT PIERCE, INC.

THIS AGREEMENT ("Agreement") is made and entered into on this 19th day of May, 2025, by and between the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, whose address is 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("City"), and MAIN STREET FORT PIERCE, INC., a Florida not-for-profit corporation, with its principal office located at 122 A.E. Backus Avenue, Fort Pierce, FL 34950 ("Main Street FP") (collectively, "Parties").

WITNESSETH:

WHEREAS, the City seeks to promote and facilitate revitalization of communities within its jurisdiction to enhance the overall prosperity, preservation-based economic development, and quality of life for its residents; and

WHEREAS, Main Street FP has expertise, resources, and a mission aligned with boosting prosperity and improving the well-being and livability for community members; and

WHEREAS, since Main Street FP has assisted the City to achieve its revitalization and economic development goals pursuant to Federal Community Development Block Grant Agreements; and

WHEREAS, Main Street FP is willing to continue to assist the City to achieve its revitalization and economic development goals pursuant to this Agreement; and

WHEREAS, the City Commission approved $50,000 in grants and aid to Main Street FP as part of its budget approval for Fiscal Year 2024-2025.

NOW THEREFORE, the Parties do hereby agree as follows:

1. **SCOPE OF SERVICES.** Main Street FP's responsibility under this Agreement is to provide those Services and Deliverables supporting the City's revitalization and economic development goals set forth in Exhibit A ("Services").

2. **TERM.** The term of this Agreement shall be one (1) year beginning on October 1, 2024

3. **COMPENSATION.** The City agrees to compensate Main Street FP for services rendered pursuant to this Agreement in four installments as follows:

October 1, 2024 Payment 1 $12,500
(or within thirty (30) days of Agreement approval, whichever is later)
March 1, 2025 Payment 2 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)

June 1, 2025 Payment 3 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)
September 1, 2025 Payment 4 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)

The City's obligation to pay Main Street FP under this Agreement does not arise if Main Street FP fails to satisfactorily perform those Services delineated in Exhibit A, fails to meet its Reporting and Accountability obligations set forth in Paragraph 4, or violates any terms of this Agreement.

The City shall deduct from any amount owed to Main Street FP under this Agreement all monies owed to the City or its affiliates under any other agreement or understanding if the amount owed by Main Street FP to the City or its affiliate has been outstanding for more than thirty (30) days.

4. **REPORTING AND ACCOUNTABILITY.**

a. Quarterly Written Reports: Main Street FP shall provide the City with quarterly reports on or before January 15, 2025; April 15, 2025; July 15, 2025; and September 15, 2025 according to the requirements of Exhibit A and on the forms provided in Exhibit B and Exhibit C. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.

b. Quarterly Presentations: Main Street FP shall provide the City with quarterly presentations on or before February 28, 2025; May 31, 2025; and August 31, 2025; that shall include at least the information contained in Exhibit B and Exhibit C. It shall be Main Street FP's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.

c. Financial Statements: Main Street FP shall submit financial statements quarterly with each quarterly report outlined in paragraph 4(a) above and within seven (7) days upon request of the City at any time, in the City's sole discretion, for any reason. Main Street FP shall submit the Main Street Quarterly Revenue and Expense Form in the form provided in Exhibit C each quarter, as outlined above and herein. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.

d. Annual Reports: Main Street FP shall make an annual presentation to the City Commission on or before September 30, 2025, detailing its activities for the preceding months, progress of the economic development activities, project updates, and any other relevant information. It shall be Main Street FP's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay Main Street FP any installment

does not arise if Main Street FP fails to meet this obligation.

5. **AUDIT.** Main Street FP agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three (3) years, or as otherwise applicable under law, to include Public Records Laws, after receipt of any Payment under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of Main Street FP involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved.

6. **NON-DISCRIMINATION.** Main Street FP covenants and agrees that it shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.

7. **TERMINATION.** This Agreement may be terminated by either party with sixty (60) days written notice if either party believes that the other party has failed to meet its obligations. Upon termination, the City shall have no further obligation to pay Main Street FP any additional money as contemplated in Paragraph 3 above.

8. **INDEPENDENT CONTRACTOR.** Main Street FP is and shall be an independent contractor and not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent contract between the City and Main Street FP, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement.

9. **INSURANCE REQUIREMENTS.** Main Street FP will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, and professional liability insurance.

   Limits of liability for automobility liability insurance shall be, at a minimum, $1,000,000.00 combined single limit.

   Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability.

   Limits of liability for professional liability insurance shall be, at a minimum, $1,000,000.00 per occurrence/claim and $1,000,000.00 aggregate.

   If the general liability insurance coverage and/or the professional liability insurance

coverage is on a claims-made basis, Main Street FP will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph.

Main Street FP is responsible for the payment of any deductibles or self-insured retentions.

City will be named as additional insured under Main Street FP's general liability insurance and automobile liability insurance policies.

10. **INDEMNIFICATION.** Main Street FP shall, to the maximum extent permitted by law, indemnify the City and its officials, officers, agents, and employees from and against any and all liability, claims, demands, penalties, court costs, judgments, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Main Street FP and persons employed by or utilized by Main Street FP in its performance of this Agreement.

    Main Street FP's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon Main Street FP whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

    Main Street FP's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

11. **E-VERIFY SYSTEM.** All requirements of Section 448.095, Florida Statutes, shall be complied with by Main Street FP.

    In accordance with, Section 448.095, Florida Statutes, Main Street FP shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Main Street FP enters into a contract with a subcontractor performing work or providing services on its behalf, Main Street FP shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.

    Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify.

Main Street FP shall, upon request, provide evidence of compliance with this provision to the City.

A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Main Street FP is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

12. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

13. **PUBLIC RECORDS.** Main Street FP shall abide by all public records laws, and specifically:

    a. Keep and maintain public records required by the public agency to perform the service.

    b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

    c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

    d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO

PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 N. US HIGHWAY 1, FORT PIERCE, FL 34950.

14. **SUCCESSORS AND ASSIGNS, ASSIGNMENT.** The City and Main Street FP each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract.

    Neither the City nor Main Street FP shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other.

    Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the City and Main Street FP.

15. **AMENDMENTS.** Any amendments or modifications to this Agreement must be made in writing and signed by authorized representatives of both parties.

16. **NOTIFICATION.** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

    CITY:
    City of Fort Pierce
    City Manager's Office
    100 North US Highway 1
    Fort Pierce, FL 34950

    WITH COPIES TO:
    City Attorney's Office
    100 North US Highway 1
    Fort Pierce, FL 34950

    MAIN STREET FP:
    Main Street Fort Pierce, Inc.
    c/o Doris Tillman
    122 A.E. Backus Ave.
    Fort Pierce, FL 34950

    Either party may change the above-listed address at which it receives written notices by so notifying the other Party in writing. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

17. **JURISDICTION; VENUE; AND WAIVER OF JURY TRIAL.** EACH OF THE PARTIES IRREVOCABLY AND UNCONDITIONALLY: (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING FROM OR RELATING TO THIS

AGREEMENT SHALL BE BROUGHT IN THE STATE COURT SITUATED IN ST. LUCIE COUNTY, FLORIDA; AND (B) WAIVES ANY OBJECTION WHICH IT MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION, OR PROCEEDING IN ANY OF SUCH COURTS. EACH PARTY KNOWINGLY AND

VOLUNTARILY WAIVES ALL RIGHTS TO A TRIAL BY JURY IN ALL LITIGATION RELATING TO OR ARISING FROM THIS AGREEMENT.

18. **SEVERABILITY.** If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

19. **WAIVER.** No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other, provision, or the enforcement thereof. City's consent to or approval of any act by Main Street FP requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by Main Street FP requiring consent or approval, whether or not similar to the act so consented or approved.

20. **COMPLIANCE WITH LAWS.** Main Street FP, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise Main Street FP, upon request, as to any such laws of which it has present knowledge. Main Street FP agrees to secure all permits required for all events, including Special Event permits, and agrees to comply with all permit conditions.

    Before beginning services under this Agreement, Main Street FP shall complete, execute and deliver the Affidavit Regarding the Use of Coercion for Labor or Services (Exhibit D) to the City.

21. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the City and Main Street FP and supersedes all prior agreements, understandings, or negotiations, whether written or oral.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives, as of the date first above written.

ATTEST:

Linda W. Cox
Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson
Linda Hudson, Mayor

5/19/2025
Date:

APPROVED AS TO FORM AND CORRECTNESS:

Sara Hedges, City Attorney

WITNESSES:

By: [illegible]
Name: Diana Serra
Address: 2400 S. Ocean Dr
Ft. Pierce, Fl. 34949

By: Michelle Chaffee Covalcanti
Name: Michelle Chaffee Covalcanti
Address: 1402 Platts Lane
Fort Pierce, FL 34982

MAIN STREET FORT PIERCE, INC

Doris Tillman
Doris Tillman, Executive Director

5-14-2025
Date:

Exhibit A

Main Street Fort Pierce, Inc. Program Scope of Services and Deliverables

During the Term of this Agreement, Main Street Fort Pierce, Inc. ("MSFP") agrees to provide the services set forth in the table below by the deadlines listed below in support of the City's revitalization and economic development goals for the Downtown District. MSFP shall provide quarterly updates for all services and deliverables below on the forms provided in Exhibit B and Exhibit C.

Deliverables	
1. Economic Vitality Goals: • Strengthen the Downtown District's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix • Achieve a 70% occupancy rate for commercial spaces	
A. Business Development	**Deadline to Complete**
Attract new businesses to the Downtown District – MSFP will make contact with at least one new business and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly.	September 30 of the current fiscal year.
MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking.	September 30 of the current fiscal year.
MSFP will distribute Downtown shopping and dining guides.	September 30 of the current fiscal year.
B. Property Development	**Deadline to Complete**
MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.

MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.

2. Design

Goals**:**

- Assist in improving the physical appearance of the Downtown District by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment
- Develop a plan to effectively communicate and promote Fort Pierce Redevelopment Agency programs and initiatives, including grants, incentives (such as the impact fee moratorium), community meetings, surveys, technical assistance for grant applications, and participation in the Downtown Master Plan and potential design standards
- Encourage compliance with historic preservation guidelines
- Encourage adherence to Architectural Design Standards

A. Physical Improvements	**Deadline to Complete**
MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
MSFP will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. MSFP will include its efforts in quarterly reports.	September 30, of the current fiscal year.
B. Historic Preservation	**Deadline to Complete**
MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.

3. Promotion

Goals**:**

- Implement a marketing and community engagement plan that promotes the Downtown District's unique characteristics and rich history to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract businesses.
- Implement ongoing creative programming that engages the Downtown District businesses, residents, and visitors.

A. Marketing and Events	Deadline to Complete
MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include: • The Ghosts of Fort Pierce Past Historic Walking Tours • Friday Fest • Coffee with the Mayor • Shop Small Saturday MSFP will include its efforts and progress in quarterly reports	September 30, of the current fiscal year.
MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
B. Branding	**Deadline to Complete**
MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
MSFP will publish the Main Street Focus Magazine monthly. MSFP will include its efforts and progress in quarterly reports.	Monthly beginning October 1 of the current fiscal year.
MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity.	September 30, of the current fiscal year.
C. Positive Image	**Deadline to Complete**
MSFP will collect testimonials from 12 or more visitors and 6 or more residents. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.

4. Organization

Goals:

- Develop a strong foundation for a sustainable revitalization effort that aligns with the City's goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment

A. Partnerships	Deadline to Complete
Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
B. Volunteer Engagement	**Deadline to Complete**
MSFP will recruit and/or retain 25 volunteers annually. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.

MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
The MSFP Executive Director will maintain active participation on two volunteer committees. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
C. Resource Management	**Deadline to Complete**
MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. MSFP will include its efforts and progress in quarterly reports.	For Each Quarterly Installment Payment. (see 5. Budget and Budget Report Form).
MSFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year (see 5. Budget and Budget Report Form).

5. Budget
MSFP will include the following information in its quarterly financial reports and its quarterly presentations to the City Commission: **(a)** *Budget Summary*: MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment). **(b)** Income *Sources*: MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions. **(c)** Detailed *Expenses*: MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). **(d)** Budget *Justification*: MSFP will explain the rationale behind each expense. **(e)** Conclusion: MSFP will summarize the financial performance. Mention any adjustments made during implementation

Exhibit B

Main Street Fort Pierce, Inc. Program Reporting Form

To be completed by MSFP for each Report Period: Fiscal Year Ending, September 30, _____		
Quarterly Reporting Period	**Quarterly Report Due**	**City Commission Presentations**
_____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
_____ Q3 – Reporting Period: April 1-June 30	_____ Q3 – Report due July 15	_____ Q3 – Aug. 2025 Quarterly Report
_____ Q4 –– Reporting Period: July 31-Sept. 30	_____ Q4 – Report due Sept. 15	_____ Q4 – Sept. 2025 Quarterly Report

Deliverables

1. Economic Vitality: This point aims to strengthen the district's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

A. Business Development

1. Attract new businesses to the Downtown District – MSFP will make contact with at least one new business. **MSFP will include its efforts and progress in quarterly reports.**

Status:

2. Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly. **MSFP will include its efforts and progress in quarterly reports.**

Status:

3. MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District. **MSFP will include its efforts and progress in quarterly reports.**

Report Period: _____

Status:
4. MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking. **MSFP will include its efforts and progress in quarterly reports.**
Status:
5. MSFP will distribute Downtown shopping and dining guides. **MSFP will include its efforts and progress in quarterly reports.**
Status:

B. Property Development
1. MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. **MSFP will include its efforts and progress in quarterly reports.**
Status:
2. MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options. **MSFP will include its efforts and progress in quarterly reports.**
Status:
3. MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise. **MSFP will include its efforts and progress in quarterly reports.**

Status:

2. Design: This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.
A. Physical Improvements
1. MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. **MSFP will include its efforts and progress in quarterly reports.**
Status:
2. MSFP will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **MSFP will include its efforts in quarterly reports.**
Status:
B. Historic Preservation
1. MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. **MSFP will include its efforts and progress in quarterly reports.**
Status:
2. MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. **MSFP will include its efforts and progress in quarterly reports.**
Status:

3. Promotion: This involves marketing the district's unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.
A. Marketing and Events
1. MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include: • The Ghosts of Fort Pierce Past Historic Walking Tours • Friday Fest • Coffee with the Mayor • Shop Small Saturday **MSFP will include its efforts and progress in quarterly reports**
Status:
2. MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. **MSFP will include its efforts and progress in quarterly reports.**
Status:
B. Branding
1. MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys**. MSFP will include its efforts and progress in quarterly reports.**
Status:
2. MSFP will publish the Main Street Focus Magazine monthly. **MSFP will include its efforts and progress in quarterly reports.**

Status:
3. MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity. **MSFP will include its efforts and progress in quarterly reports.**
Status:
C. Positive Image
1. MSFP will collect testimonials from 12 or more visitors and 6 or more residents. **MSFP will include its efforts and progress in quarterly reports.**
Status:

4. Organization: This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.
A. Partnerships
1. Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. **MSFP will include its efforts and progress in quarterly reports.**
Status:
B. Volunteer Engagement
1. MSFP will recruit and/or retain 25 volunteers annually. **MSFP will include its efforts and progress in quarterly reports.**
Status:

2. MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports. **MSFP will include its efforts and progress in quarterly reports.**
Status:
3. The MSFP Executive Director will maintain active participation on two volunteer committees. **MSFP will include its efforts and progress in quarterly reports.**
Status:
C. Resource Management
1. MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. **MSFP will include its efforts and progress in quarterly reports.** (see 5. Budget and Budget Report Form).
Status:

2. SFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. **MSFP will include its efforts and progress in quarterly reports.**
Status:

5. Budget: MSFP will include the following information in its quarterly financial reports and quarterly presentations to the City Commission. **Also, complete attached Exhibit C Revenue and Expense Reporting Form and submit.**
1. Budget Summary: MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).
2. Income Sources: MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.
3. Detailed Expenses with Budget Justification: MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). MSFP will explain the rationale behind each expense.
4. Conclusion: MSFP will summarize the financial performance. Mention any adjustments made during implementation.

EXHIBIT C

Main Street Quarterly Revenue and Expense Reporting Form

Fiscal Year ending September 30, _____

Organization Name:

Quarter ended: _____

Revenue Section

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants					
Donations					
Fundraising Events					
Membership Fees					
Program Service Revenue					
Other Income (specify)					
Total Revenue					

Expense Section

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages					

Rent/Utilities					
Office Supplies					
Program Expenses					
Marketing/Outreach					
Training					
Travel					
Professional Services					
Other Expenses (specify)					
Total Expenses					

Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue					
Total Expenses					
Net Surplus/Deficit					

4/30/2025

Exhibit D

CITY OF FORT PIERCE
Affidavit Regarding the Use of Coercion for Labor or Services

Vendor Name: Main Street Fort Pierce
Authorized Representative's Name and Title: Doris Tillman, Executive Director
Address: 122 AE Backus Ave
City: Fort Pierce State: Florida Zip Code: 34950
Phone Number: 772-466-3880 Email Address: tillman.dd@gmail.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: Doris Tillman Doris Tillman, Director 5/5/25
Authorized Signature Printed Name and Title Date

STATE OF FLORIDA
COUNTY OF Volusia

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 5th day of May, 2025 by Doris Tillman, who is ☐ personally known or ☒ produced identification (ID produced: Drivers License).

Notary Public Signature: Melodie W. Robinson (Seal)

Print Name: Melodie W. Robinson My Commission Expires: 10/19/26

MELODIE W. ROBINSON
Commission # HH 306225
Expires October 19, 2026

City Commission Day Meeting 9:00 AM **9. B.**

Meeting Date: 11/10/2025

Re: Lincoln Park Fort Pierce, Inc. Fourth Quarter Report

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

---

SUBJECT:

Approval of Lincoln Park Main Street Inc.'s Fourth Quarter Disbursement in the amount of $12,500 subject to acceptance of the Fourth Quarter Report, covering July 1, 2025 to September 30, 2025.

SUMMARY:

During its meeting on May 19, 2025, the Commission approved an agreement with Lincoln Park Main Street Inc. to provide services and deliverables in support of the City's revitalization and economic development objectives. The agreement covers the period from October 1, 2024, through September 30, 2025, with a not-to-exceed amount of $50,000. In accordance with the agreement, funding is to be disbursed quarterly in $12,500 increments, contingent upon receiving Commission approval.

RECOMMENDATION:

Staff will proceed as directed by the City Commission.

ALTERNATIVES:

The Commission can deny the quarterly disbursement, defer the decision, suspend or terminate the agreement.

RESPONSIBLE STAFF:

Audria V. Moore, Special Projects Coordinator

COORDINATED WITH:

Lincoln Park Main Street, Inc.

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025
Account:	0016000-582310
Amount:	$12,500

OTHER INFORMATION:

The funds will be distributed quarterly in increments of $12,500 from the General Fund, account 0016000-582310

Attachments

Fourth Quarter Report

Lincoln Park Historic Structure Survey

Showcase Newsletter

Executed Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Audria Moore	10/27/2025 04:17 PM
City Manager	Audria Moore	10/30/2025 01:58 PM
City Manager	Richard Chess	11/05/2025 10:37 AM
City Manager	Richard Chess	11/05/2025 10:39 AM

Form Started By: Audria Moore Started On: 10/27/2025 12:52 PM

Final Approval Date: 11/05/2025

LINCOLN PARK MAIN STREET

Means Court Center
P.O. Box 3224
Fort Pierce, Florida 34948
(772) 462-2481 (ph) (772)-462-2483 (fax)
Email: lincolnparkmainstreet@live.com
Website: www.lincolnparkmainstreet.org

October 15, 2025

Ms. Audria Moore
Special Projects Coordinator
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

Dear Ms. Moore,

Lincoln Park Main Street (LPMS) is excited to present to you the fourth (4th) quarter report for fiscal year 2024-2025 of program activities and accomplishments per the impact reporting guidelines, scope and targets.

If you have any questions, please call or email me. Thank you.

Sincerely,

Pamela E. Carithers
Executive Director

Lincoln Park Main Street, Inc. Program Reporting Form

To be completed by LPMS for each Report Period: Fiscal Year Ending, September 30, 2025		
Quarterly Reporting Period	**Quarterly Report Due**	**City Commission Presentations**
_____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
_____ Q3 – Reporting Period: April 1-June 30	_____ Q3 – Report due July 15	_____ Q3 – Aug. 2025 Quarterly Report
___X__ Q4 –– Reporting Period: July 31-Sept. 30	___X__ Q4 – Report due Oct. 15	___X___ Q4 – Oct. 2025 Quarterly Report

Deliverables

1. Economic Vitality: This point aims to strengthen the district's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

A. Business Development

1. Attract new businesses to the Lincoln Park District – LPMS will make contact with at least one new business and include its efforts and progress in quarterly reports. **LPMS will include its efforts and progress in quarterly reports.**

Status:

2. Job creation/retention – LPMS will report on jobs created and/or retained within the Lincoln Park District quarterly. **LPMS will include its efforts and progress in quarterly reports.**

Status:

3. LPMS will coordinate and host two Doing Business with the City Workshops. **LPMS will include its efforts and progress in the March and September quarterly reports.**

Status: Two workshops title "Doing Business with the City" were hosted September 24, 2025 and September 30, 2025 at the Blackburn Educational Building on Indian River State College north campus. The subjects presented were on Permitting and Planning & Zoning.

Report Period: _____

4. LPMS will compile and publish a comprehensive business directory that provides detailed information about businesses within the Lincoln Park District. **LPMS will include its efforts and progress in quarterly reports.**

Status:

B. Property Development

1. LPMS will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. **LPMS will include its efforts and progress in quarterly reports.**

Status:

2. LPMS will create and maintain a listing of vacant and occupied commercial properties within the Lincoln Park District with the interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options. **LPMS will publish listing by June 30, 2025. LPMS will include its efforts and progress in quarterly reports, thereafter.**

Status:

The listing of vacant and occupied commercial properties within the Lincoln Park District is complete and a sample compilation of the headers and a few files is included in this report. A total of 1,390 parcels were identified, of that number 460 are commercial properties both vacant and occupied. Due to the size of the file, an online publication is not possible with the current online infrastructure. However, publication is of the listing is made available upon written request. Attached via email, is a complete file.

3. LPMS will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise. **LPMS will complete by June 30, 2025. LPMS will include its efforts and progress in quarterly reports.**

Status:

This database of individuals, groups, and/or businesses interested in properties listing will continuously be an ongoing task and the listing to-date is included in this 4th quarter reporting cycle.

2. Design: This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.

A. Physical Improvements

1. LPMS will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Lincoln Park business community and, during application cycles, assist businesses with completing the application process. **LPMS will include its efforts and progress in quarterly reports.**

Status:

LPMS provided technical assistance to two businesses in completing the application for the façade grant. The two businesses were The Bleu Clarinet and Cynthia's Alterations & More.

2. LPMS will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **LPMS will include its efforts in quarterly reports.**

Status:

Informal communication throughout the district to builders, developers, and real estate investors as information is needed.

B. Historic Preservation

3. LPMS will facilitate the research and prepare applications to submit to the State for the historic designation of at least one church in the Lincoln Park District. **LPMS will include its efforts and progress in quarterly reports.**

Status:

LPMS Historic Lincoln Park Survey project consultants completed the survey project report September 2025. The final report was submitted to the State of Florida Division of Historic Preservation for review and comment. Comments and/or edits from the state are pending. The survey project examined properties within the district of Lincoln Park documents the history, architecture, and condition of historic resources, including buildings, sites, and districts. This survey's essential goals were to record or update 250 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Lincoln Park neighborhood. The first or initial step is identifying property for possible historic designation, this survey report has not only identified the properties, but conducted the research and documented the results; which is required for submissions of applications for historic designation.

4. LPMS will coordinate with Fort Pierce Redevelopment Agency staff and the master plan consultant to provide input on future development and the formation of neighborhood identities for the Lincoln Park Master Plan. **LPMS will include its efforts and progress in quarterly reports.**

Status:

Treasure Coast Regional Planning Council reached out to Lincoln Park Main Street to schedule a meeting scheduled in October to gather input on the master plan. The Fort Pierce Redevelopment Agency staff coordinated with LPMS to contact community members and leaders to participate in the Master Plan.

C. Architectural Standards

1. Upon the City of Fort Pierce adoption of design standards, LPMS will maintain a copy on file to be shared with builders, developers, real estate investors, and the community. LPMS will interface with the City's standards beginning July 1, 2025, with a grant from the Department of State, Division of Historical Resources for work on design standards in the Lincoln Park District. **LPMS will include its efforts and progress in quarterly reports**. *Note: Dependent upon the City's adoption of design standards.*

Status:

Treasure Coast Regional Planning Council reached out to Lincoln Park Main Street to schedule a meeting scheduled in October to gather input on the master plan.

3. Promotion: This involves marketing the district's unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.

A. Marketing and Events

1. LPMS will plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events with an average attendance of 50 participants each, to include:

- Lincoln Park May Day Freedom Celebration, to include live music, vendors, and community-oriented activities, etc. (annual)
- Flaming Knight Motorcycle Club Toy Drive (annual)
- Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival (annual)
- Community Engagement events to be defined (community education/ workshops (2x/year) community meetings, collaborative engagement), **LPMS will include its efforts and progress in the March and September quarterly reports.**
- Jazz on Moore's Creek, to include live music, vendors, and community-oriented activities, etc. (quarterly)
- Offer business assistance/education workshops with SBDC and other community partners.
- Doing Business with the City Workshops (2x/year). **LPMS will include its efforts and progress in the March and September quarterly reports.**

LPMS will include its efforts and progress in quarterly reports

Status:

LPMS hosted a community engagement event for Financial Literacy Workshop with People Helping People on August 20, 2025, sign-in sheet included. Jazz on Moore's Creek (JOMC) was produced August 18, 2025 a Moore's Creek Linear Park on 8th Street. LPMS hosted two workshops "Doing Business with the City" on September 24th and September 30th. The topics were Permitting and Planning & Zoning. Both workshops were conversational with the attendees and informational. Additionally, LPMS partnered with Xtreme Marketing on the development of a radio advertisement for the September 20, 2025 rodeo event at the St. Lucie County Fairgrounds.

2. LPMS will reach 1,000 social media impressions of marketing campaigns via various social media and LPMS -powered website. **LPMS will include its efforts and progress in quarterly reports.**

Status:

Based on the data from Facebook Meta analytics of all content for the period July through September, the performance of Jazz on Moore's Creek August event, Financial Literacy Workshop, Christmas on Moore's Creek 5K Run/Walk, Southern Soul Rodeo, and Doing Business with the City Workshops had 3,561 views. Content for the same period had a reach of 1,923 individuals. Financial Literacy content performance had 435 views alone. Jazz on Moore's Creek content was the largest performer with more than 3,400; content interaction increased by 78% and watch time increased by 35%. Link clicks for all content for the period increased by 850%. Visits to the page were 450 for the same period with an increase of 54.6%. Insights shows 178 visits to the page for the period September 16 – October 13 with 578 views; Page followers indicates 1,017.

B. Branding

1. LPMS will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. LPMS will publish the results of its surveys. **LPMS will include its efforts and progress in quarterly reports.**

Status:

LPMS conducted surveys at the Financial Literacy Workshop August 20, 2025; Jazz on Moore's Creek August 18, 2025 event, and The Southern Soul Rodeo. A total of 40 surveys were collected.

2. LPMS will publish the Lincoln Park Showcase Newsletter digitally on a monthly basis beginning February of the current fiscal year. **LPMS will include its efforts and progress in quarterly reports.**

Status:

LPMS published July, August and September 2025 issues of the Lincoln Park Showcase Newsletter.

3. LPMS will complete updates to LPMS website and publish online by March 2025. LPMS will increase website and social media traffic related to District information by 10%, annually. LPMS will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity. **LPMS will include its efforts and progress in the March and September quarterly reports.**

Status:

Ongoing, working on layout for website to host blogs and testimonials.

C. Positive Image

1. LPMS will collect testimonials from 12 or more visitors and 6 or more residents. **LPMS will include its efforts and progress in quarterly reports.**

Status:

There were ten (10) testimonials collected this quarter, both from residents and visitor during the Jazz on Moore's Creek event August 18, 2025. Holding conversations with attendees at Jazz on Moore's Creek and other activities produced and promoted by Lincoln Park Main Street.

4. Organization: This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.

A. Partnerships

1. Collaborate with partner organizations – LPMS will complete two joint projects with partner organizations. **LPMS will include its efforts and progress in quarterly reports.**

Status:

B. Volunteer Engagement

1. LPMS will recruit and/or retain 25 volunteers annually. **LPMS will include its efforts and progress in quarterly reports.**

Status:

2. LPMS will attain 500 volunteer hours annually. **LPMS will include its efforts and progress in quarterly reports.**

Status:

LPMS volunteer hours for this quarter are highlighted below..

Financial Literacy Workshop: 2 hrs*3 = 6 hours

Doing Business with the City Workshops: 3 hrs*3*2 = 18 hours

Jazz on Moore's Creek: 4 hrs * 6 = 24 hours

Committee Meetings: 2 hrs* 2*4 dates = 16 hours

LPMS Board Members: 2 hrs * 9 members * 3 = 54 hours

118 hours

3. The LPMS Executive Director will maintain active participation on two volunteer committees. **LPMS will include its efforts and progress in quarterly reports.**

Status:

Continue to work with the Highwaymen Museum board and planning for the upcoming grand opening. Continue to work with Westwood High School Booster Club in upcoming school year.

C. Resource Management

1. LPMS will spend no more than 40% of funds received from the City under this Agreement on salaries. LPMS will include its efforts and progress in quarterly reports. (see 5. Budget and Budget Report Form). **LPMS will include its efforts and progress in the March and September quarterly reports.**

Status:

See attached budget form in 4th quarter reporting on revenue and expenses.

2. LPMS will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. LPMS will include its efforts and progress in quarterly reports. (see 5. Budget and Budget Report Form). **LPMS will include its efforts and progress in the March and September quarterly reports.**

Status:

LPMS has submitted grant applications to Florida Humanities Council, T-Mobile Hometown Grant, the African American Cultural Heritage Action Fund. Other grant applications for project and programmatic funding include the National Endowment of Humanities, Walmart Foundation Community Grant, and the EDA Community Development Grant. LPMS has also applied to local banks under their Community Redevelopment Area Support funds.

The status of the grant applications submitted are below:

- ✓ ***Florida Humanities Council – Pending Review***
- ✓ ***T-Mobile Hometown Grant - Pending Review***
- ✓ ***the African American Cultural Heritage Action Fund – Still Open, closes December***
- ✓ ***National Endowment for the Humanities – Still Open***
- ✓ ***Walmart Foundation Community Grant – Funded***
- ✓ ***EDA Community Development Grant – Pending Review***

5. Budget: LPMS will include the following information in its quarterly financial reports and quarterly presentations to the City Commission. **Also complete attached Revenue and Expense Reporting Form and submit.**

1. Budget Summary: LPMS will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).

Status:

Completed in Q1 report.

2. Income Sources: LPMS will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.

LPMS received contributing income from the Florida Department of State Division of Historical Resources for the Lincoln Park Historic Survey project. This grant is a one-year grant to complete a survey of the historic properties in Lincoln Park. LPMS provided matching funds and in-kind contributions for this project. LPMS also received funds through donations, advertising in the monthly newsletter, membership fees, and corporate sponsorship.

3. Detailed Expenses with Budget Justification: LPMS will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). LPMS will explain the rationale behind each expense.

Status:

See attached budget form in 4th quarter reporting on revenue and expenses.

4. Conclusion: LPMS will summarize the financial performance. Mention any adjustments made during implementation.

The absence of a physical location has impacted the organization's ability to host workshops and/or events. The political climate has created a more focused need to secure funding from other sources. LPMS is exploring nontraditional means of funding such as legacy donors and endowments.

LPMS is developing strategic relationships with private foundations to invest in programming, acquisition, and the organization.

EXHIBIT C

Main Street Quarterly Revenue and Expense Reporting Form

Fiscal Year ending September 30, **2025**

Organization Name: Lincoln Park Main Street

Quarter ended: September 30, 2025

Revenue Section

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	$12,500.00	$22,500.00	$12,500.00	$12,500.00	$60,000.00
Donations	$2,000.00			$1,900.00	$3,900.00
Fundraising Events					
Membership Fees		$125.00		$650.00	$775.00
Program Service Revenue	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$50,000.00
Other Income (specify)				$1,500.00	$1,500.00
Total Revenue	$27,000.00	$35,125.00	$25,000.00	$27,150.00	$116,175.00

Expense Section

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00
Rent/Utilities	$303.00	$43.88	$8.96	$42.96	$398.80
Office Supplies	$403.00	$104.00	$104.00	$354.00	$965.00
Program Expenses	$5,869.43	$2,125.00	$5,830.00	$5,940.00	$19,764.43

Marketing/Outreach	$350.00	$178.00	$150.00	$300.00	$978.00
Training	$175.00	$65.00		$325.00	$565.00
Travel	$875.00	$489.31		$743.00	$2,107.31
Professional Services	$10,375.00	$10,375.00	$10,375.00	$10,375.00	$41,500.00
Other Expenses (specify)	$3,437.53	$1,932.81	$2,021.00	$2,248.00	$9,639.34
Total Expenses	$26,787.96	$20,313.00	$23,488.96	$25,327.96	$95,917.88

Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	$27,000.00	$35,125.00	$25,000.00	$27,150.00	$114,275.00
Total Expenses	$26,787.96	$20,313.00	$23,488.96	$25,327.96	$95,917.88
Net Surplus/Deficit	$212.04	$14,812.00	$1,511.04	$1,822.04	$18,357.12

Lincoln Park Main Street
Budget Justification Q4

Revenue Source

Grants – City of Fort Pierce general revenue funds in support of operating expenses in the amount of $50,000 annually. Quarter 4 funds have not yet been disbursed.

Membership Fees – for dues collected by the organization for membership.

Program Service Revenue – Florida Department of State Division of Historical Resources grant award for Historic Lincoln Park Survey is a fixed contract amount for $12,500.00 for fiscal year 2024-2025.

Other – Advertising in the Lincoln Park Showcase newsletter.

Expenses

Salaries and Wages – Compensation to one contractual paid staff person to manage the day-to-day operations of the organization.

Rent/Utilities – Utilities for electrical panel at 426 N. 8th Street ($42.96) to Fort Pierce Utilities Authority.

Office Supplies – Design and purchase of marketing display boards, print cartridges, and paper for the office in the amount of ($354.00).

Program Expenses – Program Expense for the Lincoln Park Survey is ($2,125.00); and for the August Concert Jazz on Moore's Creek totals ($3,815.00).

Marketing/Outreach – Graphic design services for Jazz on Moore's Creek, Financial Literacy Workshop, Doing Business with the City Workshops the amount of ($300.00).

Training – Registration for Florida Main Street Annual Conference ($250.00) and Florida Main Street Fall Quarterly meeting ($50.00).

Travel – Hotel accommodation and round-trip mileage to Fernandina Beach, Florida for Florida Main Street annual conference ($625.00) and mileage to Plant City for Fall Quarterly meeting 232 round trip miles @ .51 (118.00)

Professional Services – contractual services for consultants on the Lincoln Park Historic Survey in the fixed amount of $10,375.00 per quarter. Payment for the fourth quarter.

Other Expenses –accounting services for the annual Form 990 ($534.00); off-site storage ($698.08); American Express ($296.00); radio advertisement ($720.00).

Lincoln Park Main Street District
Prospective Business Interest In District

Prospect	Building/Lot Interest	Phone	Email
Terence Channon	Building Adjacent to Bleu Clarinet	772-713-6967	terence@techopspartners.com
Lou Real Estate Services	Vacant Lots	9954-295-0889	vdevy18@gmail.com
Sidney Ferguson	901 Avenue D, Fort Pierce, Florida	772-461-9533	fergusonsidney007@gmail.com
Camile Case	Scotty's Deli	202-820-3676	ccase@inclusiveproperties.com
Sidney Ferguson	901 Avenue D, Fort Pierce, Florida	772-461-9533	fergusonsidney007@gmail.com
Lincoln Theater	1132 Avenue D, Fort Pierce, Florida	772-971-1582	

Insights

Review performance results and more.

Facebook Last 28 days: Sep 16, 2025 – Oct 13, 2025

Benchmarking

Business comparison Businesses to watch

Compare your performance against businesses in the Professional Services category

Results are based on businesses with similar organic 28-day reach in your category. Edit category

Published content

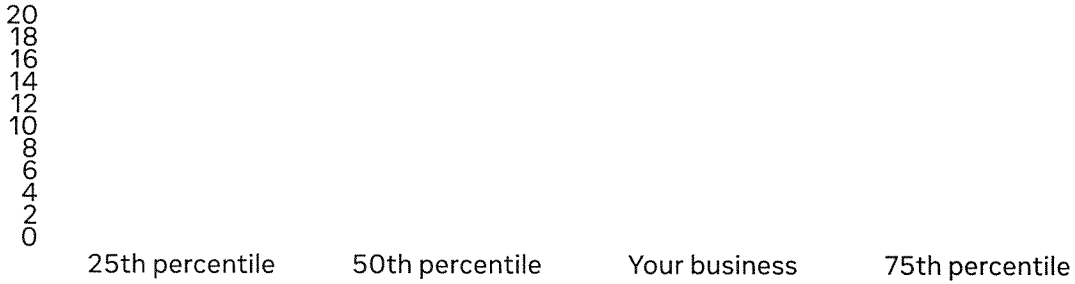
7

Similar to others

Over the last 28 days, **you typically published the same amount of posts and stories** compared to other businesses in this category. Nice work! Stay on track by creating a new post or scheduling in advance.

Create post

How often your business published versus others in this category



Facebook followers

1,017

Similar to others

Typically: 478

Follows

3

Similar to others

Typically: 4

Content interactions

11

Similar to others

Typically: 37

Insights

Review performance results and more.

Fac

Publish one ad 0 / 1 Publish 3 posts o... 0 / 3 Publish c

Performance

September 16, 2025 - October 13, 2025

Customize vie

Views

Views

578 10.3%

From followers **61.1%** 132.3%

From non-followers **38.9%** 47.2%

Viewers **158** 41.9%

Interactions

Content interactions

11 120%

From followers **8** 100%

From non-followers **3** 20(

Visits

Facebook visits

178 229.6%

Follows

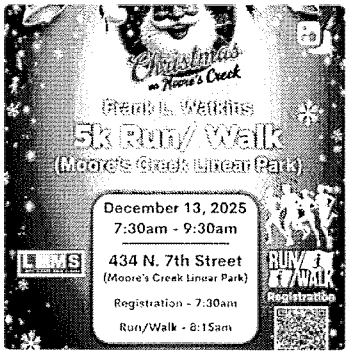
Follows

3 50%

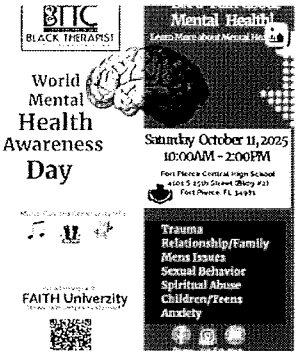
Unfollows **2** 100%

Net follows **1** 0%

Recent content



It's Almost Time to Sleigh the Day! ...



Come one Come all!! This is an event that...



Ready, Set, Sleigh! Get in t...

F

We're simplifying the way you create.

Learn more

Published Scheduled Drafts

Post type

Title



Are you smart with fi...
July 29, 2025, 10:39 AM

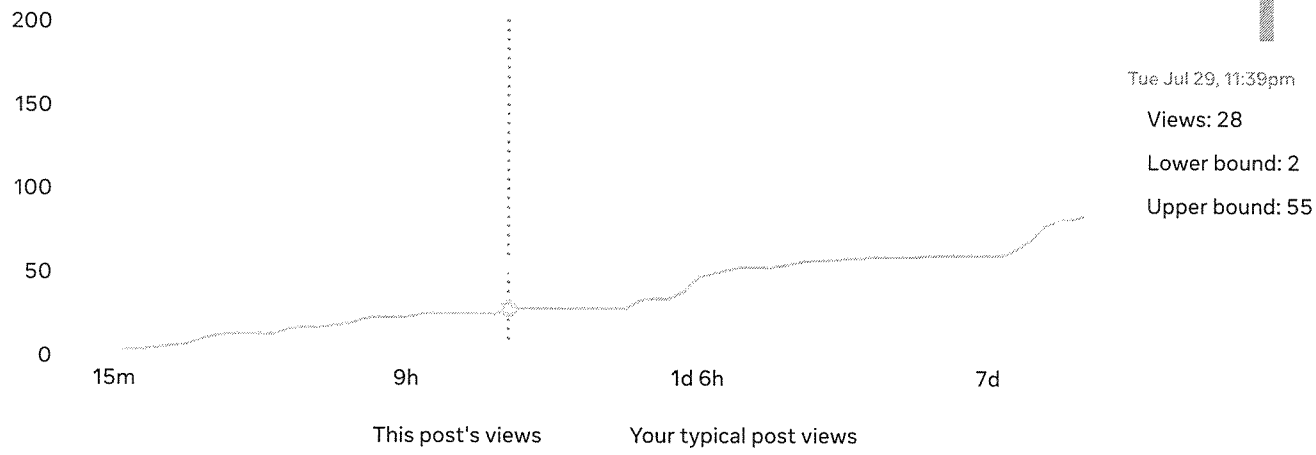
0 reactions 0 comments 0 shares Boost

Overview Performance Feed preview

This post received more views compared to your recent Facebook posts.

Views
142

Total Followers



This post received **less interactions** compared to your recent Facebook posts.

Content

Schedule, publish and manage posts, ree...

Export data Create reel

All videos you post on Facebook are now reels

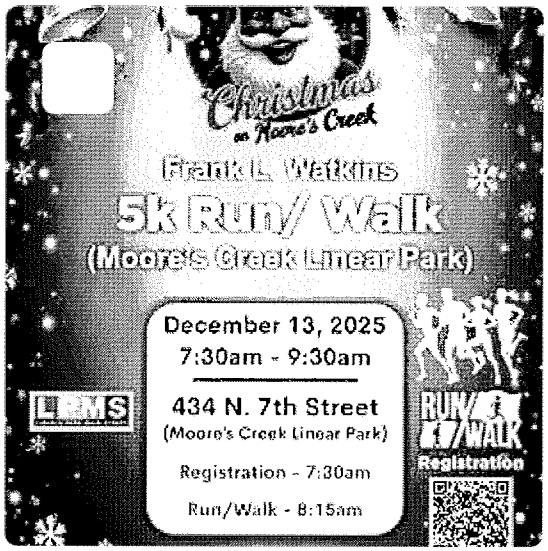
We're simplifying the way you create.

Learn more

Published Scheduled Drafts

Post type

Title



Ready, Set,

September 20, 2025, 3

ID: 1226229906168434

Interactions

1 reaction

Overview Performance Feed preview

Performance

Overview

Views

104

Interactions

3

This post received more views compared to your recent Faceb

Views

Export data | Last 90 days: Jul 16, 2025 - Oct 13, 2025

All content

Create post

Posts and stories | Media type | Filter | Clear | Search by ID or caption | Columns

Title		Date published	Views	Reach	Viewers	Interactions
Fort Pierce and the Treasure Coast, Jazz o... Reel • Jazz on Moore's Creek	Boost	Mon Aug 11, 10:58pm	103	59	62	3
Fort Pierce and the Treasure Coast, Jazz o... Reel • Jazz on Moore's Creek	Boost	Mon Aug 11, 10:58pm	226	133	152	6
Jazz on Moore's Creek Disco night, Friday, ... Photo • Jazz on Moore's Creek	Boost	Wed Aug 6, 8:57pm	1,852	860	840	19
Jazz on Moore's Creek is Friday, August 15t... Photo • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:07pm	296	182	--	9
Jazz on Moore's Creek is Friday, August 15t... Event • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:00pm	129	82	--	9
Jazz on Moore's Creek Event • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:00pm	--	16	--	--

All content

Create post

Posts and stories | Media type | Filter | Clear | Search by ID or caption | Columns

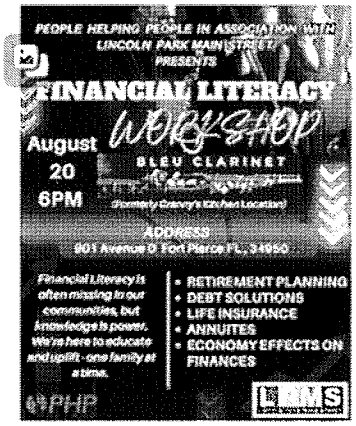
Title		Date published	Views	Reach	Viewers	Interactions
It's Almost Time to Sleigh the Day! ... Photo • Lincoln Park Main Street, Inc.	Boost	Thu Oct 9, 10:23am	59	47	47	2
Come one Come all!! This is an event that y... Photo • Lincoln Park Main Street, Inc.	Boost	Tue Oct 7, 2:41pm	78	58	58	4
Ready, Set, Sleigh! Get in the ... Event • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:31pm	49	18	18	1
Frank L. Watkins Event • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:31pm	--	122	--	--
Your story Story • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:06pm	0	--	0	0

All content

Create post

Columns

Title		Date published	Views	Reach	Viewers	Interactions
Ready, Set, Sleigh! Get in the ... Photo • Lincoln Park Main Street, Inc.	Boost ···	Sat Sep 20, 12:04pm	104	67	67	3
Workshops on Permitting and Planning & Z... Reel • Lincoln Park Main Street, Inc.	Boost ···	Wed Sep 17, 12:29pm	39	30	27	0
Your reel Reel • Lincoln Park Main Street, Inc.	Boost ···	Sun Sep 14, 9:47pm	49	37	34	1
Are you smart with finances? Have you ma... Photo • Lincoln Park Main Street, Inc.	Boost ···	Tue Aug 19, 10:51am	435	250	251	3
Are you smart with finances? Have you ma... Photo • Lincoln Park Main Street, Inc.	Boost ···	Tue Jul 29, 7:39am	142	68	--	0



Boost ··· ×

Are you smart with finances? Have you mastered your finan...

August 19, 2025, 1:51PM

ID: 1200313938760031

Interactions

1 reaction | 0 comments | 3 shares

Overview Performance Feed preview

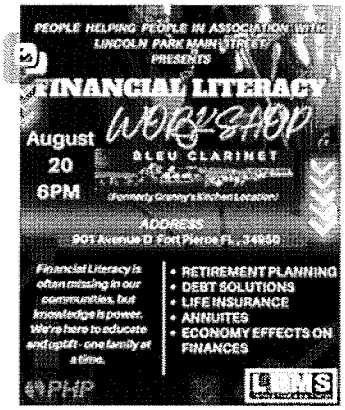
Performance

Overview

Views	Interactions	Link clicks
435	3	--

This post received more views compared to your recent Facebook posts

Time Remaining: 5:11 | Other Options | End Session



Boost

Are you smart with finances? Have you mastered your finan...
July 29, 2025, 10:39 AM
ID: 1183173360474089

Interactions

0 reactions 0 comments 0 shares

Overview Performance Feed preview

Performance

Overview

Views	Reach	Interactions	Link clicks
142	68	0	--

Views Export

1.8K ↓ 61.6%



Viewers Export

--

Data unavailable
This data is currently unavailable

Content interactions Export

20 ↓ 51.2%

Link clicks Export

4 ↓ 90.5%



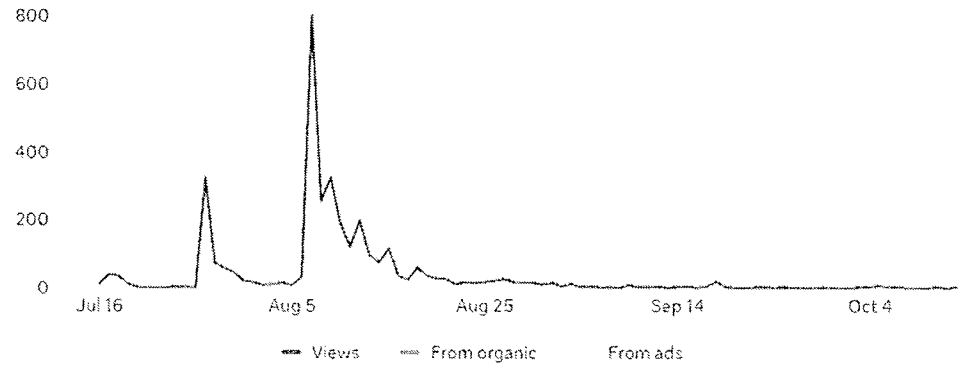
Facebook ▾ Last 90 days: Jul 16, 2025 - Oct 13, 2025 ▾

Content overview

Breakdown: Organic/ads ▾

All Posts Stories Reels Live

Views	3-second views	1-minute views	Content interactions	Watch time
3.4K ↑ 120%	159 ↑ 57.4%	0 0%	93 ↑ 78.8%	42m 7s ↑ 35.7%



Views breakdown

Jul 16 - Oct 13

Total
3,370 ↑ 120%

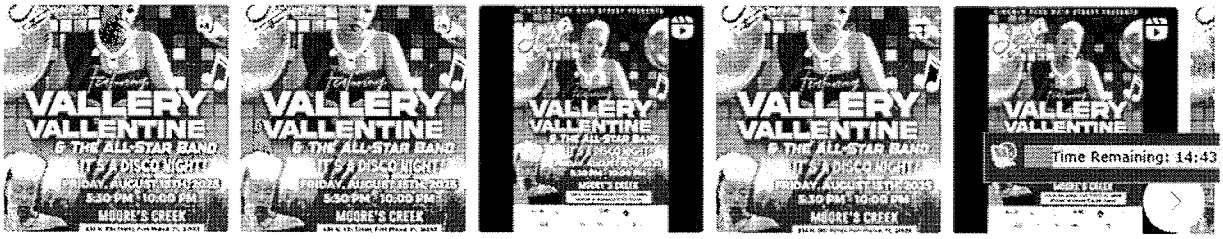
From organic
3,370 ↑ 120%

From ads
0 0%

Viewers
--

Top content by views

Boost content | See all content

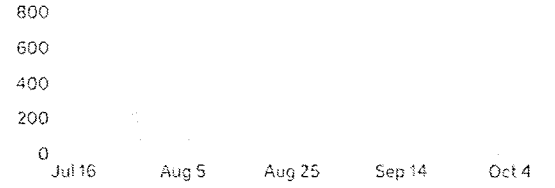


Facebook ▾ Last 90 days: Jul 16, 2025 - Oct 13, 2025 ▾

Set a goal, track progress and learn helpful tips for your professional success. Start new goal

Views Export ▾

3.4K ↑ 120%



Views

Viewers Export ▾

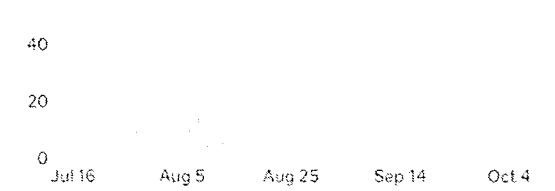
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Data unavailable

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Content interactions Export ▾

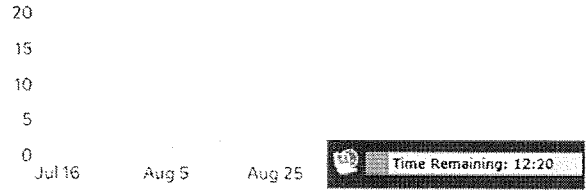
93 ↑ 78.8%



Content interactions

Link clicks Export ▾

38 ↑ 850%



Facebook link clicks

Content interactions Export ▾

20 ↓ 51.2%



Content interactions

Link clicks Export ▾

4 ↓ 90.5%



Facebook link clicks

Visits Export ▾

450 ↑ 54.6%



Facebook visits

Follows Export ▾

9 ↑ 50%



Facebook follows

Ready, Set, Slei...
September 20, 2025, 3:04 PM

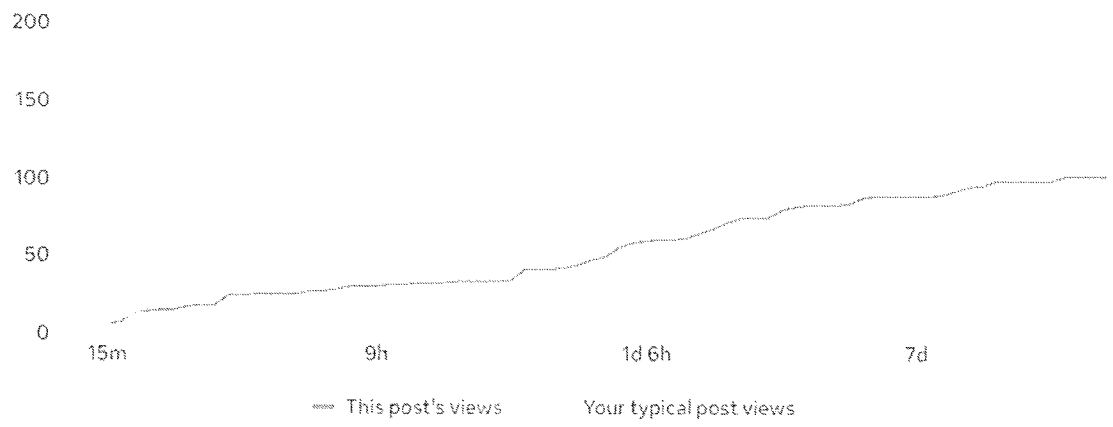
1 reaction | 0 comments | 2 shares | Boost | ··· | ×

Overview Performance Feed preview

This post received more views compared to your recent Facebook posts.

Views
104

Total Followers



Jazz on Moore's Creek 8/15/2025

Testimonials

1. "I just enjoy coming out to Jazz on Moore's Creek in Fort Pierce, there's always a really good vibe here" .

Helen O.

2. "During the off season, this is a very relaxing and pleasant place".

Hope N., Connecticut

3. "It's truly a celebration of community in a beautiful setting. I attend every event"

Chauncey P.

4. "Lincoln Park Main Street has been working to bring life back in this area."

Joyce Young

5. "I really love the history portion of the event."

Joe R.

6. "I didn't know the linkage between history, the businesses and Jazz on Moore's Creek until now".

Abner B.

7. "This little place called Fort Pierce is full of culture and history."

Henry T., Ohio

Lincoln Park Main Street Survey

1. What is your zip code?

___ 34946 X 34947 ___ 34950 _____ Other

2. What is your age?

__ Under 20 __ 21-24 __ 25-34 __ 35-44 X 45-54
__ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

X Yes
__ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

__ Not at all
__Somewhat
X Very Much

6. What do you know about Lincoln Park Main Street?

X I Know A Lot
__ I know very little
__ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

__ All of the time
X Most of the time
__ Sometime
__ Never

8. Do you know what historic preservation is?

__ Yes
__ No
X Not Sure

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3. What is your gender?
   X Female __ Male __ Other __ Prefer not to say

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2. What is your age?

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Lincoln Park Main Street Survey

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   ___ 34946 ___ 34947 ___ 34950 ✓ 34981 Other

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   __ 55-64 __ 65-74 __ 75 and over

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   ✓ Female __ Male __ Other __ Prefer not to say

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   ✓ Somewhat Work
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   ✓ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   ✓ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   ✓ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   ✓ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 X 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   X 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __Somewhat
   X Very Much

6. What do you know about Lincoln Park Main Street?

   X I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

   X All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?

   X Yes keeping old buildings
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   X Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 X 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   X 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female X Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __Somewhat
   X Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   X I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   X All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   X Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 ~~34952~~ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat Visit often
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___X_ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __X_ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __X_ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __X_ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __Somewhat
   __X_ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __X_ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __X_ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __X_ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __X_ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 ___ Other 34952

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 X 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female X Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   X No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   X Somewhat work in Ft. Pierce
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   X I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   X Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   X Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ✓ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 ✓ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female ✓ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   ✓ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   ✓ Very Much

6. What do you know about Lincoln Park Main Street?

   ✓ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   ✓ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   ✓ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   ✓ Somewhat Familiar
   __ Not Familiar at All

   Reuse the buildings

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ✓ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   ✓ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   ✓ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   ✓ Very Much

6. What do you know about Lincoln Park Main Street?

   ✓ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

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   ✓ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   ✓ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   ✓ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ✓ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 ✓ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   ✓ Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   ✓ I know very little
   __ I don't know much about Lincoln Park Main Street

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   ✓ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?

   __ Yes
   __ No
   ✓ Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   ✓ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   X 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 X 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   __ Female X Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   X Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   X I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

   __ All of the time
   X Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?

   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___X 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __X 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   __X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   __X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __X Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __X I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

   __ All of the time
   __ Most of the time
   __X Sometime
   __ Never

8. Do you know what historic preservation is?

   __ Yes
   __X No
   __ Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   __X Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 ✓ 32461 Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 ✓ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   ✓ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   ✓ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   ✓ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   ✓ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

More events like this at Jazz on Moore's Creek

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___✓34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __✓25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __✓Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __✓Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __✓I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __✓Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __✓Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

thanks for information on Lincoln Park Main Street and history

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ✓ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 ✓ 65-74 __ 75 and over

3. What is your gender?
   __ Female ✓ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   ✓ Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   ✓ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   ✓ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   ✓ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   ✓ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

keep preserving history and buildings

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___✓34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __✓55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __✓Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   __✓No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __Somewhat
   __✓Very Much

6. What do you know about Lincoln Park Main Street?

   __✓I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __✓Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   __✓Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 X 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 X 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   X Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   X I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   X Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Thanks for explaining historic preservation

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 34953 Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 ✓ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   ✓ Not at all
   __Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   ✓ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __ Most of the time
   ✓ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   ✓ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ✓ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 ✓ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   ✓ Not at all
   __ Somewhat
   __ Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   __ I know very little
   ✓ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __ Most of the time
   ✓ Sometime
   __ Never

8. Do you know what historic preservation is?
   __ Yes
   ✓ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ✓ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 ✓ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   ✓ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __ Somewhat
   ✓ Very Much

6. What do you know about Lincoln Park Main Street?

   ✓ I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

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   ✓ All of the time
   __ Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?

   ✓ Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   ✓ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 ✓ 34945 Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 ✓ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   ✓ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   ✓ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   ✓ Very Much

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   ✓ I Know A Lot
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   __ All of the time
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8. Do you know what historic preservation is?
   __ Yes
   __ No
   ✓ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 X 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 X 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __Somewhat
   X Very Much

6. What do you know about Lincoln Park Main Street?

   __ I Know A Lot
   X I know very little
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   __ Sometime
   __ Never

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   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __ Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __ Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __ Somewhat
   __ Very Much

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   __ I don't know much about Lincoln Park Main Street

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   __ Most of the time
   __ Sometime
   __ Never

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   __ No
   __ Not Sure

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   __ Very Familiar
   __ Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ___✓34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __✓55-64 __ 65-74 __ 75 and over

3. What is your gender?
   __✓Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?
   __✓Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?
   __ Not at all
   __Somewhat
   __✓Very Much

6. What do you know about Lincoln Park Main Street?

   __✓I Know A Lot
   __ I know very little
   __ I don't know much about Lincoln Park Main Street

7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?
   __ All of the time
   __✓Most of the time
   __ Sometime
   __ Never

8. Do you know what historic preservation is?
   __✓Yes
   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   __✓Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 X 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   __ 55-64 X 65-74 __ 75 and over

3. What is your gender?

   X Female __ Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

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   __ Sometime
   __ Never

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   __ No
   __ Not Sure

9. How familiar are you with historic preservation?
   __ Very Familiar
   ✓Somewhat Familiar
   __ Not Familiar at All

10. Is there anything you want to add?

We need to keep building history with the youth

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 ✓ 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
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10. Is there anything you want to add?

Lincoln Park Main Street Survey

1. What is your zip code?

   ___ 34946 ___ 34947 X 34950 _____ Other

2. What is your age?

   __ Under 20 __ 21-24 __ 25-34 __ 35-44 __ 45-54
   X 55-64 __ 65-74 __ 75 and over

3. What is your gender?

   __ Female X Male __ Other __ Prefer not to say

4. Do you live in Lincoln Park?

   X Yes
   __ No (If no, answer #5)

5. Do you consider yourself a part of the Lincoln Park Community?

   __ Not at all
   __Somewhat
   X Very Much

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7. How often to you participate or visit Jazz on Moore's Creek, workshop, other events?

   X All of the time
   __ Most of the time
   __ Sometime
   __ Never

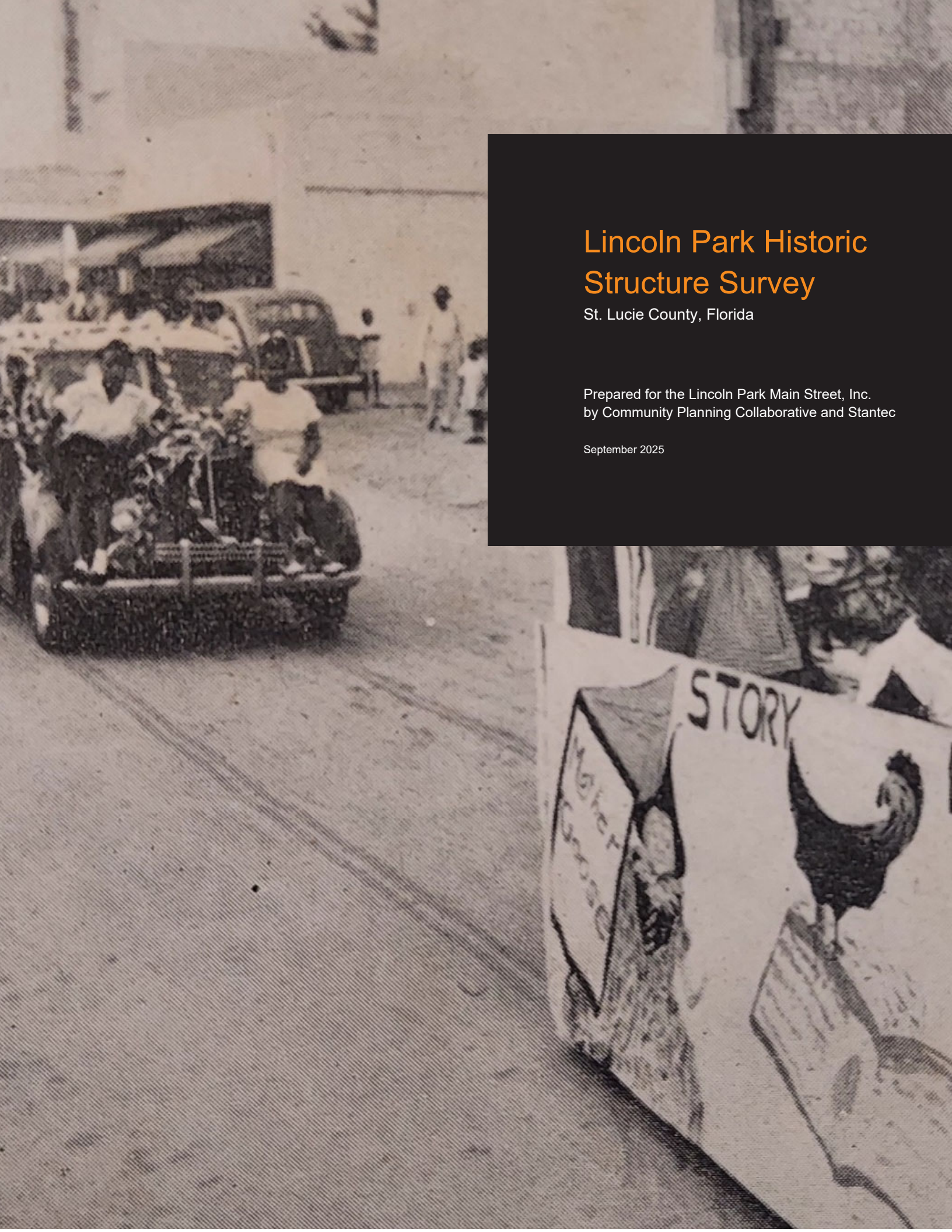
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   __ Yes
   __ No
   X Not Sure

9. How familiar are you with historic preservation?

   __ Very Familiar
   __ Somewhat Familiar
   X Not Familiar at All

10. Is there anything you want to add?



Lincoln Park Historic Structure Survey

St. Lucie County, Florida

Prepared for the Lincoln Park Main Street, Inc.
by Community Planning Collaborative and Stantec

September 2025

LINCOLN PARK HISTORIC STRUCTURE SURVEY

St. Lucie County, Florida

September 12, 2025

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Grant Number: 25.h.sm.200.096

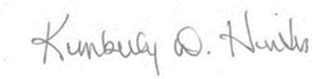
Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
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2	Final Report	Kimberly Hinder	7/28/2025	Rebecca O'Sullivan	7/29/2025	Lucy Jones	7/29/2025

Cover photo: Lincoln Park Academy Parade, *The Moon* yearbook, 1950s

The conclusions in the report *Lincoln Park Historic Structure Survey are* Community Planning Collaborative (CPC) and Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which CPC and Stantec were retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Approved by: 

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Lucy Jones

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Table of Contents

ACKNOWLEDGEMENTS ..... **V**

ACRONYMS / ABBREVIATIONS ..... **V**

1 INTRODUCTION **6**

2 ARCHIVAL RESEARCH **9**

2.1 Previous Field Surveys 10
2.2 Previously Recorded Historic Resources 12
2.3 Plats 12

3 NARRATIVE PREHISTORY AND HISTORY **14**

3.1 The First Inhabitants 14
3.2 Historic Period 15
3.2.1 Historic Context: Fort Pierce and Lincoln Park 15
3.2.2 Early African American Experiences In Fort Pierce 17
3.2.3 Citrus and Railroad Industry Connections 19
3.2.4 Community Institutions and Leaders 21
3.2.5 Civic and Social Clubs 26
3.2.6 Civil Rights 27
3.2.7 Fraternal Organizations 27
3.2.8 Greek Life 27
3.2.9 Black Professionals and Entrepreneurs 28
3.2.10 Parks 30
3.2.11 Residential Lincoln Park 31
3.2.12 Commercial Lincoln Park 34
3.2.13 Life on Avenue D 39
3.2.14 Avenue D: 1960s and Early 1970s 42
3.2.15 Avenue D: Late 1970s - Today 44
3.2.16 Summary Of Lincoln Park History 45

4 RESEARCH DESIGN **46**

4.1 Objectives 46
4.2 Methodology 46
4.3 Site File Forms 47
4.4 Curation Note 47
4.5 Expected Results 47
4.6 Criteria for Evaluation 48
4.6.1 National Register of Historic Places 48
4.6.2 Local Regulations 51

5 HISTORICAL FIELDWORK **58**

5.1 Architectural and Historical Analysis 58
5.2 Architectural Styles and Forms in the Survey Area 62
5.2.2 Bungalow 64
5.2.4 International 65
5.2.5 Mansard 66
5.2.6 Mid-Century Modern 66
5.2.7 Minimal Traditional 68

5.2.8 Other: Contemporary 69
5.2.9 Other: Shotgun and Double Shotgun 70
5.2.10 Ranch 72
5.2.11 Vernacular 73

6 RESULTS AND CONCLUSIONS 77

6.1 Conclusions 77
6.1.1 National Register of Historic Places 77
6.1.2 Potentially Eligible Individual Resources 78

7 RECOMMENDATIONS 97

7.1 Best Practices for the Treatment of Historic Resources 97
7.2 National Register of Historic Places 98
7.3 Designation of Local Landmarks 98
7.4 Continue Survey and Identification Efforts 99
7.5 Heritage Education – Tour Brochures and Markers 99

8 SOURCES CONSULTED 101

LIST OF TABLES

Table 1. Prior Cultural Resource Surveys 10
Table 2. Previously Recorded Cemeteries 12
Table 3. Subdivisions within the Survey Area 12
Table 4. Architectural styles surveyed 63
Table 5. Previously Recorded Buildings Demolished within the Survey Area 75
Table 6. Potentially Eligible Individual Resources 78

LIST OF FIGURES

Figure 1. Project location on a street map. 8
Figure 2. Previously recorded cultural resources and surveys. 11
Figure 3. African American laborers in early twentieth century pineapple fields. (St. Lucie County Regional History Center) 17
Figure 4. Fort Pierce Florida East Coast Railway Station during the twentieth century (University of Central Florida) 20
Figure 5. The Lincoln Park Academy marching band, ca. late 1950s (St. Lucie County Regional History Center). 23
Figure 6. The Lincoln Park Academy at the Means Court School site (St. Lucie County Regional History Center). 25
Figure 7. Ellis' Barber Shop (8SL03612) at 516-18 Means Court during the late 1950s (St. Lucie County Regional History Center). 29
Figure 8. A home in the early days of Lincoln Park (St. Lucie County Regional History Center). 33
Figure 9. A parade on Avenue D (St. Lucie County Regional History Center). 36
Figure 10. Mary Wright (left) and Joanne Small (right) participate in the Lincoln Park Academy homecoming parade along Avenue D during the 1960s (St. Lucie County Regional History Center). 41
Figure 11. Jake's 66 Service Station and Grey Taxi Service (8SL03465), at 2410 Avenue D, ca. 1960s (St. Lucie County Regional History Center). 43
Figure 12. The locally designated Lincoln Park Historic District. 52
Figure 13. Current survey results overview on street map. 60
Figure 14. Current survey results overview on USGS quadrangle map. 61

Figure 15. Example of a Bungalow at 529 North 11th Street (8SL03643) within the survey area. 64
Figure 16. Example of an International style building within the survey area is the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443). 65
Figure 17. Example of a Mansard style gas station at 1702 Avenue D (8SL03502), within the survey area. 66
Figure 18. Example of a Mid-Century Modern design is the former Palm Café/Better Food Cafe at 914 Avenue D (8SL03672), within the survey area. 67
Figure 19. Example of a Minimal Traditional style house at 433 N. 16th Street (8SL03531), within the survey area. 68
Figure 20. Example of a Contemporary style house, 420 North 7th Street (8SL03706), within the survey area. 69
Figure 21. Example of the Shotgun house form at 425 North 18th Street (8SL03508). 71
Figure 22. Example of the Double Shotgun house form at 433 North 14th Street (8SL03593). 71
Figure 23. Example of a Ranch style residence at 1711 Avenue E (8SL03494) within the survey area. 73
Figure 24. Example of a Frame Vernacular building at 519 North 14th Street (8SL03585) within the survey area. 74
Figure 25. Example of a Masonry Vernacular building at 1706 Avenue D (8SL3501) within the survey area. 75
Figure 26. Pine Grove Cemetery at 1201 Avenue K (8SL01102), entrance at Avenue K and N. 11th Street, looking southeast. 80
Figure 27. Pine Grove Cemetery at 1201 Avenue K (8SL01102), overview from entrance at Avenue K and N. 11th Street, looking southeast. 80
Figure 28. Pine Grove Cemetery at 1201 Avenue K (8SL01102), handmade marker with shell decoration. 81
Figure 29. Pine Grove Cemetery at 1201 Avenue K (8SL01102), Alfred Hair cemetery marker. 81
Figure 30. Site map of Pine Grove Cemetery at 1201 Avenue K (8SL01102), showing recommended NRHP boundary. 82
Figure 31. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north and west elevations, looking southeast. 84
Figure 32. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north elevation, looking south. 84
Figure 33. Site map of the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), showing recommended NRHP boundary. 85
Figure 34. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), north and west elevations, looking south. 87
Figure 35. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), 2007, north elevation, looking south. (Google Streetview) 87
Figure 36. Site map of Chronicle Newspaper Building at 1529 Avenue D (8SL03537), showing recommended NRHP boundary. 88
Figure 37. Means Court Elementary School at 532 N. 13th Street (8SL03603), west elevation, looking southeast. 89
Figure 38. Means Court Elementary School at 532 N. 13th Street (8SL03603), north and west elevations, looking southeast from the intersection of N. 13th Street and Avenue E. 90
Figure 39. Means Court Elementary School, nearing completion (*Fort Pierce Tribune* 1963). 90
Figure 40. Site map of Means Court Elementary School at 532 N. 13th Street (8SL03603), showing recommended NRHP boundary. 91
Figure 41. First Bethel Baptist Church at 1018 Avenue D (8SL03656), south façade, looking northeast. 92
Figure 42. Site map of First Bethel Baptist Church at 1018 Avenue D (8SL03656), showing recommended NRHP boundary. 93
Figure 43. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south façade, looking north. 95
Figure 44. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south and east elevations, looking northwest, ca. 1960s. 95

Figure 45. Site map of Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), showing recommended NRHP boundary. 96

LIST OF APPENDICES

APPENDIX A FMSF SURVEY LOG SHEET A-1

APPENDIX B: LIST OF SURVEYED RESOURCES B-1

APPENDIX C: LIST OF PREVIOUSLY RECORDED RESOURCES C-1

APPENDIX D: COMMUNITY ENGAGEMENT SUMMARY D-1

APPENDIX E: HISTORIC INFORMATION SUBMITTED BY MS. DOROTHY JACKSON E-1

APPENDIX F: HISTORIC CONTEXT FROM FORT PIERCE HISTORIC PROPERTIES SURVEY (TRC ENVIRONMENTAL, INC. 2007) F-1

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The contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, or Lincoln Park Main Street. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility, as described above, or if you desire further information, please write to Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Acronyms / Abbreviations

CRAS	Cultural Resource Assessment Survey
DHR	Division of Historical Resources
FMSF	Florida Master Site File
NRHP	National Register of Historic Places
NPS	National Park Service
SHPO	State Historic Preservation Officer

1 Introduction

Lincoln Park Main Street Inc. applied for and received a state survey and planning grant from the Bureau of Historic Preservation, Division of Historical Resources (DHR), to undertake a historic resources survey of the Lincoln Park Main Street area (Figure 1). Lincoln Park is located northwest of downtown Fort Pierce roughly between U.S. 1 and N. 29th Street and Avenue B and Avenue E in St. Lucie County, entirely within the city limits. Lincoln Park Main Street contracted with Community Planning Collaborative (CPC) and Stantec to complete this work in January 2025. This survey's essential goals were to record or update 250 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Lincoln Park neighborhood. CPC and Stantec conducted the field survey and archival research between March 2025 and June 2025. This report describes the methods and results of the survey.

Federal funds for historic preservation grants-in-aid are apportioned annually to the State of Florida by the U.S. Department of the Interior, pursuant to the National Historic Preservation Act of 1966 (PL 89-665), as amended. These federal funds are used for Certified Local Government (CLG) grants for Survey, Planning, and National Register Nomination projects. The use of federal funds provided by the U.S. Department of the Interior for Small Matching Grants is subject to the policies, procedures and guidelines set forth by that agency in the July 2007 edition of the Historic Preservation Fund Grants Manual, incorporated by reference, and to any special conditions required by the U.S. Department of the Interior in apportioning monies to the State of Florida from which such projects will be funded. The Historic Preservation Grants Program is administered in accordance with Chapter 267.0617, *Florida Statutes*, Chapter 1A-39, F.A.C., and the program's guidelines, which are incorporated by reference into Rule 1A-39.001, F.A.C.

The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code (F.A.C.), the National Historic Preservation Act of 1966 (PL 89-665), as amended, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716). As part of the agreement between DHR and Lincoln Park Main Street, a minimum of 250 properties were to be surveyed within Lincoln Park. At the time of the survey, background research indicated that 259 previously recorded historic resources existed within the Lincoln Park Main Street area with an additional 557 unrecorded buildings constructed between 1901 and 1975 within the same area. Consequently, the geographic area for this survey was narrowed down and restricted to historic properties built prior to 1975 and not previously recorded. At the request of Lincoln Park Main Street Inc., the gymnasium at Lincoln Park Academy was recorded, and the FMSF for Pine Grove Cemetery was updated. Both of these properties were located north of the principal area of geographic survey for this project.

CPC and Stantec surveyed and completed FMSF forms for 268 historic buildings and one historic cemetery. Project deliverables included the FMSF forms, Geographic Information Systems (GIS) data for the resources, and a Final Survey Report summarizing the findings. The Final Survey Report is divided into seven sections. Section 1 contains an introduction to the project as well as the scope of work. Section 2

discusses the archival and background research conducted along with a list of the prior surveys undertaken in the project area. An historical overview of Lincoln Park is in Section 3. In Section 4, the research design incorporates a discussion of the methodology employed during the survey, the anticipated results, and the criteria for evaluation. The survey fieldwork results are explained in Section 5 along with a brief architectural analysis. Section 6 presents the survey results and conclusions regarding NRHP eligibility while Section 7 provides recommendations for future survey, planning, and preservation actions. The sources consulted are in Section 8. The FMSF Survey Log Sheet is in Appendix A. A full list of the recorded historic structures is in Appendix B. A full list of previously recorded historic structures is in Appendix C. Appendix D includes a synopsis of the community engagement efforts, while Appendix E includes historical information provided by local historian, Ms. Dorothy Jackson.

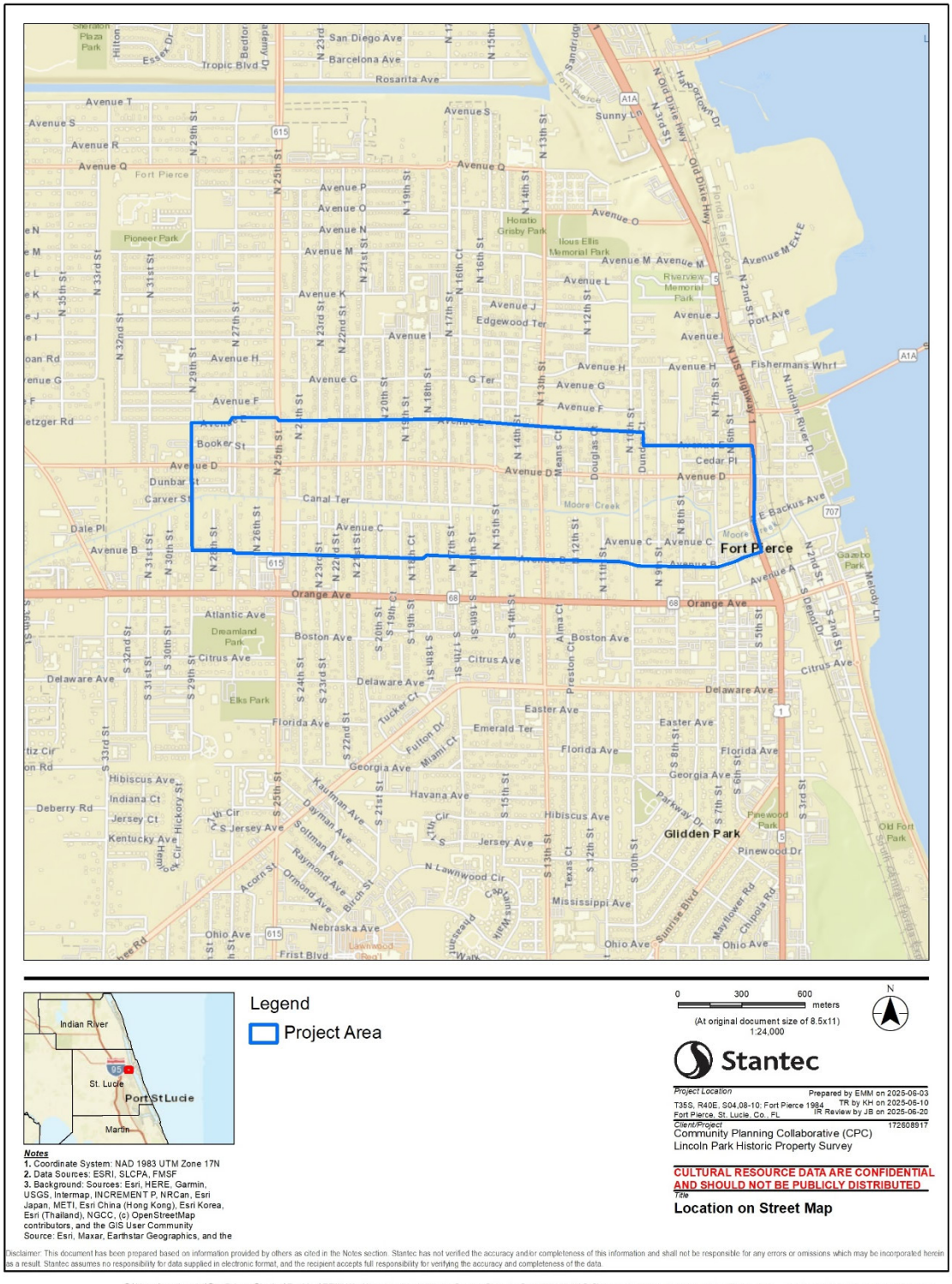


Figure 1. Project location on a street map.

2 Archival Research

A narrative history of Lincoln Park was prepared to provide context within which to identify significant events, people, institutions, and organizations associated with the community. To provide context and data to support the project, CPC and Stantec conducted archival and background research. Sources of information included:

- Local resident testimony;
- Florida Master Site File (FMSF);
- St. Lucie County Property Appraiser;
- St. Lucie County Clerk of the Circuit Court, Official Records and Plat Maps;
- St. Lucie County Regional History Center Archives;
- Zora Neale Hurston Branch Library, St. Lucie County Library Department;
- State of Florida Library and Archives, Florida Photographic Collection;
- University of Florida Digital Collections;
- University of Central Florida Digital Collections;
- Historic aerials, Sanborn Fire Insurance, and United States Geological Survey (USGS) maps;
- State of Florida Board of Trustee's Land Database System;
- City of Jacksonville, FL Public Library Digital Collections;
- ProQuest Black Studies Collection;
- Library of Congress; and
- Newspapers.com.

Community Planning Collaborative (CPC) and Stantec used the St. Lucie County Property Appraiser records to generate a list of probable historic properties to be verified during the field survey and to determine probable dates of construction for the identified resources. This information was then checked against historic and current aerial photographs to verify construction dates. Research also involved a search for historic photographs of properties in the Florida Photographic Collection of the Florida State Archives and in local archives such as the St. Lucie County Regional History Center. Regional historical newspapers, such as the *Fort Pierce Tribune,* helped to provide background information surrounding events prompting construction of significant buildings and important persons associated with their construction. Stantec reached out to the City of Fort Pierce, which is a CLG, on April 7, 2025, but received no response. CPC



also conducted two in-person Community Engagement Workshops on April 23 and 24, 2025 at the Indian River State College and virtually via Zoom to gather historical research from local residents (Community Planning Collaborative 2025).

2.1 Previous Field Surveys

The FMSF, part of the Florida Division of Historical Resources, maintains records of previous archaeological and historical surveys completed statewide. As part of the background research for this project, a search of the FMSF database, in GIS format dated April 2025, was completed to identify previously recorded cultural resources and surveys with some relevance to the current investigation (Figure 2). Review of these reports provided background information for the current survey concerning types of properties that would be expected, relevant research questions, and previous findings in this or similar areas.

The search of the FMSF database identified two previous cultural resource surveys completed prior to 2025 that included all or a portion of the survey area (Table 1). These studies were conducted for planning purposes to inventory historic resources within the City of Fort Pierce. In 1992, Historic Property Associates Inc. conducted the Historic Properties Survey of Fort Pierce, Florida, providing a comprehensive survey of historic buildings, monuments, structures, and cemeteries within the city limits for the City of Fort Pierce. Later, in 2007, TRC Environmental Inc. prepared Fort Pierce Historic Properties Survey, conducting a survey and survey update of pre-1957 historic architectural resources for the City's Department of Planning that encompassed the entire 11,159-square-acre corporate boundaries of Fort Pierce. Both surveys covered portions of Lincoln Park but addressed buildings which were 50 years of age or older at the time of the survey. As a result of these surveys, only resources built prior to 1957 within the project area were recorded and are addressed in the following section. The surveyed resources were primarily in the eastern and southern portion of the project area reflecting the older construction dates in those areas.

Table 1. Prior Cultural Resource Surveys

FMSF Survey No.	Title	Year	Author	Sponsor
3312	Historic Properties Survey of Fort Pierce, Florida	1992	Bennett, Robert B., Jr. (Historic Property Associates)	City of Fort Pierce
14380	Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida	2007	TRC Environmental, Inc.	City of Fort Pierce Department of Planning

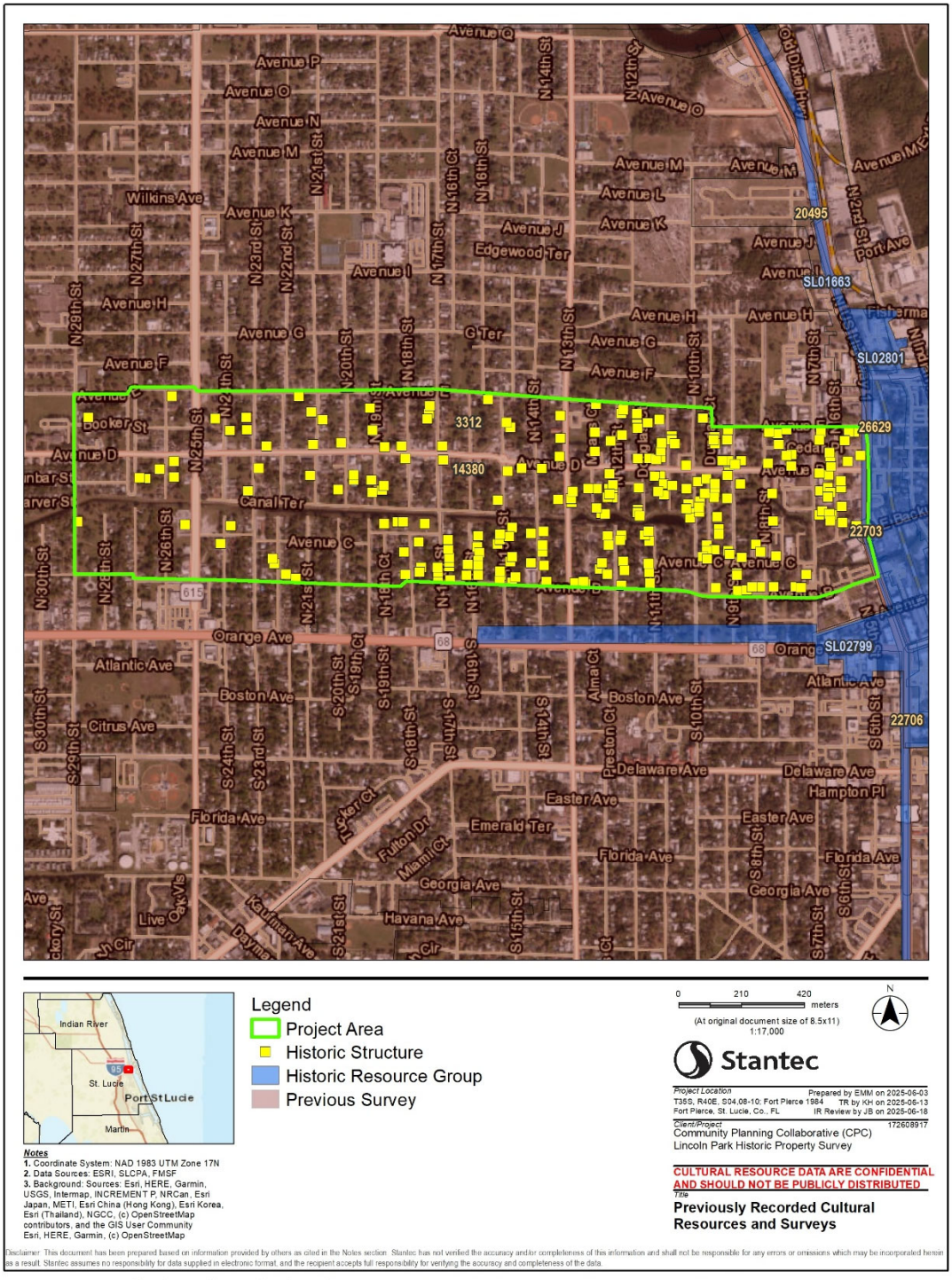


Figure 2. Previously recorded cultural resources and surveys.

2.2 Previously Recorded Historic Resources

Concurrently with the FMSF database search for prior surveys, individual FMSF records were sought for historic resources already recorded within the Lincoln Park survey area (Appendix C and Table 2). Research identified 259 historic structures and one cemetery (8SL01102) that have been previously recorded with the FMSF. None of these resources are listed in the NRHP. All of the recorded structures were built between 1901 and 1956, and nearly all are built in the Frame Vernacular or Masonry Vernacular styles. Only three structures were recommended by the surveyor as eligible for NRHP listing, and none have been evaluated by the SHPO.

The previously recorded cemetery, Pine Grove Cemetery (8SL01102), was established as an African American burial ground ca. 1910, separate from the city's White burial ground, the Fort Pierce Cemetery (8SL01101; now Riverview Memorial Park) located immediately to the east.

Table 2. Previously Recorded Cemeteries

FMSF #	Name	Date Established	Type	Status	SHPO Evaluation
8SL01102	Pine Grove Cemetery	ca. 1910	Community	Still used for burials	Not evaluated by SHPO

2.3 Plats

A review of plats through the St. Lucie County Property Appraiser's records, the St. Lucie County Clerk of Circuit Court, and the Brevard County Clerk of Circuit Court records identified 23 subdivisions recorded within the project area (Table 3). Since the survey area was part of Brevard County until 1905, the earliest plats for the initial settlement in the Lincoln Park area were filed in the public records of Brevard County and were later copied and filed into the transcription plat book in the records of St. Lucie County. In such cases, the plat book and page number for the record in St. Lucie County is noted below. Additional information concerning the historic plats is included in the Narrative History.

Table 3. Subdivisions within the Survey Area

Date	Subdivision	Plat Book (PB) and Page (PG)	Developer/Surveyor
1893	Dittmar's Addition to Edgartown	PB 1, Pg 161	None listed/Franklin Sheer, Surveyor
1908	Assessor's Map of North Part of Fort Pierce	PB 1, Pg 164	None listed
1910	Fee and May's Addition	PB 1, Pg 31	Fred Fee/illegible surveyor
1911	Emancipation Park	PB 1, Pg 38	St. Lucie Investment Company/C.S. Steele, Civil Engineer
1913	Lincoln Park Subdivision	PB 3, Pg 4	None listed/J.M. Swain, Surveyor

Date	Subdivision	Plat Book (PB) and Page (PG)	Developer/Surveyor
1913	Dutton Terrace	PB 3, Pg 8	G.E. Dutton/C.M. Rogers, Civil Engineer
1916	Fee & May's Blks J-N	PB 3, Pg 48	Illegible
1922	Re-subdivision of the H.A. Wallace Subdivision	PB 3, Pg 82	None listed/C.S. Steele, Civil Engineer
1924	Lincoln Heights	PB 4, Pg 73A	None listed/F.E. Englar, Surveyor
1924	Clyde Killer's Addition	PB 4, Pg 73B	None listed/J.M. Swain, Surveyor
1925	Alamanda Vista	PB 5, Pg 49	C.B. Moling/Bishop Engineering Co.
1925	Mary A. Chappell's Subdivision	PB 5, Pg 52	Mary A. Chappell/ H.P. Mason, Civil Engineer
1925	Courtney Terrace	PB 6, Pg 7	Thos. J. O'Brien & Courtney A. O'Brien/The Bishop Engineering Company
1926	Goldsmith's Subdivision	PB 6, Pg 49	M.B. Goldsmith/F.E. Englar, Civil Engineer
1932	Service Home Builders, Inc. Subdivision	PB 7, Pg 17	Service Home Builders Inc./F.E. Englar, Civil Engineer
1933	Hellen Hammond Subdivision	PB 7, Pg 23	Hellen Hammond/Elmer Robb, Sunrise Engineering Co.
1940	Alamanda Vista, Revised Plat of Blocks B, K, and O, C.	PB 7, Pg 40	Virginia M. Litts/F.E. Englar, Civil Engineer
1947	Re-subdivision of Lots 1 and 2 of John Davis Subdivision of Lot 5 of the Re-Subdivision of H.A. Wallace's Subdivision	PB 8, Pg 22	Ben L. Bryan and Geraldine L. Bryan / Frank E. Englar, Civil Engineer
1947	Survey of Part of Lots 14, 15, & 16, Blk 19 of A.C. Dittmar's Re-subdivision	PB 1, Pg 27	W.R. Hellier and W.L. Cooper/Sunrise Engineering Company
1948	Englar's Riverview Heights Revised Plat	PB 8, Pg 40	F.E. Englar and Myrtle B. Englar/Frank E. Englar, Civil Engineer
1950	Magnolia Park	PB 9, Pg 27	Clyde W. Cato and Anne M. Cato and D.H. Saunders and Emma H. Saunders/ Alton A. Register, Civil Engineer
1969	Wayne Subdivision	PB 14, Pg 54	Wayne U. Sines Jr. and Patricia A. Sines/A.G. Weatherington, Surveyor
2008	Adams Record Plat	PB 61, Pg 1	Wayne A. Adams/James A. Cesko Jr., Surveyor

3 Narrative Prehistory and History

3.1 The First Inhabitants

Archaeologists have found evidence that people have lived in the Americas for at least the past 15,000 years (Goodyear 2005; McAvoy and McAvoy 1997). Data from archaeological sites in the northern part of the state suggests that Florida has been occupied for at least about 14,000 years (Dunbar 2007; Halligan 2021; Halligan et al. 2016). At that time (the Paleoindian period) sea levels were 40 meters (130 feet) lower than present levels, making Florida roughly double the size that it is today. While the Gulf coastline would have been 145 kilometers (90 miles) farther to the west than it is currently, the Atlantic coastline was similar to that of today (Faught 2004). Coincident with this lower sea level was a lower water table, which made Florida a relatively dry savannah during the Paleoindian and Early Archaic periods with a cool, temperate climate (Carbone 1983; Dunbar 2002, 2006; Watts and Hansen 1988). Migratory bands of hunter-gatherers likely traveled between permanent and semi-permanent sources of water that attracted animals, including large game species (Dunbar 1991). Most Paleoindian sites have been found near the center of the state, especially along waterways or spring-fed sinkholes, and where good quality stone was available for tool manufacture. Although fewer sites of this age have been identified along the coastline, at least one is known to the south in Miami-Dade County (the Cutler Fossil site), and it is believed that many Paleoindian sites remain undiscovered in southeastern Florida since they were inundated as the sea level rose (Carr 1986; Milanich 1994).

Rising sea levels, combined with warmer, less arid conditions led to a change in vegetation in the Early Archaic (8000 to 5000 BC), where savannahs were replaced by hardwood forests and hammocks. The Middle (5000 to 3000 BC) and Late Archaic (3000 to 500 BC) periods saw stabilizing sea levels and climate approaching modern conditions. These environmental changes led to a shift in settlement and subsistence patterns for populations that were increasing. Archaic hunter-gatherers pursued smaller game animals and relied more on marine and freshwater resources. There was a shift from dispersed settlements to base camps with numerous smaller satellite camps (Milanich 1994). Permanent settlements were established in areas where resources were more dependable and abundant, such as along the coast and rivers (Russo 1991; Ste.Claire 1990). During the Late Archaic there was a settlement shift that is evidenced by the large linear shell middens constructed along the coasts and inland waterways of Florida, and it was during this period, by about 2000 BC, that pottery first appears in the archaeological record (Randall 2015; Sassaman and Randall 2012).

The South Florida cultural region and its constituent sub-regions represent post-Archaic cultural traditions dating from roughly 1000 BC to AD 1700. The archaeological assemblages of South Florida were different from what was found in sites for cultures described to the north of this area. Significant among early excavations within the region were more undecorated ceramics, almost exclusively sand-tempered wares, and smaller bowl-shaped vessels (Goggin 1947; Milanich 1994). The South Florida area has since been divided into three somewhat distinct culture regions including the Caloosahatchee Region, the Okeechobee Region, and the Glades Region (Milanich 1994). St. Lucie County falls into the Glades Region of the South Florida cultural sphere. Post-Archaic occupation of this region is typified by the Belle Glades culture and



pottery, named after an archaeological site located near the town of Belle Glade along the southeastern shore of Lake Okeechobee. Most chronological data on the Belle Glade culture is derived from excavations at the Fort Center (8GL13) site, located along Fisheating Creek, by William Sears (Sears 1982).

Sears identified four phases of occupation at Fort Center. The first of these, Belle Glade I, runs from 1,000 BC to AD 200 and roughly corresponds to what Bullen (1958) terms the Transitional period throughout much of Northern and Central Florida and the Early Woodland period. This phase is characterized by fiber tempered ceramics and the adoption of sand tempered ceramics, and the earliest monumental constructions at Fort Center. Monuments built throughout the region during Belle Glade I generally consist of mounds and circular diches with few of the associated linear earthworks that characterize later phases (Johnson 1996). Belle Glade II, dating from AD 200 to 1000 BP, witnessed the emergence of Belle Glade Plain ceramics as a formal type and the construction of the linear earthworks in conjunction with mounds, what Johnson (1996) calls “Type A.” The Belle Glade III phase dates from AD 900 to 1200 and corresponds to the greatest elaboration of earthworks in the region, termed “Type B” (Johnson 1996) and the introduction of St Johns Check Stamped ceramics. Finally, Belle Glade IV, which ran from AD 1300 to 1700 saw the construction of linear earthworks terminating in mounds (Johnson 1996) and the introduction of European materials, including materials salvaged from shipwrecks, into burial mounds within the region. The Seminole Tribe of Florida recognize their tribe and other tribes today as a continuation of all previous cultures and Ancestors who lived in what is now Florida (Seminole Tribe of Florida 2025).

3.2 Historic Period

Historically, the land we refer to today as Fort Pierce is on the traditional Homelands and territories of the Seminole, Miccosukee, and Ais people. After forced removal of the Indigenous people, the land was in part portioned off by the United States government to various homesteaders through a series of land grants in the late nineteenth and early twentieth century.

The 2007 Fort Pierce Historic Properties Survey contains an overview of general Fort Pierce history that provides useful context for studying the evolution of the survey area (TRC Environmental 2007). Eras included are historical development, the Florida land boom (1919-1930), architectural growth, economic challenges (1930-1945), and post-World War II expansion (1946-1957). This survey focuses on Lincoln Park, which has historically been an African American community in Fort Pierce. See Appendix F for the historic context provided in the 2007 survey.

3.2.1 HISTORIC CONTEXT: FORT PIERCE AND LINCOLN PARK

The development of Fort Pierce must be understood as a product of both opportunity and exclusion. In the early twentieth century, Fort Pierce was a growing coastal city shaped by agriculture, tourism, transportation, and persistent segregation. This backdrop is essential to understanding the formation, resilience, and challenges faced by the Black community of Lincoln Park.

Fort Pierce’s origins trace back to its establishment as a military outpost during the Second Seminole War. A fort was constructed in 1838 near the Indian River Lagoon and named for Lt. Col. Benjamin Kendrick Pierce. Though abandoned by 1842, the site remained a point of interest for settlers. Growth accelerated



following the arrival of the Florida East Coast Railway in 1901, which established Fort Pierce as a hub for citrus, pineapple, cattle, and fishing industries. The railroad spurred a building boom, with businesses and civic infrastructure expanding rapidly throughout the 1910s and 1920s. Fort Pierce was officially incorporated in 1901 and became the seat of the newly formed St. Lucie County in 1905 (TRC Environmental 2007).

Economic expansion was fueled by shipping and the development of Avenue A and Second Street as commercial corridors, anchored by the waterfront and connected by rail. Tourist interest rose in tandem with the Florida Land Boom of the 1920s, though the Great Depression slowed this momentum. Fort Pierce rebounded during World War II, becoming the site of a major U.S. Navy training center, which brought thousands of servicemen and war-related jobs to the city (TRC Environmental 2007).

However, Black residents, many of whom labored in the citrus groves, rail yards, and domestic service, remained excluded from the city's civic and economic power. They were confined by Jim Crow-era segregation to neighborhoods north and west of downtown, most notably in what would become Lincoln Park. Black workers built much of the city's infrastructure while being denied access to many public facilities, jobs, and political representation.

As Fort Pierce's White population expanded and prospered, the Black community forged its own institutions, cultural life, and economic networks under discriminatory constraints. The 1910s through the 1940s saw the growth of self-contained Black business districts, fraternal organizations, churches, and schools. Many of these were located along or near Avenue D, which became Lincoln Park's main commercial corridor. At the same time that Fort Pierce's downtown thrived with department stores, hotels, and theaters, Black residents created their own versions: grocery stores, clubs, beauty shops, funeral homes, and cultural venues like the Lincoln Theater.

While the city benefited from state investment and infrastructure upgrades during the New Deal and postwar years, the Black community often had to self-fund its own improvements, such as schools, recreation spaces, and housing. For example, Lincoln Park Academy only became a four-year high school after local Black parents organized fundraisers and demanded support from the county.

The segregation of public spaces, disenfranchisement of Black voters, and refusal of services such as hospital care underscored the unequal development of Fort Pierce. Civic resistance grew during the 1950s–60s civil rights era, spurred by local chapters of the NAACP and activist residents. Yet, even as desegregation laws passed, integration in Fort Pierce was slow, incomplete, and often resulted in disinvestment in Black institutions, such as the shuttering of Black schools and the economic unraveling of Avenue D.

By the 1970s, many of Lincoln Park's businesses had closed or been displaced, and systemic neglect left physical and economic scars. Fort Pierce's broader revitalization efforts, including historic preservation, often overlooked or excluded Lincoln Park's contributions and needs.

Today, Lincoln Park's history cannot be separated from the larger trajectory of Fort Pierce. It is a story of parallel development, one marked by deep inequities, but also by extraordinary resilience, cultural richness,



and leadership. Understanding how Lincoln Park evolved within the economic, political, and spatial dynamics of Fort Pierce is critical to honoring its legacy and to guiding equitable preservation efforts.

3.2.2 EARLY AFRICAN AMERICAN EXPERIENCES IN FORT PIERCE

African Americans have played a vital role in the history of Fort Pierce since its inception. In 1842, the first White settlers arrived on the Treasure Coast and brought 38 enslaved Africans. During the mid-nineteenth century and after the Civil War, there were few people of color, freed or enslaved. Things began to change when St. Lucie County became known for pineapple plantations. Clearing the land and farming the pineapples was grueling work and was largely done by Black people (Figure 3). Around this time, Black settlements began to appear west of the Indian River (Wilson n.d.). “Blind tigers” were mobile gambling and drinking establishments near these settlements, run by men who did not work in the pineapple fields but took the earnings (Wilson n.d.).



Figure 3. African American laborers in early twentieth century pineapple fields. (St. Lucie County Regional History Center)

Early Black residents found work on the steamboats that went up and down the Indian River as well as in the fishing industry. James G. Seward was the first Black man to own land in Fort Pierce in 1889, owning five acres near where Georgia Avenue and 7th Street are today. He went on to own many other properties. Seward was also a trustee of the African Methodist Episcopal Church and was a registered voter in 1890 (Wilson n.d.).

The second Black man to own land in the area was Issac E. Brown, who in 1890 paid off his purchase of ten acres west of the railroad in Lots 1 and 2, Section 3, Township 35 South and Range 40 East. When Henry Flagler's rail line was expanded through Fort Pierce, the Black population grew to construct the railroad and then became workers on the railroad when it was completed. Music was a big part of the railroad camps and after meals banjos, fiddles, and guitars appeared with singing continuing into the night. Blind Tigers, as discussed above, also were near the railroad camps (Wilson n.d.).

In 1900, 26 Black men were listed as living in Fort Pierce. In 1902, Benjamin Hogg, a member of one of St. Lucie's "First Families," started subdividing land in Section 10 of Township 35 South and Range 40 East. In 1905, it was noted that these lands west of downtown were building up as a "colored" community. In 1902, Mose and Lucinda Boyd built a house at 414 Dundas Court in Hogg's Addition. The Fee/Mays subdivision was also an area of Black home ownership (Wilson n.d.).

During the Jim Crow era of the late nineteenth and early twentieth century, opportunities for African American people were limited in terms of where they could live in Fort Pierce. Lincoln Park is in the northwest part of town and grew out of the expanding early Black community in Fort Pierce that was established at the turn of the twentieth century. Located east of U.S. 1, south of Delaware Avenue, north of Georgia Avenue, and east of 10th Street, Woodbine was an early Black neighborhood in Fort Pierce. However, Black residents had their church burned and were forced to leave Woodbine in 1897 after a supposed threat to a White woman (Wilson n.d.).

Black residents lived in the area encompassed by 7th Street, 8th Street and 9th Street as an early development of what would become known as Lincoln Park. The oldest church, St. Paul A.M.E Church, was constructed circa 1900 on 8th Street and Avenue B after the original church (1897) was burned in Woodbine. This area of the neighborhood developed earliest and is a foundation for the further expansion of Lincoln Park.

Early residents included the Lyons family, headed by Wilson and Alice Lyons, along with their four children, Abel, Emma, Walter, and Mary. At the time they arrived in 1903, there were only a few Black families and the Tommies, a Seminole family, living in Fort Pierce. Wilson was the son of a Cherokee Tribal member and an Irish woman. Wilson's brother William came with the family also. The Lyons family owned the first house built on Avenue D. Wilson Lyons worked at East Coast Lumber during the day, and at night he and his wife Alice worked on building their family home, moving into it around 1908. Lyons later went to work for local businessman P.P. Cobb, opened the first co-op grocery store in Lincoln Park, and donated land to build Mt. Olive Baptist Church. Three other Black founding families were the Boyds, Washingtons, and Highs (Jackson et al. 1996; Wilson 2014).

The Duval family was originally from the Bahamas and moved to the area around 1909. Jennie Duval arrived at Jensen Beach as a cook on a steamer and stayed to marry a pineapple grower. Her son Frederick Duval was said to be the first Black child in area history whose birth was recorded; he later married Francina Johnson. Francina Duval was the first Black person to cast a vote in a local election in 1922, and she lived to be 109. Their son Patrick Duval became the first African American Sheriff's Deputy for St. Lucie County in 1953 (Jackson et al 1996; Wilson 2014).



The Lincoln Park subdivision was originally platted in 1913. Street names were different at that time, and the subdivision encompassed the area from North 10th Street to the east, North 13th Street to the west, the canal to the south, and Avenue E to the north. Avenue D was called Selene Street at that time, and at the center of the subdivision was a central park called Lincoln Park (SLCCCC 1913).

In 1924, the subdivision was revised to remove the Lincoln Park open space, and the street names were changed at this time to the current names. The park space was transitioned to subdivided lots fronting Avenue D. The former park space is still identifiable in the development pattern of the neighborhood; it is the area between Douglas Court to the east and North 12th Street to the west, and Lincoln Place to the south and Warrick Drive to the north. This subdivision is the original core of the Lincoln Park neighborhood, which then expanded out to the north and west (SLCCCC Plat 1924).

Lewis and Targie Monroe moved to Fort Pierce in 1924 and built one of the early houses in Lincoln Park. Lewis was the first Black school bus driver for St. Lucie County and the first night watchman for Lincoln Park Academy. He was also an insurance agent for the Afro-American Life Insurance Company and worked with Stones Brothers Funeral Home (Jackson et al. 1996).

Lincoln Park expanded during the 1920s through the 1960s and became the center of St. Lucie County's African American community during the 1930s and 1940s. Unlike other predominantly Black communities in Florida, urban renewal and highway expansion did not occur in Lincoln Park and the neighborhood is largely intact from a built environment perspective. Avenue D is the commercial center in Lincoln Park and experienced a heyday in the mid-twentieth century.

3.2.3 CITRUS AND RAILROAD INDUSTRY CONNECTIONS

The railroad and agricultural industry were influential factors in the development of the Lincoln Park neighborhood and continue to be an economic anchor in Fort Pierce today. On January 29, 1894, Henry Flagler completed the extension of the Florida East Coast Railway along the Indian River from Daytona Beach to Fort Pierce, linking the Treasure Coast with northern markets (University of Central Florida n.d.).

The railroad increased the population of African Americans in Fort Pierce as workers arrived to construct the railroad and remained once it was completed. It is noted from New Smyrna to Miami that almost all Black neighborhoods in the southern portion of Florida are located northwest of downtown, having started as railroad camps (Wilson n.d.).

As discussed above, during the first decade of the twentieth century the area that would become Lincoln Park was home to pineapple fields. An example was Ben Frambach's pineapple plantation (1906-1910), which was in a section of the neighborhood now bounded by North 14th and 15th streets between Avenues D and F. By 1895 around one million boxes of pineapples were shipped annually, primarily during the months of June and July. Eventually, pineapple farms dominated the landscape from as far south as Stuart to as far north to present-day Vero Beach (Rights 1994).

At the time, almost all labor in cultivating and harvesting the fruit was done by hand (Rights 1994). Early pineapple growers in what would become the Lincoln Park neighborhood included Fred and Francina Duval, who moved to Fort Pierce in 1909 and settled on a property at Dundas Court to build their home. William



Lyons, who later opened the first co-op grocery store in the Lincoln Park area, was also employed in the pineapple industry when he first arrived in the area in 1903 (Jackson et al. 1996).

Migrant laborers included many Bahamian men who entered the country legally through immigration offices and sent money back to their families. Housing was furnished by the grower for the workers. Eventually, some families followed their men and moved to the United States. By 1911, Fort Pierce was considered the central hub of the Florida East Coast Railway between Jacksonville and Miami (Figure 4). The railroad had become the main way to transport these goods to the northeast United States. Economic challenges in industry during World War I, as well as high freight rates, led to many pineapple growers turning to the citrus and truck farming industries by the 1920s (Rights 1994).



Figure 4. Fort Pierce Florida East Coast Railway Station during the twentieth century (University of Central Florida).

Gradually, tens of thousands of acres of groves were developed, resulting in St. Lucie County becoming one of Florida's largest citrus growers. During this transition, many small family groves were replaced with nationally known companies like Minute Maid and large family-controlled groves. Fruit was packaged and exported to Europe and Japan through the Port of Fort Pierce. This created support industries in the city, such as citrus juice processing plants (Rights 1994).

During the 1940s, most African Americans living in Lincoln Park were employed by work camps such as Ideal Holding Company and Standard Groves, which had vast holdings in the western part of the county. Full families, including fathers, mothers, and children, worked in the fields picking tomatoes, peppers, cucumbers, pineapples, and citrus fruits (Rights 1994). African Americans were the preferred labor force for harvesting citrus fruits as they performed physically demanding tasks, including carrying heavy field crates, picking fruit, and climbing trees. They were paid based on productivity, earning a dime or less per crate, which equated to approximately $1.50 per crate in 2018 (*The New York Times* 1973).

The migrant labor force in Lincoln Park would start arriving in early October, the majority to harvest early oranges. From December to February, they picked mid-season citrus and then Valencia oranges from February to June. The first season tomatoes were packed in October and November, with a second crop harvested in March. During the peak months as many as 1,500 to 2,500 laborers were required. By June of each year, when the growing season in the area was over, the laborers began to move north again following other crops (*St. Lucie News-Tribune* 1962a).

Avenue D became an important logistics center for the migrant labor community, as well as the region's citrus and truck farming industries. Field hands regularly congregated at 3 a.m. each night at a loading zone near the Lincoln Theatre and Margarita's Grocery Store. Buses then lined up and loaded laborers and drove them west on Okeechobee Road. A diligent worker could make an average of $10 a day. However, it was a long, backbreaking day under the glaring sun (Monroe 2020).

Serving as a logistics hub for the African American labor force, Avenue D prospered as the region's premier destination for Black entertainment, retail, dining, and recreation during segregation. Over time, the agricultural system changed with advancement in technology and modernization of the industry. As one example, Lincoln Park resident Vernon Dixon, a labor contractor, had improved on the old system of recruiting workers. No longer did those seeking work need to wait under a tree on North 13th Street to board a bus or truck going west to the fields (Wilson 2014).

3.2.4 COMMUNITY INSTITUTIONS AND LEADERS

3.2.4.1 Churches

Lincoln Park has long been home to a remarkable number and variety of churches, each deeply interwoven into the community's cultural and spiritual fabric. "Lincoln Park has a great number and a wide variety of churches…the church means faith, hope, and a sense of freedom" (*St. Lucie News-Tribune* 1962b). These churches were more than religious spaces; they served as extended families, schools, concert halls, and essential community anchors. At its peak, there were an estimated 130 Black churches in Fort Pierce (Jackson et al. 1996).

Among the earliest churches was St. Paul African Methodist Episcopal (AME) Church, established in 1900 before St. Lucie County was formed. In 1904, a widow named Dorcas Hudson donated land for the church, which was then rebuilt twice following destruction by fire in 1906 and the hurricane of 1926. Originally located at Eighth Street and Avenue B, this congregation later relocated and is now known as Greater New



Bethel, as noted in community engagement documentation (Jackson et al. 1996). St. Paul AME continues to be recognized as an important and representative institution within Lincoln Park.

Other historically significant churches in Lincoln Park include Mount Olive Missionary Baptist Church (1903), First Bethel Missionary Baptist Church (1926), Mount Moriah Primitive Baptist Church (1911), Goodwill Presbyterian Church (1921), and Mount Pleasant Primitive Baptist Church (1944). These congregations not only supported the spiritual lives of residents but also reflected the community's resilience and unity throughout the twentieth century. Their enduring presence underscores the role of faith institutions as foundational pillars of Lincoln Park's identity and communal strength (Jackson et al. 1996).

Additional churches of significance noted during community engagement for the current survey include Greater St. James Missionary Baptist Church, Triumph the Church (located at 20th Ave. and Avenue D), and the small sanctuary at Blessed Martin Catholic School. Masses were held regularly at the school, and residents attended nearby St. Anastasia for larger services (Community Planning Collaborative 2025).

3.2.4.1 Education

In Lincoln Park, education is a cornerstone of community identity, resilience, and pride. For generations, residents have understood the power of learning to uplift individuals and strengthen collective futures. From makeshift classrooms in tin structures to nationally recognized academic programs, the educational institutions of Lincoln Park reflect a deep and sustained commitment to academic opportunity and cultural enrichment. This commitment was led by parents, educators, and civic leaders who challenged segregation-era barriers and invested their own time, resources, and labor to create schools that served the needs of Black children.

3.2.4.1.1 Lincoln Park Academy

The history of Lincoln Park Academy (LPA) is one of community determination, cultural vibrancy, and educational excellence. Born from the advocacy of parents like Francina Duval, who began campaigning for educational opportunities for Black children in the early 1900s, the school emerged from humble beginnings. The first school for Black students in Fort Pierce was housed in a tin building formerly used to store supplies for White schools in an area known as Cobb's Bottom. A new building was constructed in 1906 beside the tin structure. The school later moved to Means Court, becoming known as the Means Court School. That school went through eighth grade. Parents and the community pushed for a four-year high school, which was a bold vision at a time when no such option existed for Black students south of Palatka (Jackson et al. 1996).

Basketball games became pivotal community events, initially held at the Dreamland Theater due to a lack of other facilities. Francina Duval led a grassroots fundraising effort by selling sandwiches to students, which helped fund a new basketball court at 13th Street and Means Court in 1922. That same community spirit eventually led to the founding of Lincoln Park Academy (LPA), which opened in September 1923 as a junior high school, at North 13th Street and Avenue E. The St. Lucie County School Board only agreed to support it after witnessing the community's fundraising efforts. J.P. Thompson of the Afro-American Life Insurance Company recruited James A. Espy, a local native and vocational educator from Georgia, to serve



as the school's first principal. Under his leadership LPA flourished, requiring teachers to hold bachelor's degrees and drawing students from as far as New Smyrna, Delray Beach, and even Tampa (Jackson et al. 1996).

By the 1925–26 school year a Rosenwald Library had been purchased, and a 1927 Columbia University review lauded the quality of instruction at LPA. Accredited as a senior high school by the Florida Department of Education in 1928, LPA supported both academic and athletic excellence. Its boys' basketball team won state championships in 1930 and 1932. Also in 1932, Dr. Mary McLeod Bethune gave the commencement address (*The Call* 1932). Plans to relocate the school to its current location (Avenue I and North 17th Street) began in 1952 and the new LPA opened in 1953 (City of Fort Pierce n.d.b.; Highwaymen Heritage Trail).

The site of LPA was also home to Lincoln Junior College, which opened in 1960 under the leadership of Leroy C. Floyd Sr. It operated for four years before merging with Indian River Junior College, where Floyd became the first Black dean of the renamed Indian River Community College (Jackson et al. 1996).

LPA's cultural and social life was as vibrant as its academic legacy. Community engagement participants recall fond memories of LPA homecoming parades along Avenue D, choral concerts and operettas, and dances like sock hops and prom held in the school gym where the legendary Betty Wright once sang thanks to her family ties to Fort Pierce. The gym is now the last remaining building from the original school. The school's band and chorus were integral to its spirit, often mentioned with pride (Figure 5; Community Planning Collaborative 2025).



Figure 5. The Lincoln Park Academy marching band, ca. late 1950s (St. Lucie County Regional History Center).

Lincoln Park Academy also holds a connection to author and anthropologist Zora Neale Hurston. Initially arriving in Fort Pierce to work for C.C. Bolens' newspaper, she lived with the family before moving into her own residence at 1734 Avenue L. This house was designated a National Historic Landmark in 1991.

Hurston's time at the newspaper was brief, and she went on to teach English at LPA (Jackson et al. 1996). Her former home was recently purchased by The Conservation Fund and will be transferred to the Zora Neale Hurston Florida Education Foundation (The Conservation Fund 2023).

Longtime LPA educators like Mrs. E. E. Pierce are remembered with reverence (Community Planning Collaborative 2025), and her funeral was a significant community event. Eva E. Stewart Pierce was a three-time graduate of Atlanta University. She was head of the Department of English at LPA and also served as the dean of personnel (*Atlanta Daily World* 1964).

Among the school's other notable educators was Gustava Robinson Hussain, who taught for 35 years and broke numerous racial and gender barriers in civic and educational leadership. She was the first Black woman on the St. Lucie County Democratic Committee, a founder of the local Alpha Kappa Alpha chapter, and the first woman appointed to both the Florida Council on Elementary Education and the Board of Trustees at Mount Olive Missionary Baptist Church (Jackson et al. 1996).

Regarding the arts, LPA had a profound impact on the nationally renowned Highwaymen, a group of African American painters famous for their Florida landscape scenes. Art teacher Zanobia Jefferson introduced student Alfred Hair to local painter Beanie Backus. Hair later brought other young Black men to study painting. Music teacher Earl Little, a 1945 graduate of LPA and Hampton University, also played a lasting role in shaping generations of musicians (Wilson 2014).

Through segregation and into the era of integration, mandated for St. Lucie County by the U.S. Justice Department in 1970, LPA educators remained pillars of the community. Robert Jefferson, a former LPA coach, became the first Black principal at Central High School amid a tumultuous integration process marked by violence and protest (Jackson et al. 1996). After integration in 1970, LPA became an integrated school for all ninth graders in the St. Lucie County school system. It later became a middle school. Since 1985, LPA has been a magnet high school (Woodall 2023).

3.2.4.1.2 Means Court Elementary

Means Court Elementary school began as Means Court School during the mid-1910s. Located at 13th Street and Means Court, the school was the only option for Black students at the time. As noted above, parents advocated for a high school, and Means Court School became Lincoln Park Academy (Figure 6). After LPA relocated in the 1950s, Means Court became Means Court Elementary School (City of Fort Pierce 2004). A new facility was constructed in 1963. The Fort Pierce Redevelopment Agency purchased the building in 2020 with hopes to turn it into a community hub for Lincoln Park (Rodrigue 2020).

Community engagement participants reflected fondly on the basketball tournaments held nearby at North 13th Street and Avenue E and the May Day maypole plaiting ceremonies. It was noted that Means Court is an important, representative site of Lincoln Park's history (Community Planning Collaborative 2025).



Figure 6. The Lincoln Park Academy at the Means Court School site (St. Lucie County Regional History Center).

3.2.4.1.3 Blessed Martin Catholic School

In September 1940, Blessed Martin de Porres Catholic School for Colored Children opened its doors on North 8th Street. Established by Rev. Michael Beerhalter, pastor of St. Anastasia Parish (the White parish), the school was created to provide a Catholic education to African American children during an era of segregation. Black children could not attend the all-White St. Anastasia Catholic School. The Sisters of St. Dominic from Adrian, Michigan, staffed the school with assistance from lay teachers, offering instruction to students from first through eighth grade. The student body averaged around 100 during the 1950s, although enrollment declined in the early 1960s (Smith 2023).

The school's facilities included a main building, originally a theater, that housed the lower grades, featuring two classrooms, bathrooms, a mini-auditorium, and a small chapel. As enrollment grew, a war-surplus building was added to accommodate grades six through eight. Despite the modest tuition of about $1 per month, many families struggled to afford it. The school relied heavily on donations and gifts, including significant support from local White benefactor families who also stood in as sponsors for students' Catholic sacraments when needed (Smith 2023).

Students recall annual traditions such as May Day celebrations where they participated in maypole plaiting, fostering a sense of community and joy. The school's nurturing environment and quality education laid the foundation for many graduates to pursue successful careers (Community Planning Collaborative 2025). However, by June 1962 Blessed Martin de Porres Catholic School closed its doors. The building was demolished shortly thereafter, and an apartment complex was constructed on the site in 1968 (Smith 2023).

3.2.4.2 Organizations

Throughout the twentieth century, Black civic life in Fort Pierce was anchored by a range of social, service, and fraternal organizations that shaped the cultural, educational, and political fabric of the community. Many of these clubs illustrate the importance of women's leadership in the Lincoln Park community. Community workshop participants emphasized the importance of civic clubs in providing a foundation for life in Lincoln Park (Community Planning Collaborative 2025). These clubs and organizations, led by visionary local leaders, played a transformative role in building infrastructure, preserving culture, and fighting for civil rights in Fort Pierce. Their legacies remain woven into the civic identity of the community and continue to inspire contemporary engagement and leadership.

3.2.5 CIVIC AND SOCIAL CLUBS

Among the earliest of these clubs was the Civic Federated Women's Club, founded in 1922 by Francina Duval and Josephine Moore. It was the oldest club in the community and initiated some of the first efforts to create safe and engaging spaces for children, including the construction of Dreamland Park on Eighth Street. Duval also launched the *Better Girls Club*, Fort Pierce's first girls' club (Jackson et al. 1996).

The Fort Pierce Federated Women's Club, established in 1941, became the second women's organization in the area. The original members, who included two White women, first met at the home of Memolia Stubbs and the first president was Pauline Williams. The club took on a range of youth-centered initiatives, including the construction of a clubhouse on Sixteenth Street and Avenue G (Jackson et al. 1996). In 1946, the group made history by hosting Dr. Mary McLeod Bethune at St. Paul AME (Fort Pierce Federated Club 1946).

Another notable club, Club Utilitas, was organized in January 1945. Their first major achievement was founding the Lincoln Park Academy band. The club paid the salary of the first band teacher and raised funds for uniforms. Their contributions extended to building a concession stand at Grisby Park and later establishing a Teen Center. Similarly, the Zenith Club formed in September 1949 and made their mark by painting the community recreation center. Club Entre Nous, created by Algernon Bolen in 1955, was led by its first president Laura Lipscomb. In the 1960s, Charmettes Incorporated was established as part of a national civic and social organization network (Jackson et al. 1996).

In response to the 1968 assassination of Dr. Martin Luther King Jr., the Quarterback Club was organized to support and uplift the community during a time of uncertainty and loss. Around the same time, sports-based youth initiatives expanded with the formation of the Pony League, founded by Albert "Baylock" Benjamin, Wesley "Wes" Dixon, and Emanuel "Sam" Green. This was the first Little League for boys on Fort Pierce's northside. In 1965, the league broke barriers by allowing girls to play in the newly established Bobby Sock League (Jackson et al. 1996).



3.2.6 CIVIL RIGHTS

In 1919, Black people in St. Lucie County formed a chapter of the Negro Uplift Association and in 1929, the St. Lucie County Colored Welfare Association protested a zoning change that would change the Hoggs and Fee/Mays subdivision from unrestricted to Zone B. It is unclear today what that zoning actually meant, but it was seen as a threat to the Black community at the time. Early Civil Rights efforts in Fort Pierce included World War II veteran Pat Duval, who was commander of the first Black Veterans of Foreign Wars (VFW) post in Fort Pierce as well as St. Lucie County's first Black sheriff's deputy, requesting that a section of the beach should be opened for Black people (Lincoln Park Main Street 2007; Wilson n.d.).

The NAACP also played a key role in the civic life of Fort Pierce. Its local chapter was organized in 1943 by Horatio Grisby Sr., with later leadership by figures such as Michael McKinnon, Rev. Howard D. Coleman, Dean Mosley, and Charlie Frank Matthews. The chapter remained a vital force in local advocacy and even hosted the state NAACP convention in 1996. One of its longtime leaders, Willie "Britt" Stockton, was a powerful community advocate throughout the 1960s and 1970s (Jackson et al. 1996).

In the 1970s, the Afro American League emerged as a dynamic force for employment justice. In 1978, the League successfully fought for the hiring of Eddie Edwards, the first Black lineman at the Fort Pierce Utility Authority (Jackson et al. 1996).

3.2.7 FRATERNAL ORGANIZATIONS

Fraternal organizations were central to community rituals and leadership. Groups such as the Masonic Lodge, Order of Eastern Stars, Black Order of Shriners, Daughters of Isis, and Heroines of Jericho met regularly in a prominent two-story white frame building at the corner of Avenue D and Douglas Court. Known as the Cherokee Lodge No. 7270, this structure was a social and ceremonial hub for organizations including Mount Moriah Lodge No. 96, Free and Accepted Masons. By 1965, it housed Henry's Western Meat Market but was tragically lost to fire that year. A young boy named Douglas Brown died in the blaze (*Fort Pierce News-Tribune* 1965).

Oral testimony from community engagement conducted as part of this project suggests this may have been the same two-story building across from Broxton's Grocery Store and family home, indicating it served various fraternal organizations over the years (Community Planning Collaborative 2025).

3.2.8 GREEK LIFE

Greek-letter organizations known as the "Divine Nine" have also made their mark on Fort Pierce's civic landscape. The Alpha Kappa Alpha (AKA) chapter was the first sorority to organize locally, followed by the Fort Pierce Chapter of Delta Sigma Theta Sorority, which was founded in September 1960. The community also saw the establishment of a chapter of Zeta Phi Beta Sorority, further enriching the social, educational, and leadership opportunities available to Black women in the region (Jackson et al. 1996). Community workshop participants noted the significance of Greek organizations to social and civic life in Lincoln Park (Community Planning Collaborative 2025).

Other chapters of Greek organizations in Fort Pierce include Omicron Tau Chapter of Omega Psi Phi Fraternity, Inc. and Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority. The AKA Chapter was chartered February 28, 1959, at F.K. Sweet Elementary School. Charter information for various Greek organization chapters in Fort Pierce includes:

- Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority,Inc. was the first sorority chapter chartered February 28, 1959;
- The Fort Pierce Alumnae Chapter of Delta Sigma Theta Sorority, Inc. was chartered September 17, 1960;
- Omicron Tau Chapter of Omega Psi Fraternity, Inc. was chartered October 10, 1960;
- Zeta Eta Zeta Chapter of Zeta Phi Beta Sorority, Inc. was chartered December 14, 1961;
- Delta Lambda Sigma Chapter of Phi Beta Sigma Fraternity, Inc. was chartered December 12, 1970;
- Gamma Iota Sigma Chapter of Sigma Gamma Rho Sorority, Inc. was chartered April 22, 1978;
- Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. was chartered December 12, 1981; and
- The Fort Pierce Alumnae Chapter of Kappa Alpha Psi was chartered on April 17, 1982.

The last Divine Nine Greek fraternity established, Iota Phi Theta Fraternity, Inc. founded November 1, 1968, does not have a local chapter in Fort Pierce (Jackson 2025).

3.2.9 BLACK PROFESSIONALS AND ENTREPRENEURS

The Lincoln Park community of Fort Pierce has long been shaped by the entrepreneurial spirit, professional leadership, and civic dedication of Black residents who overcame systemic barriers to establish thriving businesses and institutions. Early Black families such as the Duvals, Bentons, Lyons, Peeks, Stones, Carters, Ellises, and Williamses laid the foundation for an emerging class of Black business owners during the early twentieth century.

These families opened and operated enterprises ranging from pineapple farms and funeral homes to barber shops, beauty salons, restaurants, grocery stores, and bars (Figure 7). One notable pioneer was Gertrude Duval Robinson, who opened the first beauty shop in Lincoln Park in 1918. A charter member of the Fort Pierce Civic Federated Women's Club and an active figure in the Baptist Training Union, Robinson exemplified the intersection of entrepreneurship and community leadership (Jackson et al. 1996). By the 1920s, Fort Pierce saw a rise in the number of Black professionals and skilled workers, creating an economic ecosystem where Black people could increasingly find employment under Black business owners. This development not only provided economic empowerment but also fostered social resilience and autonomy.



Figure 7. Ellis' Barber Shop (8SL03612) at 516-18 Means Court during the late 1950s (St. Lucie County Regional History Center).

In the field of healthcare, professionals made life-saving strides in serving Black residents who were excluded from White medical services. Prior to the integration of Fort Pierce Memorial Hospital, the Fort Pierce Federated Women's Club purchased a house on Dundas Court in the 1920s and converted it into a small hospital for the Black community. Dr. Clem C. Benton was the only Black doctor serving the Lincoln Park community and on staff at Fort Pierce Memorial Hospital, working alongside Helen Barr, one of the few Black nurses at the time. Nearby, Dr. Young, a Black dentist, maintained his office close to Dr. Benton's on Eighth Street. Funeral homes provided ambulance services (Jackson et al. 1996). Another neighborhood healthcare-related facility was the Humanities Center at 809 North 9th Street, a segregated nursing home and later a senior daycare center where Zora Neale Hurston spent her final days. It is now owned by the Zora Neale Hurston Florida Education Foundation (Zora Neale Hurston Florida Education Foundation n.d.).

Religious leaders, such as Reverend Reeves, also played a significant role in shaping the social and spiritual fabric of the neighborhood alongside leaders in media like Charles E. Bolen who ran the local Black newspaper, *The Chronicle* (*Atlanta Daily World* 1974; Enns 2023). Bolen's wife, Algernon Bolen, was also an influential community figure and was at one time President of the Southeastern Association of Colored Women's Clubs (*New Journal and Guide* 1967). In the financial sector, the Afro-American Life Insurance Company established a district office in Fort Pierce, providing essential financial services and employment opportunities to Black families.

Among the most enduring legacies in the Lincoln Park community are those of its funeral directors, who were both business leaders and civic champions. Percy L. Peek became the first Black funeral home director here in 1924. His son-in-law, Rufus Alexander, joined the business in 1948. During his military service, Peek's daughter, Sarah Alexander, ran the funeral home, which became known as Sarah's

Memorial Chapel in the 1950s (Jackson et al. 1996). The funeral home remains a cornerstone of Lincoln Park history, as noted in community engagement workshops (Community Planning Collaborative 2025). Rufus Alexander also served as a Fort Pierce City Commissioner and was a descendant of early settler Wilson Lyons (Wilson 2014).

Albert T. Stone opened Stone Brothers Funeral Home sometime before 1932. His grandson, Samuel Gaines, later took over operations and went on to become the first Black member of the St. Lucie County School Board (Jackson et al. 1996). Stone Brothers Funeral Home is widely recognized as a significant landmark in the Lincoln Park community (Community Planning Collaborative 2025).

The funeral directors were connected to two cemeteries serving the Black community in Fort Pierce. Pine Grove Cemetery, noted as an important and representative site in Lincoln Park by community engagement participants, dates to 1910 and the earliest documented burials date to the 1930s (Henry & Jenkins 2007a, 2007b). Several of the Highwaymen are buried at Pine Grove. The Garden of Heavenly Rest Cemetery (also known as Sarah's Memorial Garden) is another cemetery connected to Lincoln Park. This cemetery is the resting place of Zora Neale Hurston (City of Fort Pierce 2004).

The emergence of Black professionals in Fort Pierce extended to elected office and public service. Jackie Caynon became the first Black person elected to the Fort Pierce City Commission in 1967, serving until 1978. He was succeeded by Havert "Coach" Fenn, who was later appointed by Governor Bob Graham as the first Black member of the St. Lucie County Commission in 1982. Over the decades, numerous Black leaders have followed in their footsteps, including Gertrude Walker who became the first Black woman in Florida to serve as a county Supervisor of Elections (Jackson et al. 1996).

Samuel Gaines not only ran Stone Brothers Funeral Home but also broke new ground in public education as the first Black person elected to the St. Lucie County School Board. Matthew Meadows, a graduate of Lincoln Park Academy, rose to become a Florida State Senator representing Broward County. He played a pivotal role in naming the Fort Pierce Health and Rehabilitation Services Building after Dr. Benton (Jackson et al. 1996). More recently, in 2012, Larry Lee became the first African American from the area elected to the Florida House of Representatives (Wilson 2014).

Lincoln Park also produced trailblazers in military and law enforcement. James Hair, a Lincoln Park Academy graduate, was one of the "Golden Thirteen," the first group of Black men to integrate the U.S. Navy's officer program. He received his commission in 1944. In law enforcement, Pat Duval made history as the first Black deputy sheriff in St. Lucie County. By the 1960s, the county sheriff's office had begun fully integrating, creating a force more representative of the broader community (Wilson 2014).

3.2.10 PARKS

Recreational spaces in Lincoln Park were created through persistent community advocacy and became vital centers for youth development and civic life. Before formal facilities were available children played in the dirt streets, reflecting both the need and desire for dedicated athletic spaces. Like the creation of Lincoln Park's educational spaces, parents and civic leaders were instrumental in developing these spaces despite segregation-era challenges.



Francina Duval led an early grassroots fundraising effort by selling sandwiches to students, which helped fund a basketball court at 13th Street and Means Court in 1922 (Jackson et al. 1996). Another pivotal figure in recreation efforts was Horatio Grisby Sr., founder of the local NAACP chapter, who successfully lobbied for the creation of a Lincoln Park recreation area, thus ensuring safer and more structured play for young people (Jackson et al. 1996). Grisby organized the purchase and development of the park land off Avenue M and North 13th Street in 1944 (*Fort Pierce Tribune* 1968). By 1970, the Athletic Field was renamed in Grisby's honor and today it is Horatio Grisby Park and Tennis Courts (*Fort Pierce Tribune* 1970).

In addition to the park, the Arthur Lee Boatwright Swimming Pool off Avenue M provided a valuable space for youth recreation and safety. Dating to the late 1930s, the pool served local youth and for many years was known as the Lincoln Park Open Space Pool (St. Lucie County 2025). Civic organizations supported continued improvement of the local recreation areas. Plans for improving the swimming pool coalesced in 1960 led by a committee chaired by Mrs. Leola Washington (*Fort Pierce Tribune* 1960a). Mrs. Washington was president of Club Utilitas at the time, which also planned to help with the pool (*Fort Pierce Tribune* 1960b). The pool was renamed in 2022 to honor Boatwright, a Fort Pierce native, baseball coach at LPA, and longtime swim instructor at the pool (St. Lucie County 2025).

The Lincoln Park Recreation Center (now Lincoln Park Community Center) also played a central role in the neighborhood, hosting dances, concerts, basketball games, and community programs like summer camps for students. It served as a hub for civic engagement, mentorship, and cultural events such as the Black Arts Festival, which was organized in part by respected arts educator at Lincoln Park Academy and community leader Ms. Zanobia Jefferson (Community Planning Collaborative 2025). Mrs. Paulyne Williams, director of the Recreation Center, was especially known for her mentorship of young people in the neighborhood (Community Planning Collaborative 2025; *Fort Pierce Tribune* 1955).

3.2.11 RESIDENTIAL LINCOLN PARK

In 1892, Henry Flagler obtained a charter from the State of Florida authorizing him to build a railroad along the Indian River from Daytona Beach to Miami. As railroad construction progressed south, cities began to develop along the tracks and camps of Black railroad laborers formed to the west along the route. The railroad reached Fort Pierce on January 29, 1894. Once these crews had done the work of right-of-way cutters, graders, crosstie cutters and the tracks were laid, the next wave of Black immigrants came for new employment opportunities in the rapidly expanding agricultural fields and economy just west of the city (Wilson n.d.).

Mose Boyd and his family came to Fort Pierce in 1896 working for the railroad. He and wife Lucinda Boyd built their own home in 1902 at 414 Dundas Court. As the family grew so did the house, eventually containing seven rooms, a bathroom, and two porches (Wilson n.d.). Wilson and Alice Lyons moved their family from Aikens, South Carolina, to Fort Pierce in 1902. They owned the first house built on Avenue D. The family worked in the pineapple industry and Wilson's brother, William, later opened the first co-op grocery store in the Lincoln Park area (Jackson et al. 1996).

In 1905, it was noted that these lands northwest of downtown were building up as a "colored" community (Wilson, n.d.). Located north of Orange Avenue and south of Moores Creek, this community became known

as Cobb's Bottom (Jackson et al. 1996). In addition to the railroad, through Jim Croww-era policy the White community forced Black residents of Fort Pierce to primarily reside in the northwest section of the city. In the 1896 case of *Plessy v. Ferguson* the Supreme Court upheld the constitutionality of racial segregation under the "separate but equal" doctrine. This landmark decision legally justified racial segregation. The case stemmed from Homer Plessy, who in 1892, intentionally violated Louisiana's Separate Car Act by sitting in a White-only train car (Library of Congress n.d.).

In 1906, the St. Paul African Methodist Episcopal Church moved to the northwest corner of 8th Street and Avenue B. The church had originally been established in Maravilla, a neighborhood located on the south side of town. This building was deliberately destroyed by fire to keep Black people from settling in this section of town (Jackson et al. 1996).

Cobb's Bottom began to develop around its social hubs like the churches, school, and voluntary associations. The Black church, as an extended family, school, and concert hall, became the center of activity for early African American residential life (Jackson et al. 1996). With a concentrated population, a small business district developed along North 8th Street, north of Orange Avenue.

Incorporated in 1901, the population of Fort Pierce had grown to 1,333 by 1910 (U.S. Census Bureau 2020:1910). In 1913, the original Lincoln Park Subdivision Plat was recorded on what had been pineapple fields. Bounded by Moore's Creek Canal to the south, North 10th Street to the east, Avenue E to the north, and North 13th Street to the west, the Lincoln Park Subdivision was located just northwest of Cobb's Bottom (SLCCCC 1913).

During the early years of the Cobb's Bottom community, Francina Duval began a campaign to establish a school for Black children. By 1918, the school had been relocated to a larger campus in the northwest section of the new Lincoln Park Subdivision (Sanborn Map Company 1918). Located at Thirteenth Street and Means Court, the school became known as Means Court School (Jackson et al. 1996).

As discussed above, the school served as the center of activity for the small but growing community, sparking residential development to increase north or Moores Creek Canal and northwest of Cobb's Bottom during the 1920s. This is where Lewis and Targie Monroe Sligh built a house in Lincoln Park in 1924. Lewis Monroe later became the first night watchman for Lincoln Park Academy (Jackson et al. 1996).

Like many Florida communities, Fort Pierce experienced a period of rapid growth in the 1920s Florida Land boom. Between 1920 and 1930, Fort Pierce's residential population increased 127.1 percent from 2,115 to 4,803 (U.S. Census Bureau 2020:1930).

Early residences in Lincoln Park were primarily single-family, one-story in height, and of wood frame construction. The majority were occupied by working-class families who worked in nearby agricultural fields west of town. By 1929, except for Avenue D, Frame Vernacular became the dominant architectural style of the neighborhood (Figure 8; Sanborn Map Company 1929).



Figure 8. A home in the early days of Lincoln Park (St. Lucie County Regional History Center).

Common features of these Frame Vernacular residential structures include, but are not limited to, a gable or hip roof, horizontal board siding (such as weatherboard or novelty construction materials), front porches with a separate or secondary roof structure, symmetrical window patterns, and minor detailing or ornamentation such as exposed rafter-tails, corner board, or porch brackets. During the 1940s, Masonry Vernacular residential structures became a popular construction type. Masonry Vernacular residences built in the area were typically small, one-story buildings (Sanborn Map Company 1948).

Between 1930 and 1950, the city's population increased to 13,502 (U.S. Census Bureau 2020:1950). During this period, agricultural fields west of the original Lincoln Park Subdivision between North 13th Street and North 25th Street were developed with primarily single-family homes for the working-class community.

By the 1950s, Fort Pierce had become the center for winter tomato crops. Many families moved to the neighborhood from Georgia, Alabama, and the Carolinas for jobs picking citrus or tomatoes (*Scripps Treasure Coast Newspapers* 2011). It was hard work and whole families worked side by side through the season (Wilson n.d.).

In addition, Avenue D had emerged to become the region's primary commercial and entertainment district for the region's African American community. Prior to World War II, North 8th Street in Cobb's Bottom had been the main Black commercial district (Sanborn Map Company 1929). Many business owners resided near their businesses or in the neighborhood. An example included the owners of Granny's Kitchen, Charles and Hassie Russ. From 1965 until their retirement in 2018, the Russ's operated a laundry, men's clothing shop, a grocery, and Granny's Kitchen restaurant on Avenue D. Charles was born in Dothan, AL in 1939, and came to Fort Pierce when he was two. Hassie, born in 1940, came to Fort Pierce from Brunswick, GA,

in 1954 at the age of 15. The two met in high school at Lincoln Park Academy. They dated, graduated in 1958, and married shortly afterward, moving into a North 16th Street home where they still live. All of Russ's children also worked at the restaurant, including two daughters in 1999 (*Fort Pierce Tribune* 1999). While a small number of residents became financially secure and bought their own homes the majority relied on low-paying jobs and rented their homes, which defined the character of the community.

Plans to relocate Lincoln Park Academy to its current location (Avenue I and North 17th Street) began in 1952. The new Lincoln Park Academy opened in 1953 (City of Fort Pierce, n.d.; Highwaymen Heritage Trail). Following the opening of the new Lincoln Park Academy, residential growth in the neighborhood shifted primarily north of Avenue G, south of the Belcher Canal, and east of N 33rd Street (USDA 1958).

New residential developments included School Court, an early attempt by the private sector to provide affordable, clean, and safe housing for African Americans in Fort Pierce. Dr. C.C. Benton, a highly respected and successful African American medical doctor in the community, developed the project of modern rentals and duplexes just north of Lincoln Academy in 1950. In 1957, a second phase of single-family houses was added just north of the first phase. It was named School Court because it was situated one block from the new school, which was built on land Benton had previously sold to the school board. This was a large-scale project during that era, providing the most progressive, modern, and economical housing for the community (Miller 1991).Additional schools built north and west of Lincoln Academy between 1952 and 1970 include Chester A. Moore Elementary School at 827 North 29th Street, ALPI Queen Townsend Head Start Center at 2202 Avenue Q, and Frances K. Sweet Elementary School at 1400 Avenue Q (USDA 1970). Oral testimony from community engagement mentioned that kids' activities in the neighborhood included playing marbles, jacks, hopscotch, climbing trees, playhouses at people's homes, visiting friend's houses, and playing "cowboys & Indians." Children also walked to and from the schools in the neighborhood (Community Planning Collaborative 2025).

The growth of Lincoln Park's residential community was negatively impacted by desegregation and the closure of Lincoln Park Academy as a high school. In a 2011 interview, Lincoln Park resident Joyce Jackson attributed the decline of the area to the integration of schools, starting in 1970, and accelerated by the forced busing of Black students to Port St. Lucie: "The sense of community disappeared. Integration of the schools broke up the community and no one knew each other" (*Scripps Treasure Coast Newspapers* 2011).

3.2.12 COMMERCIAL LINCOLN PARK

3.2.12.1 Avenue D and the Stroll

In the 1930s Walter Barnes, musician, music promoter, and *Chicago Defender* columnist, noticed a pattern in Black communities across the country that he came to call "the stroll." This term characterized the main corridors of Black neighborhoods that were home to the commercial activities of the community. Today, Florida's Black Main Street communities are historic evidence of the stroll (Burke and Davis 2023).

Walter Barnes was an originator of the Chitlin' Circuit; he established a network of venues across the American South during the 1930s where it was safe, acceptable, and successful for African-American entertainers to perform (Lauterbach 2012). The Chitlin' Circuit was the collective name given to a series of



Black-owned nightclubs, dance halls, juke joints, theaters, and other venues that were safe and acceptable for African American entertainers to perform in during segregation. The name for the circuit is related to African American foodways, specifically chitlins, that were once a staple for enslaved African Americans and continue to be important as a part of Southern Black cuisine today.

> As Barnes worked from town to town down South, he noticed a pattern. Any place with a sizable [B]lack population grew a darktown, and each of these [B]lack districts centered on a thoroughfare, a world unto itself. The maestro, in his hep vernacular, called it 'the stroll.' He dashed off dispatches from every stroll he hit on the 1936-37 tour, leaving behind a neon and mud portrait of [B]lack Main Street in the South - the unfolding filaments of the chitlin' circuit (Lauterbach 2012:51).

Barnes used his position at the *Chicago Defender* to promote himself and the circuit that visited strolls across the South. At its height, the *Defender* was a daily publication with a national circulation of over 500,000 and the largest Black-owned newspaper in the nation. White distributors in the South refused to stock the paper, and instead it gained an audience in the South via Pullman porters who traveled south on the railroad. Newspapers were shared among neighbors and in restaurants and barbershops, providing a different distribution network for Black southerners to access the *Defender* and its news (Smithsonian National Museum of African American History & Culture n.d.). Barnes was in a unique vantage point to personally benefit from such a large audience of readers, but the contracts and routes created and promoted through his position at the *Chicago Defender* became the overall Chitlin' Circuit that ultimately featured many touring acts.

As another stroll example, Nelson Street in Greenville, Mississippi, was a stop on the Circuit and the description of the stroll there echoes how other Black main streets operated in the South. "During the era of legal segregation, nearly every major southern city or town had its own version of Nelson Street. It was the colored business district by day and dreamland by night" (Anderson 2004:51). Like many other strolls in the South, these districts were home to Black entrepreneurs and housed daytime businesses and nighttime bars and clubs: "[T]he doors to the shops would lock up in the evening and the doors of the clubs and juke joints would fly open. The streets would be filled with different sounds - laughing couples, tinkling glasses, the slow, muffled beat of a bass guitar" (Anderson 2004:52).

Florida's strolls were a significant part of the Circuit, especially since Barnes established a winter headquarters in Jacksonville in 1933 to conduct annual late-fall-to-spring Southern tours. Barnes elaborated on the stroll in Jacksonville and Florida in his writings in the *Defender*.

Avenue D was the heart of Lincoln Park and the "stroll" in Fort Pierce. "[The] Avenue D that I remember in the forties and fifties was gutsy, exciting and challenging. It was indeed the hub of the African American community" (Leath 1998). Avenue D served as the major thoroughfare in the community - a path for workers in the vegetable and citrus fields, a path for domestic work for women, a path to the schools and a path to all the businesses (Figure 9). It was the place to see and be seen - attend church, eat at a restaurant, and sing to jukeboxes. It was a mixed-use corridor with residential, religious, and business uses (Leath 1998).

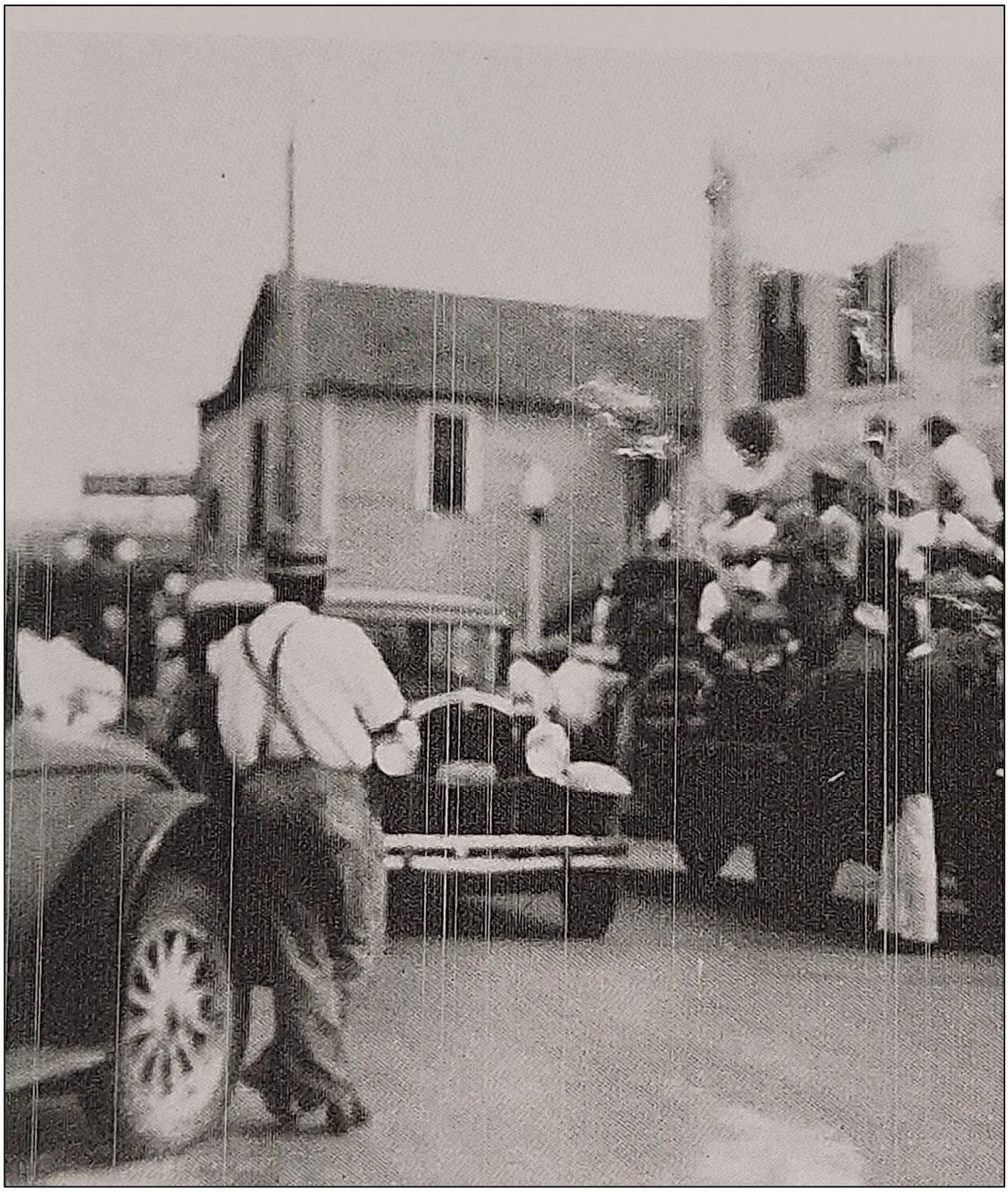


Figure 9. A parade on Avenue D (St. Lucie County Regional History Center).

3.2.12.2 Chitlin' Circuit Highlights

Some of Lincoln Park's Chitlin' Circuit venues on and near Avenue D where the buildings still exist today include the following locations (Burke and Davis 2023).

3.2.12.2.1 Lincoln Theatre: 1124 - 1132 Avenue D

One of the most well-known and visible venues on Avenue D was the Lincoln Theater. Community engagement participants noted Lincoln Theater as one of the buildings most representative of Lincoln Park (Community Planning Collaborative 2025). Lincoln Theater was built in 1946 by Dr. Clem C. Benton and Dr. Harry Center. Dr. Benton was one of the first African American doctors in Fort Pierce, and Dr. Center was a White pharmacist. The theater was a central location for entertainment and culture along Avenue D from the time it opened until closure in the late 1960s. Movies were shown at the theater, but it also served as a live performance venue with musical and theatrical events, as well as a venue for graduation ceremonies (Benton 2006).

Lincoln Theater did not have a concession stand. Dr. Center had a drug and sundry store to the right of the building as well as a soda fountain. There was a small window from his store that opened into the lobby of the movie theater where people could buy drinks and popcorn. Dr. Center also had another pharmacy in the White section of Fort Pierce on Orange Avenue (Yates n.d.).

3.2.12.2.2 Jackie Caynon Building: 1228 - 1230 (1234 Today) Avenue D

Built in 1948, this building known as the Caynon Building (today 1234 Avenue D), was originally two separate storefronts on the first floor. Jackie Caynon was the first Black City Commissioner for Fort Pierce. He lived upstairs at his building, and the downstairs at one time was a hangout for young teens called Twinks (Culverhouse 2007). Restaurants once located in the Jackie Caynon building during the 1950s and 1960s include Robinson's Place, Sam's Place, Lillie's Café, and The Grill. In addition, in the early 1960s Augustus Johnson briefly operated the Johnson's Pool Room at 1232 Avenue D (Polk 1960-1965). Community engagement participants noted the Caynon Building as one of the buildings most representative of Lincoln Park (Community Planning Collaborative 2025).

3.2.12.2.3 La Tropical Tavern & Little Joe's Tavern: 1233 - 1237 Avenue D

1233-1237 Avenue D was constructed in 1952 and there were originally two storefronts (St. Lucie County Property Appraiser). One storefront was occupied by La Tropical Tavern, originally owned by George J. Ford in 1958. In the 1960s and 1970s, the Tavern was operated by George and Ora L. Jones. Recollections of the Tavern, also known as George Jones Bar, include the venue being filled to capacity on Friday nights after the migrant labor force in the neighborhood had been paid.

The bars were nearly the same inside the Tavern, about 50 feet by 20 or 30 feet wide with a bar at one end, booths along the sides, and a loud jukebox in the corner. Half of the people danced until closing time at 2:00 a.m. Others stood immobile, leaning against the bar top, unless someone pushed them accidentally.

Saturday night was more active, with a greater sale of moonshine and bolita tickets. The bars were more crowded, and trouble was sometimes anticipated (*St. Lucie News Tribune* 1962a).

The second storefront was occupied by Little Joe's Tavern, owned by Josephine Griffin from 1957-1969. Little Joe's sold beer, wine, short order, sandwiches, home cooking, bar-b-que, and soft drinks (Polk 1957-1969). Ms. Griffin was a member of Temple 853 (Elks Lodge 1189). In 1957, she was charged with operating a gambling house in the Tavern, and was later arrested in 1964, charged with selling bolita tickets and possession of gambling equipment. This space was also known as the Blue Moon Tavern in 1974.

3.2.12.2.4 Tavern/Restaurant: 1238 Avenue D

Built in 1954 as two storefronts, 1236-1238 Avenue D was home to Ethel's Tavern and El Chico Restaurant (Polk, Fort Pierce City Directory). Ethel's Tavern at 1238 Avenue D was operated during the late 1950s and into the 1960s by Ethel Bryant. El Chico was at 1236 Avenue D and was opened by Mrs. David Monroe in 1955. Other owners over the years were Mr. and Mrs. George Ferguson and David Monroe. Both George Ferguson and David Monroe were previously employed as cooks at Chisholm's, located at U.S. 1 in Stuart. El Chico specialized in home-cooked meals and pastries as well as a catering service. A 1961 ad noted El Chico "specialized in steak, chops, chicken and fish, 'challenging you to find better home cooking anywhere!'" (Southern Bell Company 1961).

3.2.12.2.5 Eddie's Place: 1907 Avenue D

1907 Avenue D was constructed in 1950 (St. Lucie County Property Appraiser). During the 1950s and 1960s the building was known as Eddie's Bar & Grill, Eddie's Drive In, and Eddie's Place and was owned by Eddie Asbury (Polk, 1950-1969). Eddie's Place was the juke joint where twenty-nine-year old Alfred Hair was shot to death on the night of August 9, 1970 (City of Fort Pierce n.d.b.).

3.2.12.2.6 510 North 13th Street

510 North 13th Street was constructed in 1952 and by 1956 it was the Starlight Cafe (St. Lucie County Property Appraiser). Operated by Hardy and Ruby Pelt, the Starlight Cafe served home cooked meals, sandwiches, barbecue, homemade pies, and cold drinks (Polk 1956). In 1969 Margaret Harrell operated Harrell's Barbecue & Grill in the building. In 1974, the space was home to the Casa Rena Grill owned by Marie Cox (Polk 1969, 1974).

3.2.12.2.7 Means Court Elementary: 532 North 13th Street

Means Court Elementary School was constructed on the original site of the Lincoln Park Academy, which was established in 1925. Over the years, the school's auditorium was a space occasionally used for concerts, events, and dances, including Daddy Dave's Rock and Roll Talent Show on August 19, 1955 (*Fort Pierce News-Tribune* 1955a). Other events included a concert by the Gospel Harmonettes, who performed at the Means Court Elementary School Auditorium on January 3, 1956 (*Fort Pierce News-Tribune* 1956c).



3.2.12.2.8 Baker's Flamingo Bar and Grill: 907 North 13th Street

Levie Baker was the owner and operator of Baker's Flamingo Bar and Grill, another significant live music venue in Fort Pierce. Baker was the first Black person to get a liquor license in Fort Pierce. The Baker's Flamingo Bar heyday was during the 1950s and 1960s, and Baker and his wife Irene built the bar from the ground up despite Levie having only a grade-school education (*Fort Pierce News-Tribune* 2001). The venue, located in what is today called the Love Center, hosted a teenage dance every week in 1956, with Ace King and His House Rockers as the regular performers. Emmet Wiley and his Melody Makers were also routine visitors to the Flamingo (*Fort Pierce News-Tribune* 1956b). The *Ft. Pierce News-Tribune* captured performers at Baker's during the 1950s including:

- Silas Green Orchestra - January 20, 1952
- Charles Brown - March 9, 1952, March 16, 1952
- Wiley's Music Melody Makers - December 21, 1952
- Charles Brown and his Smarties plus Billy Ford Orchestra - December 26, 1952
- Griffin Brothers Orchestra - April 13, 1952, January 18, 1953
- Emmit Wiley and his Melody Makers - June 25, 1952, August 31, 1952, February 8, 1953
- Floyd Dixon and Margie Day - November 16, 1952
- The Great Silas Green Band - January 29, 1956
- Ace King and His House Rockers - January 6, 1956
- The Midnighters - March 30, 1958
- B.B. King
- Nat King Cole
- Sam Cooke
- Ruth Brown

3.2.13 LIFE ON AVENUE D

During segregation, Avenue D was a regional hub for the Treasure Coast's African American migrant labor force. Migrant workers would arrive in early October and remain in the area until June the following year. As many as 1,500 to 2,500 jobs were created during a peak citrus season month (*St. Lucie News-Tribune* 1962a).

In the mornings, Avenue D served as a route to various places of work, whether a path for migrant workers in the vegetable fields that surrounded the neighborhood or as a pick up spot for citrus workers to be transported to groves west of the city. It was also a domestic market where a great majority of women worked from 7 a.m. to 7 p.m. and a path for children to walk to schools. As such, it became the region's top Black commercial district during segregation (Leath 1998:13).

Buildings on Avenue D were often mixed-use with commercial space on the bottom floor and residential above. Examples included the Betts Building at 1217 Avenue D with Bobby's Grocery Store on the first floor and a rooming house upstairs. The Caynon building at 1234 Avenue D is another example. Jackie Caynon was the first Black City Commissioner and he lived upstairs at his building, with the downstairs made into a hangout for young teens called Twinks (Culverhouse 2007).

The corner of Avenue D and Douglas Court was a landmark location. It was home to a large white frame building owned by the Cherokee Lodge No. 7270. It was the scene of ritual ceremonies, parties, and meetings for the Order of the Eastern Star, Mount Moriah Lodge No. 96, Free and Accepted Masons, and other organizations. By 1965, it was home to Henry's Western Meat Market before it burned down that same year (*Fort Pierce News-Tribune* 1965).

Businesses on Avenue D during its heyday included Richardson's Garage, 9th Street Market, Adams' Grocery, Bush's Drugstore, Pahner's Grocery, Lincoln Theater and Variety Shop, Broxey's Grocery, Oats-Johnson Beauty Box, Benton's Beauty Parlor, McDonald's Kindergarten, L.T. Thomas Dry Cleaning Parlor, Lincoln Car Company, Peek's Funeral Home, Baldwin Building Mall, Moye's Cozy Corner, Dale's Beauty Center, McAfee's Beer Parlor, Bailey's Barber Shoppe, George's Place, Williams' Variety Shop, Currington's Ice Cream Parlor, the Chronicle-Fort Pierce Publishing Company, Gibson and McClain Funeral Home, McMillian's Grocery, and Charlie's Service Station (Figure 10; Leath 1998).



Figure 10. Mary Wright (left) and Joanne Small (right) participate in the Lincoln Park Academy homecoming parade along Avenue D during the 1960s (St. Lucie County Regional History Center).

The Chronicle newspaper was started in the 1950s by Charles E. Bolen. This weekly Black newspaper was published at 1529 Avenue D and Bolen hired Zora Neale Hurston to write a weekly column (City of Fort Pierce n.d.a.; Florida Humanities Council n.d.). The neighborhood is also famous for its association with the Highwaymen, 26 African American landscape artists who were largely self-taught after having been introduced to art by A.E. Backus, an artist living in Fort Pierce. The artists have been inducted into the Florida Hall of Fame. Alfred Hair, Livingston "Castro" Roberts, Johnny "Hook" Daniels, Harold Newton, and the lone female artist Mary Ann Carroll, are some of the prominent names among the artists. Tragically, Alfred Hair lost his life on Avenue D, when he was murdered at Eddie's Place at 1907 Avenue D in 1970 at age 29 (City of Fort Pierce n.d.a.).

Bolita, an illegal lottery game extremely popular in Florida, was also present on the stroll. Stories of arrests were not uncommon. In one, an Avenue D resident who was arrested for possession of lottery tickets said he could not remember where he purchased them. The presiding judge said he heard lottery tickets could be easily purchased in the Lincoln Park area (*St. Lucie News-Tribune* 1954).

Avenue D had a residential component as well. Dr. C.C. Benton lived near the corner of Avenue D and North 11th Street. Other well-known families living on and around Avenue D were the McDonalds, Johnsons, Millers, Gilliams, Lyons-Burns, Hughes, Oats-Johnsons, Smiths, Bushes, Rogers, Rhodes, Warricks, Butlers, Peeks, Broxeys, Williams, Langs, Curtises, and Parishes (Leath 1998).

3.2.14 AVENUE D: 1960S AND EARLY 1970S

The push for racial integration in Fort Pierce during the 1960s brought significant changes to the Lincoln Park community. In 1961, the local chapter of the NAACP publicly criticized the Fort Pierce Greyhound Bus Station for its resistance to desegregation, part of a broader effort to challenge discriminatory practices across public and private spaces (*Afro-American* 1961). At the time, there were no Black clerical workers employed in county, city, state, or federal offices. Community members began advocating for equal employment opportunities and the right to be served at lunch counters and restaurants. These efforts were often met with institutional resistance (Jackson et al. 1996).

One trailblazer was Annie Kate Jackson, whose relentless determination broke multiple racial barriers in local government. Through her persistence, Jackson became the first Black woman to work in several key government positions: with the City Clerk, the Fort Pierce Utilities Authority, the State Attorney's Office, and ultimately as the personnel director for the Public Defender's Office - all unprecedented achievements for a Black woman in Fort Pierce at the time (Jackson et al. 1996).

As schools and public accommodations began to integrate, many residents noticed a shift in the cohesion of the Lincoln Park community. Joyce Jackson, a former resident, remembered the strong presence and guidance of Black educators at schools like Lincoln Park Academy before integration. "Our teachers had more control over our children," she recalled in a 2011 interview. "They cared about them. They were interested in you and you being productive" (*Scripps Treasure Coast Newspapers* 2011). But starting in 1970, when forced busing sent Black students to schools in Port St. Lucie, that sense of familiarity and accountability began to fray. "Integration of the schools broke up the community and no one knew each other," Jackson said. Many attributed the decline of Avenue D to this fracturing of neighborhood ties (*Scripps Treasure Coast Newspapers* 2011).

With integration, a similar unraveling occurred in the local economy. As Black residents gained the right to shop in previously restricted areas, the once-bustling business district along Avenue D began to decline (Figure 11). Businesses that had thrived within a close-knit customer base found themselves unable to compete with larger, White-owned stores downtown. "What had once been a thriving Main Street with everything a person could ever desire started to fail," the article noted. As stores closed, the street became vulnerable to rising rates of crime, drugs, and prostitution (*Scripps Treasure Coast Newspapers* 2011).

Tensions also surfaced in newly integrated school settings. In 1971, a firebombing incident in downtown Fort Pierce stemmed from unrest at the newly integrated Central High School. School integration challenges highlight the volatility of the era and the challenges of creating unified, equitable institutions during a time of major social transition (*Fort Pierce News-Tribune* 1970).



Figure 11. Jake's 66 Service Station and Grey Taxi Service (8SL03465), at 2410 Avenue D, ca. 1960s (St. Lucie County Regional History Center).

Meanwhile, families like the Russes, known for Granny's Kitchen, persevered and continued to serve the community through hard work and resilience. In 1965, they opened a grocery store that operated from early morning until late at night to support farm laborers. Fruit pickers, mostly Black workers, would gather at Ninth and Avenue D to be taken to groves by company buses. But as agricultural operations changed and grove owners transitioned to widespread van pick-up routes, fewer young people entered fruit picking and the dynamic at Ninth and D began to shift. "As time passed, the younger people didn't get into the fruit picking thing," said Hassie Russ (*Fort Pierce Tribune* 1999). This shift mirrored broader changes taking place across Lincoln Park, where integration brought both new opportunities and ruptures in the fabric of community life.

In 1968, just days after the assassination of the Rev. Dr. Martin Luther King Jr. on April 4th, the grief and rage felt across the country also erupted in Fort Pierce. On the evening of April 7, around 8:00 p.m., firebombs were thrown into Bass Grocery at 20th Street and Avenue D. What followed was a gathering of 250 to 300 mostly young residents mourning King's death and expressing long-simmering frustrations. Initially peaceful, the gathering turned chaotic when a tear gas bomb exploded at 8th Street and Avenue C. Protesters scattered. In the confusion, storefronts between 9th and 13th Streets along Avenue D were damaged, fires were set, and 47 people were arrested (Jackson et al. 1996).

Jimmy Barr, a respected local radio personality from WOVV, was among those on the scene. Seeing tensions rising, he tried to steer the teens toward a peaceful march. By that time, over 100 law enforcement officers from city, county, and state agencies had been deployed. Barr later remarked that many in the crowd seemed unfamiliar to him: "most of the crowd was from outside of town," Barr said. Law enforcement denied deploying tear gas. Still, the damage was done. The National Guard was activated, and local businesses suffered the consequences (Jackson et al. 1996).

Businesses impacted included Check's Five and Ten, Richards Department Store, Western Meat Market, Dixie Dime Store, Sammy's Shop, Whiddon Grocery, United Furniture, and Midway Sundries. In the years

following, Avenue D began to decline. “I was in the eighth or ninth grade, and I heard someone had burned down Richard’s Department Store at 10th Street and Avenue D. I remember that was the beginning of the end,” one resident recalled (*Fort Pierce News-Tribune* 2002). “A lot of those businesses just vacated after that and left the buildings there. They started falling one by one. It was a chain reaction. They were turned into places you wouldn’t go to” (Port 1992).

The unrest catalyzed a larger exodus already underway through integration. Businesses such as Sammy’s Shoes, Sammy’s Dry Cleaners, Lincoln Pharmacy, Warren’s Laundry, and Collins Barber Shop shut their doors. Both minority and non-minority business owners began to abandon the corridor, not only because of economic pressures, but also due to insurance companies becoming increasingly unwilling to underwrite policies in the area. By the 1970s, drug activity and crime rates had spiked in northwest Fort Pierce (*Fort Pierce Tribune* 1972). When Larry Lee, a Fort Pierce native and former Denver Broncos linebacker, returned home in 1979 after earning his college degree, he was devastated by what he saw. “It drove through my heart,” said Lee. “I remembered what the community used to be” (*Fort Pierce News-Tribune* 2002).

3.2.15 AVENUE D: LATE 1970S - TODAY

In recent decades, the City of Fort Pierce, along with Lincoln Park residents, have been instrumental in revitalization efforts. From 1982 to 1987, the City of Fort Pierce spent $95,000 studying the redevelopment of Avenue D and establishing the Northwest Community Development Corporation. Several redevelopment projects were launched and completed during the 1990s, including the development of Fire Station 15 at 721 Avenue D in 1997 (St. Lucie County Property Appraiser) and the completion of a $2.6 million streetscape on Avenue D, between U.S. 1 and 25th Street in 1999. Streetscape improvements included wider sidewalks, underground power lines, and the addition of decorative streetlamps (*Fort Pierce Tribune* 1998).

In 1999, construction of a four-phase drainage system at Moore's Creek Linear Park began with two concrete walls built at 29th and 15th streets (*Fort Pierce Tribune* 2003). The Moore's Creek Linear Park project evolved from a 1996 community-planning meeting to eliminate blight in the Lincoln Park neighborhood. Completed in 2010, the goal of the $12 million project was to alleviate flooding and eliminate blight in the Lincoln Park neighborhood by replacing rental properties run by absentee landlords with owner-occupied single-family homes and town houses. The project also included the creation of a linear park, between 7th and 15th streets featuring decorative lights, irrigation, landscaping, park benches, water fountains, 10-foot sidewalks, and decorative bridges at 8th, 9th, and 14th streets, and Dundas Court (*Fort Pierce Tribune* 2006).

Lincoln Park and Avenue D became a Main Street community in 2001. A year later, the Avenue D Historic District was established at the local level; it was renamed the Lincoln Park Historic District in 2015. In 2007, a new Indian River State College branch campus was completed at 3002 Avenue D (St Lucie County Property Appraiser) and the St. Lucie Historical Society purchased the Betts Building (1217 Avenue D) with assistance from the Fort Pierce Redevelopment Agency. The building was rehabilitated in 2009 for $1.4 million and was expected to house the Historical Society's offices and archives (Culverhouse 2007).

In 2011, the Beth Ryder Intermodal Facility was built at 725 Avenue D. Named in honor of Beth Ryder, the St. Lucie County Community Services Director who oversaw construction of the $3 million project, the new station was built to include a small park-and-ride lot, public restrooms, a shelter, a ticket counter, and a lounge for bus drivers (*St. Lucie News-Tribune* 2009).

3.2.16 SUMMARY OF LINCOLN PARK HISTORY

Lincoln Park, one of Fort Pierce's most significant historically Black neighborhoods, developed in the early twentieth century as a hub of African American life during an era of segregation. Initially established as a self-sustaining residential and commercial enclave, the community was shaped by both necessity and resilience, with its earliest development concentrated around Avenue D. Churches, schools, and Black-owned businesses formed the backbone of Lincoln Park's early growth, offering spiritual, educational, and economic stability. Community figures like Francina Duval and J.P. Thompson played instrumental roles in developing institutions such as Lincoln Park Academy, which became a beacon of Black educational excellence. Similarly, the entrepreneurial drive of families like the Duvals, Lyonses, Peeks, and Stones contributed to a thriving business corridor filled with barbershops, pharmacies, funeral homes, and restaurants. This community-driven infrastructure made Lincoln Park a place where Black residents could access essential services, pursue opportunity, and build social cohesion in the face of systemic racism.

The mid-twentieth century brought both progress and disruption to Lincoln Park. The Civil Rights Movement led to long-overdue integration of schools and public facilities, but these shifts also sparked the unraveling of the tight-knit economic and educational systems the community had developed. Following the assassination of Dr. Martin Luther King Jr. in 1968, unrest in Lincoln Park mirrored uprisings across the country, culminating in protests, damage to local businesses, and lasting economic decline along Avenue D. Integration brought increased access to services and jobs but also contributed to the erosion of community-centered institutions like Lincoln Park Academy, as Black students were bused to other areas and local Black teachers were displaced. Despite these challenges, Lincoln Park remains a symbol of cultural pride, leadership, and endurance. The neighborhood's legacy continues to be honored through preservation efforts, oral histories, and community-driven revitalization initiatives that seek to tell the full, complex story of this historically rich and resilient neighborhood.



4 Research Design

4.1 Objectives

The goals of this project as stated in the grant agreement between the State and the Lincoln Park Main Street are as follows:

> Grant funds will be used to hire a historic preservation consultant to conduct a historic resources survey of Lincoln Park in St. Lucie County, including a survey report conforming to *Chapter 1A-46, Florida Administrative Code* (FAC), and a minimum of two-hundred and fifty (250) new/updated Florida Master Site File (FMSF) forms.

FMSF forms were prepared for only previously unrecorded resources within the survey area. The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code, the National Historic Preservation Act of 1966 (PL 89-665), as amended, and as implemented in 36 Code of Federal Regulations (CFR) Part 60, for the creation of the National Register of Historic Places, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716).

4.2 Methodology

Prior to field work, GIS information from the St. Lucie County Property Appraiser's Office was used to generate a list of historic properties 50 years old and older within the project area. This information was compared with the FMSF data for previously recorded resources to separate and select newly identified historic properties within Lincoln Park. Background research identified 259 previously recorded resources while property appraiser records indicated an additional 557 unrecorded historic properties constructed between 1901 and 1975 within the Lincoln Park Main Street area. The number of historic buildings led CPC and Stantec to limit this survey to previously unrecorded buildings. In consultation with the client, a survey area incorporating the parcels fronting on Avenue D was selected from North U.S. 1 on the east to North 29th Street on the west. From North U.S. 1 to the west side of North 18th Street, this survey area would be expanded from Moore's Creek on the south to the north side of Avenue E in order to incorporate the most historic portion of the neighborhood. This approach allowed for an intensive survey of historic properties within a refined project approach while adhering to the scope of the project.

Field survey and research were conducted between March 2025 and June 2025. The initial phase of fieldwork included a reconnaissance survey utilizing the background research and GIS data. Fieldwork was completed by a team of two, consisting of an architectural historian and a technician. The team was equipped with R-1 GNSS system paired with an iPad loaded with ArcGIS Field Maps connected to Enterprise ArcGIS Online platform. IPads were used to collect digital data for each historic resource and included GPS data and photographs; field assessment notes were entered into digital fillable resource forms. The second phase of fieldwork involved an in-depth study of each identified resource. For each



structure identified as a historic resource through either archival research or appearance during field survey, information about architectural style, details, materials, and setting was recorded on the FMSF form. Structures were identified by street address. The technician recorded UTM coordinates for each structure while standing at the center of the front elevation on the sidewalk or the street, to avoid trespassing on private property. No interior inspections were conducted for this project.

The preliminary list of historic resources based on GIS data was used to guide fieldwork, but other structures that appeared to be historic were noted on field forms for subsequent verification through archival research. Determination of each building's age began with a search of the St. Lucie County Property Appraiser records, which includes a construction date. While this date was generally accurate, other sources or characteristics of the building itself may have suggested a different timeframe. Aerials, Sanborn Fire Insurance Maps, and local newspapers were used to confirm dates of construction.

4.3 Site File Forms

FMSF forms have been completed for each historic resource identified in this inventory survey as well as a survey logsheet. Digital photographs, at least two of each structure plus general street views throughout the survey area, were taken and saved in a format that meets the photographic standards of the FMSF.

4.4 Curation Note

Historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Stantec's office in Riverview, Florida.

4.5 Expected Results

As specified by the grant, it was anticipated that 250 historic resources would be recorded or updated during this survey. Stantec expected to identify a mix of both residential structures and commercial resources as well as some churches and schools within the Lincoln Park neighborhood. Based on archival research, expected dates of construction ranged from the early-to-mid-twentieth century. This survey recorded and evaluated historic resources identified as having been built before 1975. It was anticipated that some historic resources originally constructed within the project area would have been demolished and replaced with new construction.

Considering the history and geography of the survey area, it was anticipated that a mix of building types and styles would be identified. Because of two prior surveys conducted within the area in 1992 and 2007, it was anticipated that most of the newly identified historic resources would be constructed after 1957. Correspondingly, most of the styles and forms represented were anticipated to reflect Frame and Masonry Vernacular construction as well as Ranch, Contemporary, and Mid-Century Modern designs. Some churches and commercial buildings were expected to exhibit more stylistic influences.

4.6 Criteria for Evaluation

4.6.1 NATIONAL REGISTER OF HISTORIC PLACES

The standard criteria used by architectural historians and preservationists across the country to evaluate the significance of historic properties are those criteria specified by the Secretary of the Interior and the National Park Service (NPS) for determining whether properties qualify for listing in the National Register of Historic Places (NRHP). Contained in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, these criteria were developed by the NPS as authorized by the National Historic Preservation Act of 1966. All these criteria are consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (National Park Service 1991). The guidelines define a building as being "created principally to shelter any form of human activity." Structures are distinguished from buildings in that they are not intended as human shelter. For this survey, only buildings were recorded. No historic structures (e.g., bridges, water towers), linear resources (e.g., roads, railroads), sites (e.g., cemeteries), or landscapes were recorded.

Essentially, the NRHP criteria consider two major elements: historic context and integrity. Historic context is defined in National Register Bulletin 15 as "patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear" (National Park Service 1997). The historic context for the project area is provided in chapter 3 of this report. Properties eligible for NRHP listing can be significant at the local, state, or national level.

A property is eligible for inclusion in the NRHP if it meets one or more of the following criteria, as defined in 36 CFR 60.4, and in consultation with the SHPO:

> The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and
>
> A. That are associated with events that have made a significant contribution to broad patterns of our history; or
>
> B. That are associated with lives of persons significant in the past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the NRHP eligibility criteria, a property must have maintained its historic integrity. Historic integrity is defined as the authenticity of a property's historic identity, evidence by the survival of physical characteristics that existed during the property's historic period. Historic integrity



enables a property to illustrate significant aspects of its past. The National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity.

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or where the historic event occurred. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property. Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. Association is the direct link between a historic event or person and a historic property. Assessment of the integrity of a resource is driven by the reasons why a resource is significant and an assessment of the character-defining aspects that must be retained in order for the resource to still convey its significance. Integrity does not directly relate to the resource's state of repair or functional obsolescence (e.g., not up to current codes), but if the condition of the resource has deteriorated to the point that its design, material, or workmanship have been affected, it may impact the resource's integrity (National Park Service 1997).

Historic resources can be NRHP eligible individually or as part of a district. The NRHP guidelines define a district as having "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development (National Park Service 1997, 5)." Furthermore, "The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." Even if all the properties in a district do not meet the criteria for listing in the NRHP on their own merits, the district as a collective whole may still be considered eligible. Properties that on their own do not meet the NRHP criteria may qualify if they contribute to the historic significance of a district, or in other words, if they contribute to a historic district. Non-contributing properties are those that do not contribute to the historic character of a district. The NPS provides a two-part definition for what constitutes a contributing resource:

> A contributing building, site, structures, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:
>
> > It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
>
> > It independently meets the National Register criteria (National Park Service 2018).

Common reasons specific properties are found to be non-contributing include a loss of integrity or a construction date outside the district's period of significance. "Period of significance" refers to the span of time during which significant events and activities occurred.

Certain properties are not ordinarily considered for inclusion in the NRHP. They include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious



purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years. These properties can, however, be eligible if they meet special requirements known as Criteria Considerations, in addition to meeting the regular requirements. The Criteria Considerations are only applied to individual properties. If the resource is part of a district, it does not need to meet a Criteria Consideration unless it comprises the majority of the district or is the focal point of the district. Such properties may qualify for listing if they meet the following criteria considerations (National Park Service 1997):

A. A religious property deriving primary significance from architectural or artistic distinction or historical importance.

B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life.

D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events.

E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.

F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance

G. A property achieving significance within the past 50 years if it is of exceptional importance.

Recognizing the overall planning intent and projected use of the survey, Stantec used a liberal approach in considering the aspects of integrity. Most buildings have undergone some alterations for maintenance and safety. For example, the original roofing material has likely been replaced on most buildings over 50 years of age. Replacement of such elements does not eliminate its NRHP eligibility as such work is common and necessary and does not affect the structure's character defining elements. The question is whether or not the alterations change the appearance, design, or function of the building in a way that would compromise its historic or architectural significance. For example, a change from a flat roof to a hipped roof would change the original design of a building. In general, although the use of a building can be changed, such as from residential to commercial use, the overall historical appearance should be maintained. Thus, the altered condition of some of the buildings was regarded leniently with the overall retention of the original design of primary importance. Each building was also evaluated as contributing or noncontributing independently and noted as such on the form, whether or not the surrounding area could cohesively form a district.



4.6.2 LOCAL REGULATIONS

The City of Fort Pierce was designated as a Certified Local Government in 2001. As required by the Certified Local Government Guidelines, the City of Fort Pierce has an approved ordinance in Chapter 111 of the Land Development Code establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations to local landmarks (City of Fort Pierce 2001). Six districts within the City, including the Lincoln Park Historic District (Figure 12), were locally designated by the City of Fort Pierce. Additionally, 41 buildings have been individually designated within the City, including the Heavenly Church of the First Born at 519-521 North 15th Street (8SL03555; Resolution 09-31) and 516-18 Means Court (8SL03612; Resolution 11-38), which were surveyed as part of this project. The City has adopted the US Secretary of the Interior's Standards for the Treatment of Historic Properties as well as green energy design guidelines for historic resources as design guidelines for alterations to designated structures. The City has also adopted a historic preservation property tax exemption program to provide an ad valorem tax exemption for the rehabilitation of historically designated properties.

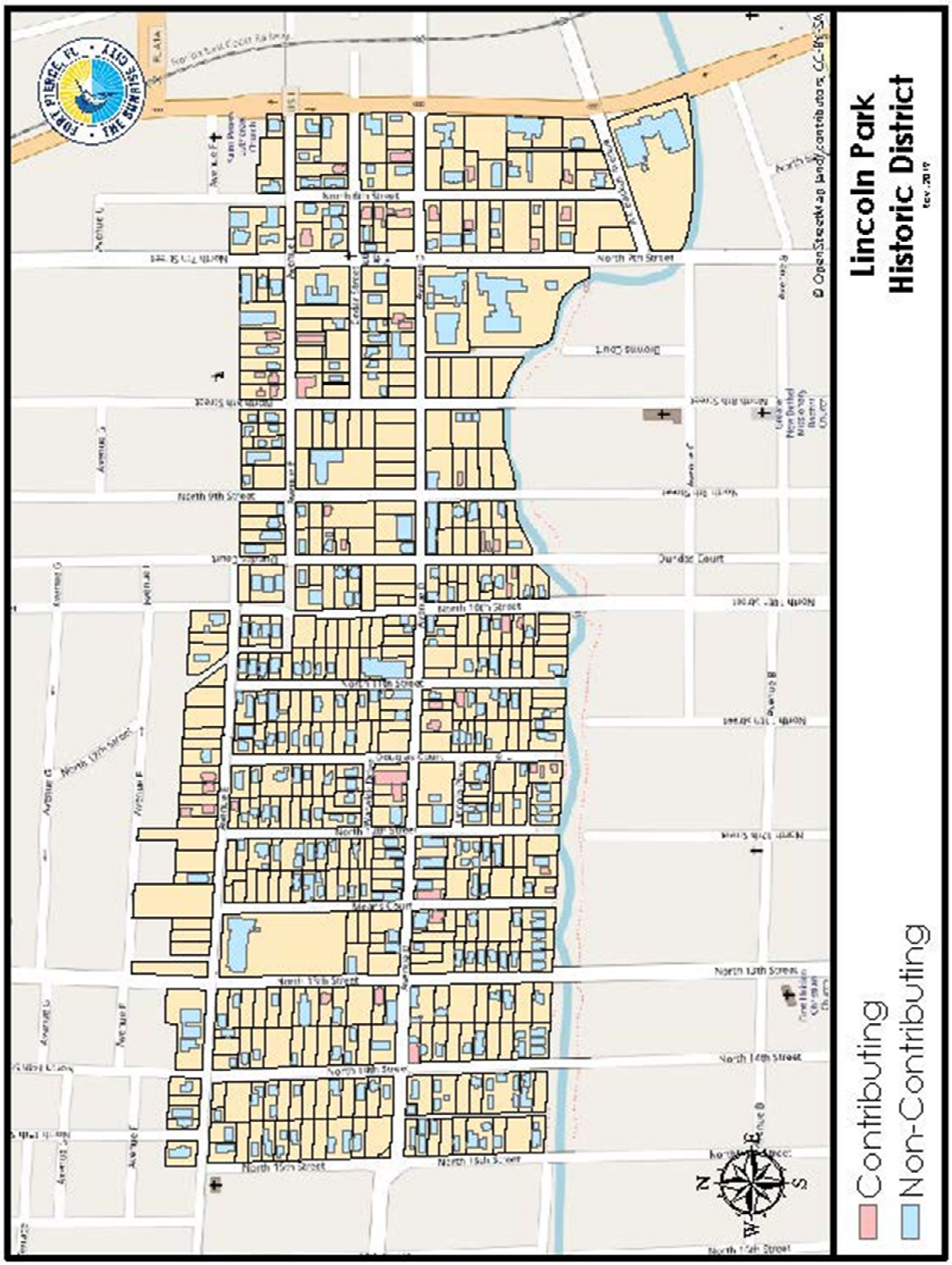


Figure 12. The locally designated Lincoln Park Historic District.

Established procedures guide the review of the nomination of properties and districts to the local register. This process is defined in Division 3, Sections 111-125 of the City of Fort Pierce Land Development Ordinances, as detailed below:

DIVISION 3. - DESIGNATION OF HISTORIC SITES

Sec. 111-123. - Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in the city's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

(1) Significant event. Are associated with events that have made significant contributions to the pattern of history in the community, the county, the state or the nation;

(2) Significant person. Are associated with the lives of persons significant in our past;

(3) Architectural significance. Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction;

(4) Archaeological significance. Have yielded, or are likely to yield information in history or prehistory;

(5) Is listed in the National Register of Historic Places;

(6) Aesthetic significance. Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon an historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

(b) For a multiple property nomination, eligibility will be based on the establishment of historic contexts, or themes which describe the historical relationship of the properties.

(c) Criteria considerations. Ordinarily, cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures which have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for the city register of historic places. However, such properties will qualify if they are integral parts of districts which do meet the criteria or if they fall within the following categories:



(1) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event;

(2) A birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;

(3) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

(4) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and no other building or structure with the same association has survived;

(5) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance;

(6) A property achieving significance within the past 50 years if it is of exceptional importance; or

(7) A religious property deriving primary significance from architectural or artistic distinction or historical importance.

(Code 1983, § 23-36; Ord. No. K-72, § 2, 4-16-2001)

Sec. 111-124. - Procedure for historic designation.

Properties which meet the criteria for local historic sites and local historic districts set forth in section 111-123 shall be designated according to the following procedures:

(1) Petition of the owner. The owner of any property in the city may petition this board for designation of their property as an individual site, district or archaeological zone by submitting a preliminary application for historic designation to the historic preservation officer. Nothing in this subsection shall be deemed to restrict the power of the board to initiate the designation process pursuant to this section. If the board is initiating designation, the preliminary application may be submitted concurrently with the full application at the public hearing.

(2) Directive of the board. The board shall either accept or deny the application. By accepting the application, the board must set a date for a public hearing and shall direct staff to complete the designation report and notify the proper parties of the public hearing.

(3) Designation reports. Prior to the designation of an individual site, a district, or an archaeological zone, an investigation and designation report must be prepared by the historic preservation officer and filed with the board. All reports must address the following:

a. Legal description of the property.

b. The historical, cultural, architectural or archaeological significance of the property or how the property fulfills the criteria for designation.



c. Boundaries for individual historic sites and a recommendation of boundaries for districts and archaeological zones. When a district is recommended, the report must identify those properties which are not historically or architecturally contributing to the district. District boundaries should be drawn to include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district. The standards for regulating such noncontributing properties shall provide that a certificate of appropriateness shall be required for alterations and new construction on such properties.

d. Zoning regulations. Every historic site and historic district designation report may include detailed zoning regulations made to be compatible with its designation. Such regulations may be designed to supplant or modify any element of existing zoning regulations, including, but not limited to, use, floor area, ratio, density, height, setbacks, parking, minimum lot size and transfer of development rights, or create any additional regulations provided for in this section. The zoning amendment may identify individual properties, improvements, landscape features, or sites or categories of properties, improvements, landscape features or sites for which different regulations, standards and procedures may be required.

e. All reports shall take into consideration current conditions of the property and how the owners have maintained the property.

f. The report shall also contain a location map and photographs of all exterior surfaces (and interior if applicable).

g. Optional designation of interiors. Normally interior spaces shall not be subject to regulation under this section; however, in cases of existing structures having exceptional architectural, artistic or historical importance, interior spaces which are customarily open to the public may be specifically designated. The designation report shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations.

h. Designation reports shall also include a copy of any survey materials related to such property, the property appraiser's records of such property, and a copy of the public hearing newspaper advertisement.

i. Moratorium. Upon the filing of a designation report by the staff, the owner of the real property which is the subject matter of the designation report or any individual or private or public entity shall not:

1. Erect any structure on the subject property.

2. Alter, restore, renovate, move or demolish any structure on the subject property until such time as final administrative action, as provided by this chapter is completed.

(4) Notifications.

a. Notification of owners. For each proposed designation of an historic site or historic district, the board is responsible for mailing a copy of the designation report and a notice of public hearing to all property owners of record whose properties are located within the boundaries of the designation. This notice shall serve as notification of the intent of the board to consider designation of the property at least 30 days prior to a public



hearing held pursuant to this section. Such notice shall be by certified mail, return receipt requested, 30 days prior to any public hearing, and addressed to the owner of the property or properties in question at the address listed in the tax collector's office for tax notices, and at any other address furnished to the department by such owner, provided that if the notice is returned as unclaimed or refused, notice may then be provided by First Class mail with a properly executed proof of mailing or affidavit confirming the First Class mailing.

b. Notification of public hearing. For each historic site and historic district proposed for designation, a public hearing shall be held within 60 days from the date a designation report has been presented to the board. Such notice shall be given by publishing a copy thereof in a newspaper of general circulation in the city and the county at least ten days prior to the hearing. All interested persons shall be given an opportunity to be heard at the public hearing on the proposed designation.

c. Notification to community redevelopment agency. Upon initial receipt of a proposal for designation, notification of such proposal shall be furnished to the community redevelopment agency in the event the proposal involves properties within the existing community redevelopment area. The community redevelopment agency may submit comments or make recommendations to the historic preservation board concerning the designation of such property prior to the date of the public hearing.

d. Notification shall also be given to the building department and code compliance division.

(5) Decision of the board. Within seven days of a public hearing on a proposed individual site or archaeological zone, the board shall make a decision to approve, deny or amend the proposed designation and shall forward their recommendation to the city commission for final approval.

(6) Recommendations of the board. For the designation of a district, or for the designation of individual sites that require a modification or variance in the zoning, the board must first send its recommendations to the city planning board for their review. The city planning board shall then send their recommendations along with the preservation board's to the city commission for final approval.

(7) Decision of the city commission. The city commission shall either approve, deny or approve with conditions the designation, and shall designate the property by resolution. The following parties shall be notified of its actions with a copy of the resolution:

a. The building department and code compliance division;

b. The city clerk, so that they may provide the resolution to the circuit clerk of the courts office for the purpose of recording such designation in the public record;

c. Owners of the affected property and other parties having an interest in the property, if known; and

d. Appropriate county and state officials for certified local government requirements.

(8) Amendment or rescission. The city commission may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation.



(9) Appeal of designation. A party aggrieved by a designation decision may appeal such decision to the city commission in the manner provided for in this chapter.

(Code 1983, § 23-37; Ord. No. K-72, § 2, 4-16-2001; Ord. No. K-467, § 1, 5-7-2007)

Sec. 111-125. - Nominations to the National Register of Historic Places.

As part of the duties under the certified local government program, the historic preservation board shall receive all nominations of local property to the National Register of Historic Places following the regulations of the state historic preservation office.

(1) The board shall give notice to the owner of the property at least 30 days but not more than 75 days prior to the historic preservation board meeting at which the nomination will be considered. The board shall also obtain a written opinion from the mayor and the chairperson of the city commission as to whether or not each property should be nominated to the National Register, and these recommendations shall be given to the board within 30 days.

(2) The board shall obtain comments from the public that shall be included in the report making a recommendation. Objections to being listed in the National Register by property owners must be notarized and filed with the historic preservation office. Within 30 days after its meeting the board shall forward to the state historic preservation officer its action on the nomination and the recommendations of the local officials. Appropriate local officials, the owner and the applicant shall be notified of the board's action.

(3) The state historic preservation officer will take further steps on the nomination in accordance with federal and state regulations. If either the board or the local officials or both support the nomination, the state historic preservation officer will schedule the nomination for consideration by the state review board for the National Register at its next regular meeting. If both the board and the local officials recommend that a property not be nominated to the National Register, the state historic preservation officer will take no further action on the nomination unless an appeal is filed with the state historic preservation officer.

(Code 1983, § 23-38)



5 Historical Fieldwork

5.1 Architectural and Historical Analysis

This chapter consists of an overall analysis of the buildings surveyed and a discussion of building styles found within the project area. Notable properties and recommendations regarding NRHP eligibility will be included in the next chapter.

The Lincoln Park Historic Structure Survey resulted in the recordation and evaluation of 269 historic resources (see Appendix B for complete list; Figure 13 and Figure 14). Of the total, only one, the Pine Grove Cemetery (8SL1102), was previously recorded. Due to the number of extant unrecorded buildings constructed between 1901 and 1975 indicated in the background research and the limited funding for this project, the survey was narrowed down to the area between Avenue E and Canal Terrace and U.S. 1 and the west side of North 18th Street with only the parcels fronting on Avenue D surveyed west of that point to North 29th Street. Historic buildings were scattered throughout this area, but a number of vacant parcels on the eastern and southern edges of the survey area indicated the extensive demolition which has occurred in the neighborhood.

Of the 269 surveyed resources, there were 146 single-family residences, 45 duplexes, and 15 multi-family residential buildings surveyed. Forty-eight buildings were primarily commercial in use, while the remaining resources were ecclesiastical (10), educational (3), or non-profit (2). The portion of the survey area between North 15th Street on the west, North U.S. 1 on the east, Avenue E on the north, and Canal Terrace on the south is locally designated as the Lincoln Park Historic District. Construction dates of buildings ranged from 1914 to 1975. This satisfies the fifty-year criterion established by the National Park Service as a basis for listing in the NRHP (although more recent construction can be designated if exceptionally significant). Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance.

The design of the surveyed buildings and materials used in their construction are generally in keeping with statewide and national architectural trends. The seven buildings constructed in the 1910s and 1920s exhibited the Frame Vernacular, American Foursquare, and Bungalow forms. Unsurprisingly, they exhibit the architectural forms and construction methods that were popular throughout Florida during this period. Thanks to the influx of federal funding and workers to the area for construction projects built through the CCC, WPA, and other federal programs, 15 properties were built during the 1930s. Most of the resources surveyed that were erected during this period exhibit Masonry or Frame Vernacular construction, Minimal Traditional, and late Bungalow forms. During the early 1940s construction started to resume, with nine buildings constructed early in that decade. After a brief lull during World War II, construction exploded during the late 1940s with 36 buildings built during this period and 91 erected during the 1950s. Structures built within the survey area during this time are primarily comprised of Ranch style residences, as well as Masonry and Frame Vernacular construction with a few late Bungalows, Shotgun houses, Minimal Traditional, International, and Mansard style buildings. The Mid-Century Modern and Contemporary styles



also originated during this period. The neighborhood expanded rapidly in the 1960s and 1970s with a total of 78 structures built during the 1960s and 32 constructed between 1970 and 1975.

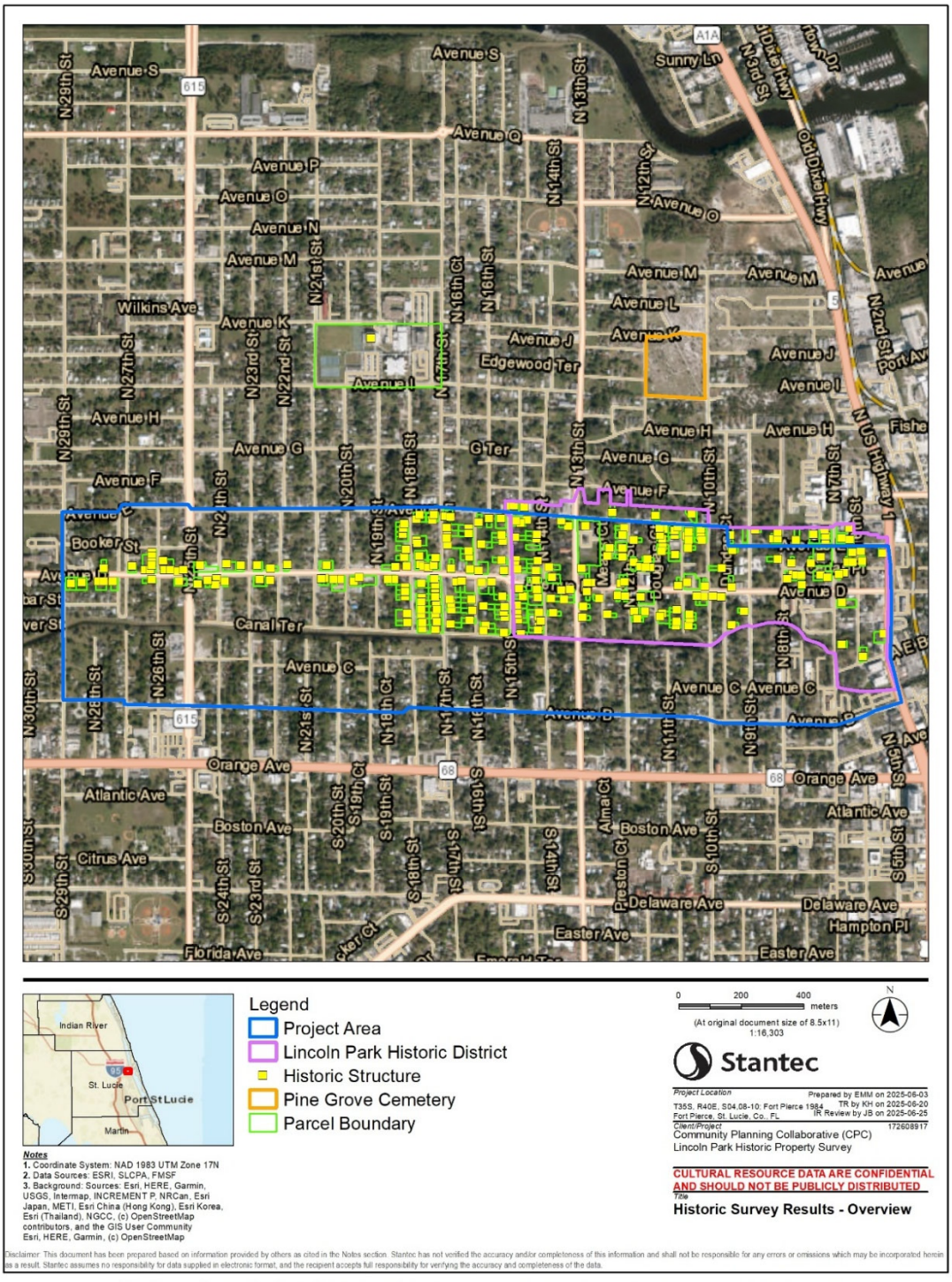


Figure 13. Current survey results overview on street map.

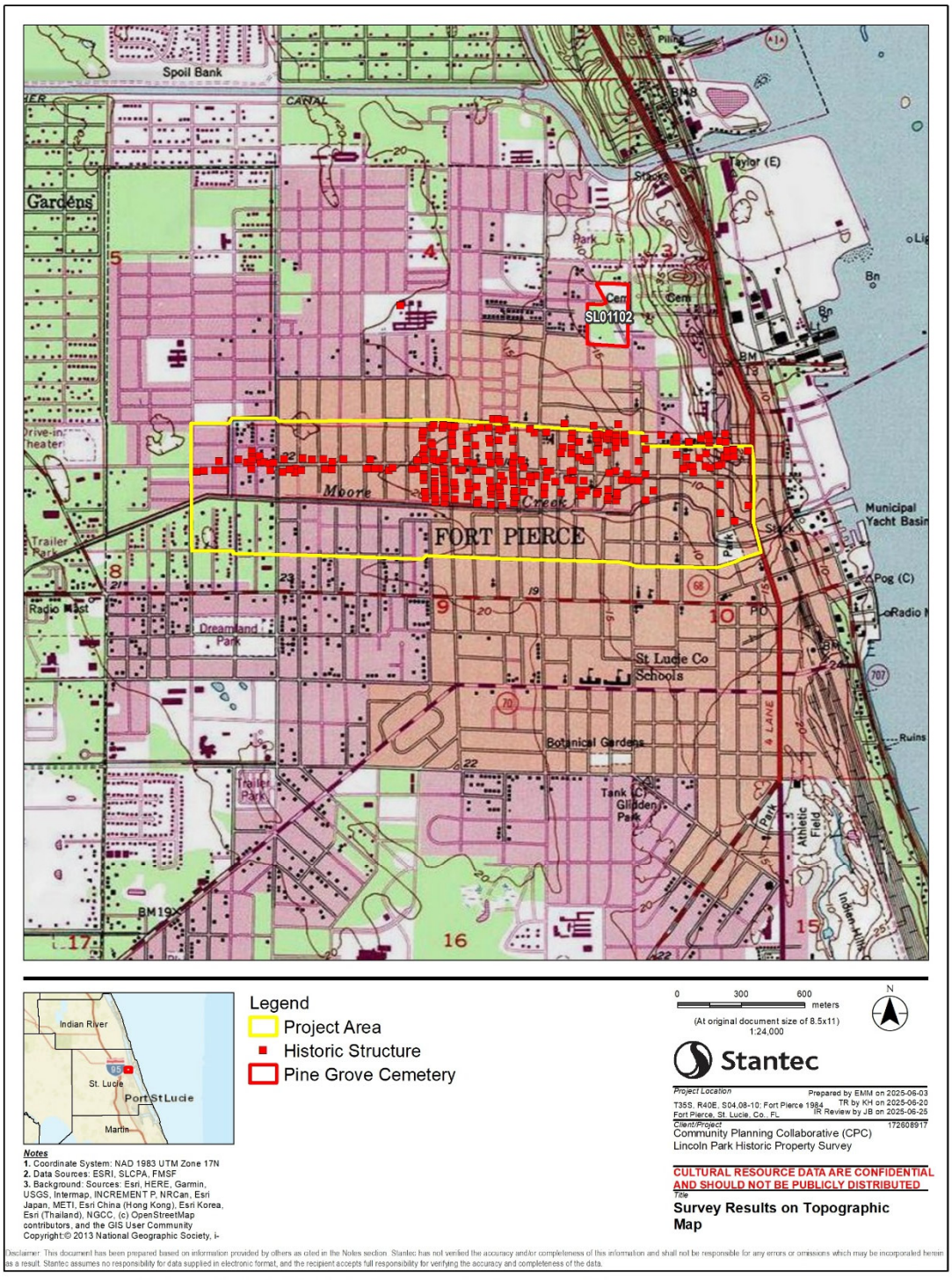


Figure 14. Current survey results overview on USGS quadrangle map.

The history of construction in Lincoln Park followed the overall development trends of St. Lucie County and Florida. As shown in the background research, early construction in the neighborhood consisted of small, wood frame single-family residences or multi-family housing with commercial buildings utilizing the few more available permanent materials like hollow clay tile. Many of these early buildings were rental housing for the segregation era migrant labor force. Many of the properties were likely owned by the citrus companies or White residents and rented to African Americans. The construction of the Means Court School, later renamed Lincoln Park Academy, drew residential construction north of Moore's Creek. The original Black business district developed along North 8th Street between Avenue B and Avenue D during the early twentieth century. However, by the end of the 1930s, Avenue D replaced it as the region's main segregation era Black business district. Avenue D served as a hub where workers would gather for transportation to the agricultural fields on the west side of the county.

As a working-class community where the majority of residents worked harvesting citrus or vegetables from groves and truck farming fields, the homes in the neighborhood were modest. Although most of the residents were poor, Avenue D developed into a large commercial district because segregation limited Black residents' access to goods and services in downtown Fort Pierce and due to the larger seasonal migrant labor force in town from October to June. The flood of new residents to the region following the end of World War II led to more masonry residences with development, initially spreading west of the original subdivisions to the area between North 13th and North 25th Streets. As Lincoln Park Academy moved to the northern edge of the neighborhood in 1953 and three more elementary schools opened, development followed with most commercial enterprises remaining near Avenue D. As a result, the Lincoln Park neighborhood was largely filled out by the late 1970s. Demolition since the late 1970s has resulted in the loss of much of the earlier building stock of the neighborhood with some streets in the southern part of the area now largely vacant.

5.2 Architectural Styles and Forms in the Survey Area

Type refers to the overall form of the building. Style refers to the decorative elements used. A building can have no recognized style yet still be a particular type. The identification of styles and forms for the Lincoln Park Historic Structure Survey relied heavily on *A Field Guide to American Houses* by Virginia McAlester, which was used as the authoritative architectural style guide for this project. Other sources included: *The Visual Dictionary of American Domestic Architecture* by Rachel Carley, *American Architecture Since 1780* by Marcus Whiffen, "Model Guidelines for Design Review" by Paul Weaver, *Identifying American Architecture* by John J.G. Blumenson, and *American House Styles* by John Milnes Baker (McAlester 2014; Carley 1994; Whiffen 1993; Weaver n.d.; Blumenson, 1981, Baker 1994). The Pine Grove Cemetery was classified as No Style. Each architectural style and form identified during this survey is discussed in detail with examples illustrated below and subdivided by district in Table 4.

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Table 4. Architectural styles surveyed

Style	Count
Bungalow	15
International	2
Mansard	5
Mid-Century Modern	19
Minimal Traditional	3
No Style (Cemetery)	1
Other: Contemporary	3
Other: Shotgun, Double Shotgun	5
Ranch	50
Vernacular: Frame	32
Vernacular: Masonry	134
Total	269

5.2.2 BUNGALOW

Although the two are commonly, but incorrectly, equated, Bungalows are defined by their form, while Craftsman refers to a style. Derived from the Indian word *bangla*, this form originated in India during the British colonial period referring to wayside shelters built for British travelers featuring one-story construction with a long form topped by a low-pitched roof with wide overhanging eaves and a covered front porch. Initially appearing in New England in the United States in the 1880s, the adaptation of the style in rapidly growing southern California popularized it as a small, yet attractive single-family home which could be rapidly and cheaply built. The style also integrated Japanese construction techniques exhibited at expositions during the late nineteenth century including the display of structural members and interplay of angles and planes. By the early twentieth century, plans were published in popular design magazines spreading the style throughout the country and developers adopted it for use as tract housing. Particularly popular throughout the United States from 1905 to the 1930s, Bungalows have low-pitched roofs, wide eaves, and prominent porches. Bungalows usually have a rectangular plan, and are 1 to 1 ½ stories tall, although two-story examples are not rare. Subtypes may be identified by the form of the roof, i.e., a Front-Gable Bungalow (Weaver et al. n.d.:80; Jakle et al. 1989; Historic Preservation Division n.d.)

Fifteen Bungalows were identified within the survey area. Although altered with replacement windows, the house at 529 North 11th Street (8SL03643; Figure 15) exhibits the traditional Bungalow form of a one-story, rectangular house with a gable roof and a gable-on-hip front porch supported by square piers. Bungalows within the survey area have generally experienced extensive alterations including large rear additions, front porch enclosures, and replacement siding and/or windows.



Figure 15. Example of a Bungalow at 529 North 11th Street (8SL03643) within the survey area.

5.2.4 INTERNATIONAL

Originating in Europe in the 1920s, the common elements of the International style were solidified with the 1932 exhibition by New York's Museum of Modern Art and the accompanying book, *The International Style* by Henry-Russell Hitchcock and Philip Johnson. Utilizing a lightweight structural skeleton (in theory), the International style freed walls from performing as the structural support for a building. In reality, except for high style examples, these buildings in Florida were generally built of concrete. In concept, window placement could be flexible, and walls could escape the ornamentation applied to a flat surface popular with earlier styles. Identifying features included a flat roof with minimal coping, cantilevered projections, windows set flush with exterior walls, smooth, unornamented surfaces with no decorative detailing of doors and windows, corner windows, and large, linear window groupings. The design was generally asymmetrical. Focusing on functionalism, traditional decorative elements were discarded. On the interior, walls became partitions instead of load bearing, allowing for more flexibility in room layout. Later examples may incorporate a courtyard or a picturesque brick or stone wall.

Two buildings in this survey exhibited characteristics of the International style. The 1953 Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443; Figure 16) retains its flat roof, linear window groupings, windows set flush with exterior walls, smooth, largely unornamented surfaces, and horizontal design.



Figure 16. Example of an International style building within the survey area is the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443).

5.2.5 MANSARD

The Mansard style utilized the dual-pitched hipped roof that originated with the Second Empire style in the mid-nineteenth century. Often incorporating dormer windows on the steep lower slope, the style originated in France during the reign of Napoleon III and became favored because it permitted a full upper floor under the roof. The twentieth-century revival of the style focused primarily on the mansard roof, discarding the molded cornices and decorative brackets found in the eaves of the original nineteenth century style. Used primarily for residential construction between 1940 and 1985, most single-family homes are one-story, but two-story apartment buildings also featured the style as well as commercial buildings. Wall surfaces were typically brick veneer. Designs could be symmetrical or asymmetrical, with the entry recessed into the main body of the house. Five buildings in this survey were identified with the Mansard design. The Hot Stop Food Mart, built 1972 at 1702 Avenue D (8SL03502; Figure 17), exhibits the character-defining Mansard roof although it has been converted from a gas station to a convenience store.



Figure 17. Example of a Mansard style gas station at 1702 Avenue D (8SL03502), within the survey area.

5.2.6 MID-CENTURY MODERN

The Mid-Century Modern aesthetic emerged during the 1940s and lasted until the end of the 1960s in both residential and commercial architecture. Not really a single style, the phrase represents a confluence of modern influences adapting the International and Modernistic styles to the Florida climate. The design also incorporated the mainstream stylistic influences of the 1940s through the 1960s including the space race, futurism, automobile and airplane styling, and the lavish Hollywood sets of the movie age. Streamlined design was updated with the low-slung lines and the swept wing of jets and cars. Geometric symbols of acute angles, boomerangs, and trapezoids proliferated while canted windows tilted outward from the base,

compressed arches, and pylons altered traditional elements with a modern twist. A variety of sun-protection devices like breezeways, breeze block (perforated concrete block) panels, and louvers emphasized the continuity of exterior and interior spaces. Flat surfaces were decorated with stucco relief patterns, or clad with crab orchard stone, slumped brick, or mosaic tile. Beanpoles and lally posts supported porches, carports, and overhangs. Shadow effects with cheeseholes, cantilevered eyebrows over windows, roof cutouts over built-in planters, and metal grilles created decorative effects on plain stucco walls. Cantilevered projections including projecting canopies and balconies as well as floating staircases cantilevered from a wall were common. Glass doors and walls, flat roofs with wide eaves, and concrete canopies paired with jalousie and awning ribbon windows. Often the commercial application of Mid-Century Modern exaggerated the form and style by emphasizing elements like extended rooflines and multiple window walls (Nash and Robinson 2004). Within Lincoln Park, the examples of Mid-Century Modern design are restrained examples of the style; like most of the structures within the neighborhood, these buildings were not architect designed, but were local builders' interpretations of trends at the time of construction.

Nineteen buildings in this survey exhibited characteristics of Mid-Century Modern design. The 1956 combination residential and commercial building at 914 Avenue D (8SL03672; Figure 18) retains its flat roof with wide projecting eaves, breeze block accents, windows shaded by louvers, and exterior staircase with pipe railings.



Figure 18. Example of a Mid-Century Modern design is the former Palm Café/Better Food Cafe at 914 Avenue D (8SL03672), within the survey area.

5.2.7 MINIMAL TRADITIONAL

As a type, the Minimal Traditional emerged in the late 1930s to early 1940s as a low-cost, simple house. The design developed in response to the Federal Housing Administration's (FHA's) guidelines for the construction of houses utilizing FHA-insured loans in the midst of the Great Depression. The FHA's *Principles for Planning Small Houses* mandated simple composition, roof lines and materials, while avoiding unnecessary ornamentation. With the earliest built in the late 1930s, the style remained popular into the 1940s as it could be quickly built as worker housing at the plants ramping up production for World War II as well as to accommodate returning soldiers and the GI promise of an affordable home (McAlester 2014:588).

Minimal Traditional style homes are usually small houses, one- to one-and-a-half stories, with a low to moderate roof pitch and minimal or no overhanging eaves. The plan is often rectangular or L-shaped with a detached garage. Decorative detailing is simple, but derivative of the Colonial Revival and Tudor Revival styles. Brick exteriors are unusual, with wood siding and stucco more commonly used fabrics. Three Minimal Traditional houses were identified during this survey. The house at 433 North 16th Street (8SL03531) is a 1936 example of the L-shaped subtype with minimal overhanging eaves and wood frame construction surfaced with stucco (Figure 19).



Figure 19. Example of a Minimal Traditional style house at 433 N. 16th Street (8SL03531), within the survey area.

5.2.8 OTHER: CONTEMPORARY

The Contemporary style emerged during the mid-1940s and lasted until the end of the 1960s in residential architecture, although some later examples are possible. Generally, residences are one story, built or finished with natural materials, and characterized by very low-pitched front gabled roofs with widely overhanging eaves and exposed roof beams. Flat, butterfly and shed roofs are also common and used in varying combinations. The design is usually asymmetrical with broad expanses of uninterrupted wall surfaces on the facade. The internal space focuses on functionality while maintaining minimally or uninterrupted views of the outside and preserves privacy for the residents. The residential facade commonly lacks window openings or integrates smaller, horizontal openings just below the roofline; the main entry is deeply recessed and/or screened in such a way as to create a high degree of privacy and separation from the outside. Breeze block is frequently used to achieve the screened effect in various locations around the home. Outdoor spaces are integrated into the home through incorporation of courtyards viewed through large windows, glass doors and window walls. Designers often integrated a carport and a broad, low masonry chimney into the Contemporary style house. Although not as popular as the contemporaneous Ranch style, this design was easier to integrate into hillsides and was used to provide variety in the vast builder constructed subdivisions popular following World War II.

Four Contemporary style residences were identified in the survey area. The residence at 420 North 7th Street (8SL03706; Figure 20) is a 1959 example of the low-pitched front gable subtype of the Contemporary style with widely overhanging eaves, a recessed entry, a decorative screen with beanpoles, and different wall textures.



Figure 20. Example of a Contemporary style house, 420 North 7th Street (8SL03706), within the survey area.

5.2.9 OTHER: SHOTGUN AND DOUBLE SHOTGUN

The Shotgun form is a rectangular, one-story, freestanding house which is one room wide and two or more rooms deep, without interior hallways; it usually incorporates a front porch as well. Popular from the 1880s through the 1920s, the Shotgun house was built as low-cost housing in African American neighborhoods and mill, mining, and lumber towns throughout the southeast. Scholars generally trace the origin of the form to New Orleans during the early nineteenth century as a result of Creole, Haitian, and French building traditions. The form gained popularity because it could be quickly and inexpensively assembled of locally available materials without blueprints or skilled carpenters. Architectural details could also be applied to represent popular styles of the period. At one time, it was one of the most prevalent forms of folk housing built throughout the southeast for working class Black and White communities. Two side-by-side units could also be combined into one building which was labeled the Double Shotgun (Campanella 2019; McAlester 2013:136-38).

First brought to Florida after the Civil War when newly freed men and women started establishing their own communities, the form spread throughout the state during the late nineteenth and early twentieth centuries, especially in urban industrial areas like Ybor City, Key West, Jacksonville, and Miami. Although once prevalent throughout the state, relatively few intact clusters remain, especially in south Florida. As only a few examples remain, a greater degree of alteration may be acceptable.

Five resources exhibit the Shotgun or Double Shotgun form in the survey area. Constructed in 1943, the residence at 425 North 18th Street (8SL03508; Figure 21) is a late example of the form, which is true of all of the ones found within the survey area. It displays the traditional form of a one-room wide rectangle extending several rooms deep perpendicular to the road. It has replacement windows, a gable roof with exposed rafter ends, and a front porch with square wood supports. The duplex at 433 North 14th Street (8SL03593; Figure 22) exhibits the Double Shotgun house form.



Figure 21. Example of the Shotgun house form at 425 North 18th Street (8SL03508).



Figure 22. Example of the Double Shotgun house form at 433 North 14th Street (8SL03593).

5.2.10 RANCH

In *A Field Guide to American Houses,* author Virginia McAlester describes Ranch houses as:

> Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade (McAlester 2014:597).

She further identifies four subtypes based on roof forms (hipped, cross-hipped, side-gabled, and cross-gabled), while noting that each of these may be found in the two-story variant, the Split-Level. Alternatively, *The Ranch House in Georgia: Guidelines for Evaluation* identifies Ranch subtypes based on form or plan: compact, linear, linear-with-clusters, courtyard, half-courtyard, bungalow, rambling, and alphabet (which in plan resemble a letter of the alphabet, such as a T; Sullivan et al. 2010).

Ranch houses started to appear in the 1930s and peaked in popularity between 1950 and 1970. While compact houses had been preferred for smaller, urban lots, the increased mobility provided by the automobile allowed more houses to be built on larger suburban lots or rural parcels. The Ranch style house, with its wide expanse and attached garage, was promoted in magazines and pattern books as being ideally suited to a casual, postwar family lifestyle. Decorative elements include picture windows, wrought iron porch supports or railings, a horizontal emphasis, an incorporated garage, and Colonial derived detailing.

The Ranch style represents the second highest percentage (at approximately 18 percent) of buildings recorded in the project area, accounting for 50 structures. The earlier Ranch style houses identified in this survey were predominantly examples of the compact subtype with hip roofs. These designs often featured modest Colonial style detailing with fixed shutters and multi-light windows transitioning from the Minimal Traditional style. Later examples of the Ranch style within the survey area leaned toward the linear and linear-with-clusters forms with hipped or side-gabled roofs. While some still exhibited Colonial style elements, the mid-to-later period examples often incorporated mid-century decorative features like the use of breeze block, wrought iron porch supports, and projecting side gable roofs. Later examples also were prone to include a front-facing carport or garage incorporated into the main structure, while earlier Ranches had smaller front-facing or separate parking for cars.

The residence at 1711 Avenue E (8SL03494; Figure 23) is an example of the style from 1966 with a low-pitched gable roof, horizontal massing, original awning and jalousie windows, wrought iron porch supports, Roman brick and scalloped trim in the inset entry porch, a picture window, an integrated planter, and an incorporated two-car garage.



Figure 23. Example of a Ranch style residence at 1711 Avenue E (8SL03494) within the survey area.

5.2.11 VERNACULAR

Vernacular structures do not reflect a particular style, and tend to be simple, plain, and built from locally available materials. “Vernacular” refers to the architecture frequently built by a group of people in a particular time and place. Vernacular buildings are constructed to meet a particular need, using available materials, and typically reflecting the traditional architecture of the local population. The builder of a vernacular structure may not be a trained architect but is familiar with the building stock of the area. The builder’s choice of materials, plan, and techniques may reflect or be influenced by the climate; for example, vernacular houses in Florida often rest on piers and incorporate concrete and stucco.

Two different vernacular styles were found on buildings recorded in the Lincoln Park survey area:

- Frame Vernacular refers to wood-framed buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 24).
- Masonry Vernacular refers to masonry construction (brick, tile, stucco, and concrete block) buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 25).

Of the structures in the survey area, 134 buildings or 52 percent of the buildings, were Masonry Vernacular, while 32 could be classified as Frame Vernacular. Within the project area, the Frame Vernacular buildings were mostly single-family residences built between 1914 and 1950, but a few Frame Vernacular commercial buildings were present. Most were heavily modified with the application of stucco and replacement windows

as well as room and/or carport additions. The Masonry Vernacular buildings were primarily single-family residences (61), although a few duplexes (20) and multi-family residences (11) fell into this classification. Thirty Masonry Vernacular buildings were primarily commercial while seven were churches. The existing Masonry Vernacular buildings within the survey area were generally built between 1945 and 1975 with only one predating 1944. Primarily of concrete block construction, some were surfaced in stucco with all of them lacking the architectural detailing necessary to be classified as a style. Some were originally Ranch or Contemporary style houses, but were stripped of their stylistic detailing, or received additions to the point that the original style was no longer identifiable. Many of the commercial buildings were originally simple designs or were continuously modernized to the point that there was no definite stylistic influence any longer.



Figure 24. Example of a Frame Vernacular building at 519 North 14th Street (8SL03585) within the survey area.



Figure 25. Example of a Masonry Vernacular building at 1706 Avenue D (8SL3501) within the survey area.

5.3 Demolished Buildings

As the focus of this survey was preparing FMSF forms for unrecorded historic properties, a full review of all previously recorded resources within the project area was not conducted. However, as a result of the survey, 18 previously recorded buildings were found to be demolished (Table 5).

Table 5. Previously Recorded Buildings Demolished within the Survey Area

FMSF #	Address	Date	Description	Current Condition
8SL02545	2208 Avenue D	ca.1930	Masonry Vernacular	Demolished 2011; Vacant lot
8SL01061	519 N. 17th Street	ca.1935	Frame Vernacular	Demolished 1996; Vacant lot
8SL02548	1404 Avenue E	ca.1925	Frame Vernacular	Demolished 2013; parking for new church
8SL02591	514 Means Court	ca.1910	Frame Vernacular	Demolished 2010; Vacant lot
8SL00415	1205 Avenue D	ca.1924	Bungalow	Demolished 1994; Vacant lot
8SL02714	513 11th Street N	ca.1936	Frame Vernacular	Demolished 2011; Vacant lot
8SL00438	1106 Avenue D	ca.1929	Bungalow	Demolished 2000; Vacant lot

FMSF #	Address	Date	Description	Current Condition
8SL00440	437 11th Street N	ca.1929	Frame Vernacular	Demolished 2015; Vacant lot
8SL00447	1006 Avenue D	ca.1924	Frame Vernacular	Demolished 2000; Vacant lot
8SL00446	436 10th Street N	ca.1929	Frame Vernacular	Demolished 2009; Vacant lot
8SL00456	437 Dundas Court	ca.1935	Frame Vernacular	Demolished 1997; Vacant lot
8SL02568	430 Dundas Court	ca.1935	Frame Vernacular	Demolished 2013; Vacant lot
SL00454	516 Dundas Court	ca. 1924	Frame Vernacular	Demolished; Vacant lot
8SL00481	806 Avenue E	ca.1948	Frame Vernacular	Demolished 1999; Vacant lot
8SL00854	422 N. 7th St	ca.1929	Frame Vernacular	Demolished ca. 2000; Vacant lot
8SL00863	409 N. 6th St	ca.1924	Frame Vernacular	Demolished ca. 2000; Vacant lot
8SL00487	740 Avenue D	ca.1929	Frame Vernacular	Demolished 1999; Vacant lot
8SL00489	428 N. 8th St	ca.1929	Frame Vernacular	Demolished 1998; Parking lot

6 Results and Conclusions

6.1 Conclusions

This survey's essential goals were to record or update 250 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Lincoln Park Main Street area. With the survey of 269 historic resources, this project was successful in completing these objectives, but additional survey work is needed within the Lincoln Park Main Street area as detailed in Section 7.4.

As stated in Section 4.4, historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Stantec's office in Riverview, Florida.

This report concludes with a brief discussion of notable resources within the survey boundaries and recommendations for future preservation efforts.

6.1.1 NATIONAL REGISTER OF HISTORIC PLACES

One of the primary purposes of this survey was to identify properties or districts that may be eligible for nomination to the NRHP. The NRHP is a federal program with well-established criteria for evaluating the significance of buildings, sites, structures, objects, and districts. These criteria were used in determining the possible significance for the resources in Lincoln Park. While the NRHP is the "official" list of significant properties in the United States, it does not indicate protection or control over properties that are listed, unless federal funds, actions, or permitting is used or required. Properties may be nominated to the NRHP in one of two categories: as an individual property or as a historic district which has a concentration of significant resources within a contiguous boundary. As a result of this survey, six individual properties were identified as potentially eligible. Alterations and/or a lack of historical significance prevented additional buildings from being identified as individually eligible.

For this survey, the project area was selected in consultation with the Lincoln Park Main Street within the constraints of limited funding. As a result, only previously unrecorded properties were surveyed. Although a full review of all previously recorded resources within the project area was not conducted, 18 previously recorded buildings were found to be demolished during the midst of this survey (Section 5.3). In completing the FMSF forms, each building was evaluated in the field as contributing or noncontributing as if there was a district present. The contributing buildings were present during the period of significance, possess integrity, and relate to the significance of the property. However, contributing buildings generally do not reach the level of individual significance; it is only as a greater, concentrated, cohesive whole that they find significance as a district. Noncontributing resources are typically historic buildings which have been altered to the point they have lost integrity or have a construction date outside of the area's period of significance. After the fieldwork, the locations of the potentially contributing buildings were mapped to determine if a district could be formed.



6.1.2 POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

Six properties identified as potentially eligible during this survey would be considered individually eligible (Table 6). A brief description and assessment of each resource follows.

Table 6. Potentially Eligible Individual Resources

FMSF	Name/Address	Year Built	Style	NRHP Eligibility
8SL01102	Pine Grove Cemetery / 1201 Avenue K	ca.1910	No Style	Potentially Eligible
8SL03443	Lincoln Park Academy Gymnasium / 1801 Avenue I	1953	International	Potentially Eligible
8SL03537	Chronicle Newspaper Building / 1529 Avenue D	1954	Mid-Century Modern	Potentially Eligible
8SL03603	Means Court Elementary / 532 N. 13th Street	1963	Mid-Century Modern	Potentially Eligible
8SL03656	First Bethel Baptist Church / 1018 Avenue D	1948	Masonry Vernacular	Potentially Eligible
8SL03697	Percy S. Peek Funeral Home / 728 Avenue D	1959	Mansard	Potentially Eligible

6.1.2.1 Pine Grove Cemetery (8SL01102)

Located at the intersection of Avenue I and North 10th Street, Pine Grove Cemetery (8SL01102; Figure 26 through Figure 30) has an address of 1201 Avenue K according to the St. Lucie County Property Appraiser's Office. The cemetery was identified as an important and representative site in the Lincoln Park neighborhood by community engagement participants. Although previously recorded with an establishment date of ca. 1910, the earliest marker has a date of 1892 while the earliest documented burials date to the 1930s (Henry and Jenkins 2007a, 2007b). The cemetery is still in use.

African Americans were initially buried in the adjacent Fort Pierce (now Riverview) Cemetery (8SL01101) which was established ca. 1875 and has been maintained by the Fort Pierce Cemetery Association since it was founded in 1896. In 1927, Selma Andrews appeared before the City Commission as a representative of the cemetery association petitioning for the purchase of 16 acres to be used as an African American cemetery north of the city limits. According to the article, "the present burial ground is being rapidly occupied by negro graves and some means, she said, must be provided for the colored dead rather than in the limited space of the cemetery" (*Fort Pierce Tribune* 1927). She cited a price of $500 per acre for the 16 acres but was told that "the city had no fund for purchasing land for that purpose and that the charter did not provide it" (*Fort Pierce Tribune* 1927). Riverview Cemetery, however, was enlarged in 1928 (*Fort Pierce News Tribune* 1983a; Bennett 1992). It remains unclear where those original graves were situated or if some were relocated into Pine Grove Cemetery, or if a portion of Pine Grove Cemetery may have once been part of Riverview Cemetery. In 1983, Sam Gaines, the owner of Stone Brothers Funeral Home, recalled as a child walking by markers which abutted the Fort Pierce Cemetery east of Pine Grove before 10th Street was

extended through the cemeteries, but the markers had disappeared over time (*Fort Pierce News Tribune* 1983b).

For most of its history, Pine Grove Cemetery appears to have been in private ownership of local African American citizens. Albert T. Stone, the founder of the Fort Pierce branch of the Stone Brothers Funeral Home and Sam Gaines' grandfather, acquired the southern portion of Pine Grove Cemetery during the 1940s; the northern portion, north of Avenue K, was owned by Essie B. Bush until it was acquired by Samuel Gaines in 1997 (St. Lucie County Clerk of Circuit Court, Official Record Book 1057, Page 1317). Gaines noted in 1983 that Pine Grove was divided into the north and south sections, but that both sections were old. A.T. Stone replatted the southern portion of Pine Grove Cemetery as the New Pinegrove Cemetery in 1960 (St. Lucie County Clerk of Circuit Court Plat Book 12, Page 8). The plat indicated 17 family plots which were already sold in Lot A east of the diagonal road slicing through the cemetery (although the family names were not indicated). In the plat, most of the land to the west of the diagonal private road was divided into individual lots. The funeral home maintains burial records dating back to 1932 when the company was founded (Stone Brothers Funeral Home 2022; *Fort Pierce News Tribune* 1983b).

Now incorporating 11.07 acres, this cemetery includes an estimated 4,636 graves of African Americans organized primarily by family unit delineated by curbing. The cemetery is bounded by city streets and modern piers and some fencing placed around the edges of the cemetery. Oriented from east to west, markers are composed of concrete, marble, granite, and metal. Most are legible. Graves are marked by headstones, box tombs, ledgers, and some lawn type markers with some depressions evident. Flowers, potted plants, statuary, crosses, stones, and mosaics adorn the markers and grave sites. Most early graves are hand carved with some shells or stones pressed into concrete (Figure 28). Notable modern designs include mosaics which adorn the graves of original Florida Highwaymen artists Alfred Hair, Johnny "Hook" Daniels, Livingston Roberts, Carnell "Pete" Smith, and John Maynor (Figure 29). Local artist Anita Prentice was selected by the City of Fort Pierce to create the mosaic glass replicas of each of the artist's paintings to cover their graves (*Sunrise City News* 2016).

This cemetery holds local historical significance for its association with the city's early African American community as it contains the graves of individuals who played a significant role in the development of Fort Pierce's African American neighborhoods. Pine Grove Cemetery is recommended as eligible for listing under Criterion A for its association with Black Ethnic Heritage. It appears to meet Criterion Consideration D, as it contains information important to understanding the history and development of a segregated community during a formative period in Fort Pierce's history in the form of grave markers, funerary objects, and potential early unmarked burials. Further research is needed to determine eligibility under Criteria B (person) or C (design/art), but the cemetery may meet these criteria as well. It would likely not meet NRHP Criterion D for information potential. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research into the history of the cemetery, documentation of historic grave markers and surface burial objects, and ground penetrating radar survey to identify unmarked burials and potentially the older portions of the cemetery should be conducted to determine the boundaries and overall number of burials.



Figure 26. Pine Grove Cemetery at 1201 Avenue K (8SL01102), entrance at Avenue K and N. 11th Street, looking southeast.



Figure 27. Pine Grove Cemetery at 1201 Avenue K (8SL01102), overview from entrance at Avenue K and N. 11th Street, looking southeast.



Figure 28. Pine Grove Cemetery at 1201 Avenue K (8SL01102), handmade marker with shell decoration.



Figure 29. Pine Grove Cemetery at 1201 Avenue K (8SL01102), Alfred Hair cemetery marker.

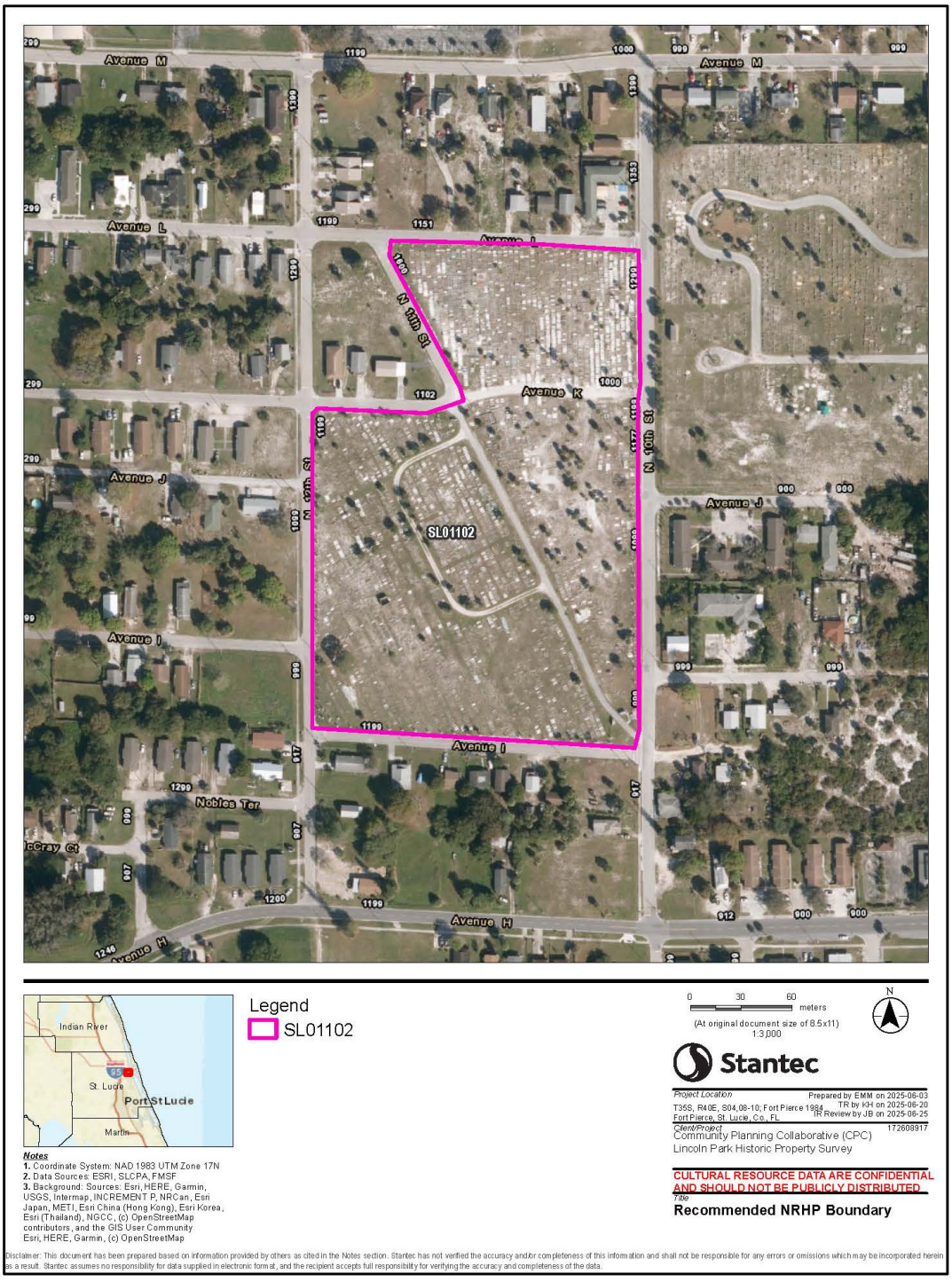


Figure 30. Site map of Pine Grove Cemetery at 1201 Avenue K (8SL01102), showing recommended NRHP boundary.

6.1.2.2 Lincoln Park Academy Gymnasium (8SL03443)

The International style gymnasium of Lincoln Park Academy, located at 1801 Avenue I (8SL03443; Figure 31 through Figure 33) was built in 1953 as part of the development of the new school campus. As noted in the historic context, the history of Lincoln Park Academy (LPA) dates back to the early twentieth century when it first started in a tin building in the area known as Cobb's Bottom and later moved to Means Court (Jackson et al. 1996). Basketball games became pivotal community events, and resident efforts funded the construction of a basketball court at 13th Street and Means Court in 1922. That same community spirit eventually led to the founding of Lincoln Park Academy, which opened in September 1923 as a junior high school, at N. 13th Street and Avenue E. The St. Lucie County School Board only agreed to support it after witnessing the community's fundraising efforts. Accredited as a senior high school by the Florida Department of Education in 1928, LPA supported both academic and athletic excellence. Plans to relocate the school to its current location (Avenue I and N. 17th Street) began in 1952 and the new LPA campus opened in 1953 (City of Fort Pierce, n.d.a., n.d.b.).

LPA's cultural and social life was as vibrant as its academic legacy. Community engagement participants recall fond memories of LPA homecoming parades along Avenue D, choral concerts and operettas, and dances like sock hops and proms held in the school gym, where the legendary Betty Wright once sang, thanks to her family ties to Fort Pierce. All of the original school buildings at the Means Court location have been demolished; the gymnasium is now the last remaining building from the 1953 LPA campus (Community Planning Collaborative 2025).

The gymnasium appears to be NRHP eligible as it is significant under Criterion A for its association with significant events in the development of the Lincoln Park community and Lincoln Park Academy. The building may also be eligible under Criterion B for an association with historically significant persons, but additional research is needed. The gymnasium remains a good example of the International style with its flat roof and overall horizontality emphasized by flat roof entry porches supported by slumped brick piers, ribbon windows, and banding around windows. Alterations include the replacement of windows with glass block, and ca. 1995 additions on the east and west of the central block. These alterations likely limit the building's NRHP eligibility under Criterion C (Design/Construction). The building does not appear eligible under Criterion D for information potential. This gymnasium is in its original location and retains a large degree of original design, setting, feeling, and association. There are no other historic buildings from Lincoln Park Academy remaining. Therefore, the LPA Gymnasium at 1801 Avenue I (8SL03443) should be considered eligible for listing in the NRHP.



Figure 31. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north and west elevations, looking southeast.



Figure 32. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north elevation, looking south.

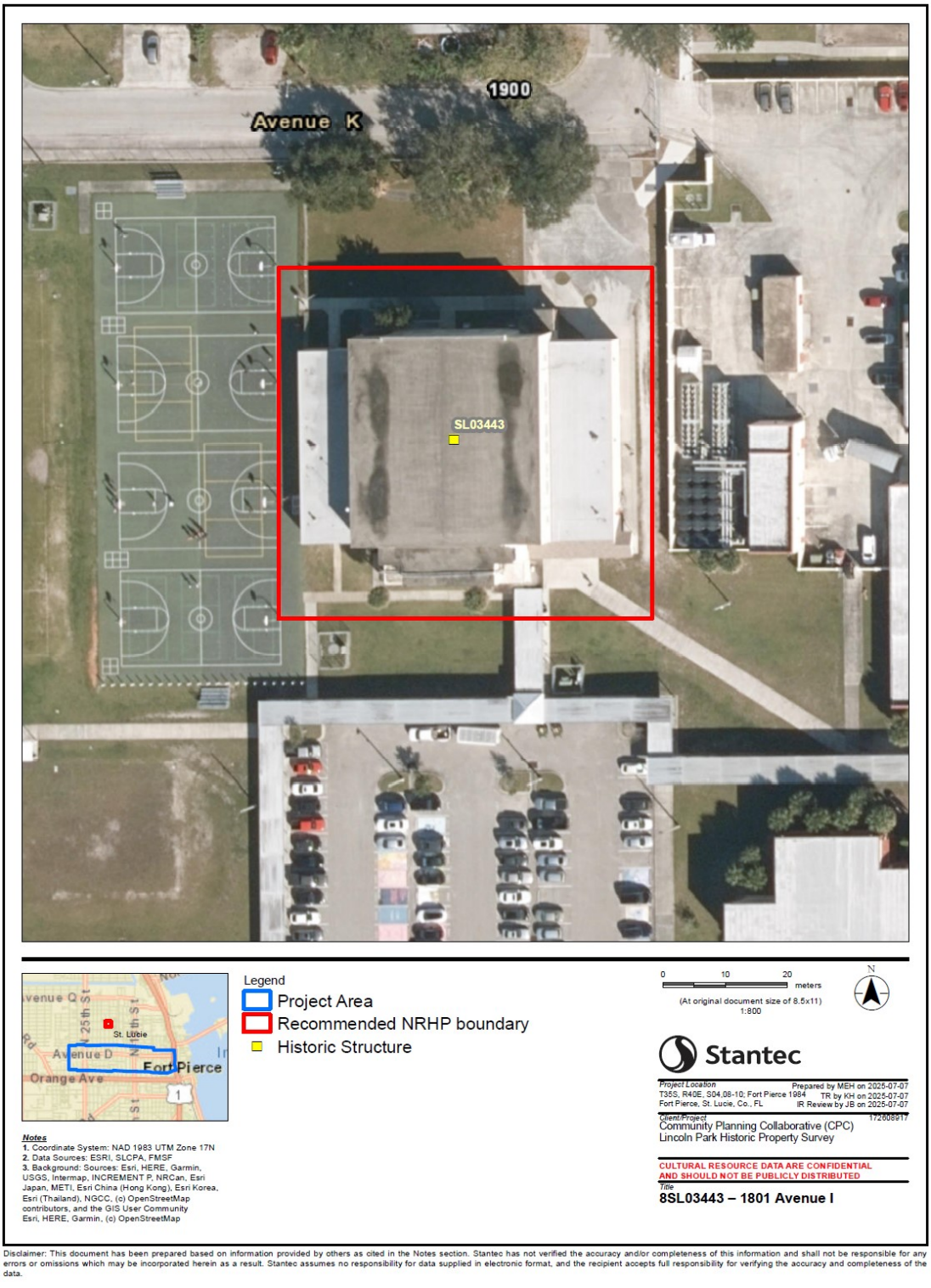


Figure 33. Site map of the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), showing recommended NRHP boundary.

6.1.2.3 Chronicle Newspaper Building (8SL03537)

The Chronicle Newspaper Building (8SL03537; Figure 34 through Figure 36), located at 1529 Avenue D, retains a high degree of integrity and is recommended as eligible for listing under Criterion A for its significance to Social History and its association with Black Ethnic Heritage. Constructed in 1954, this Mid-Century Modern building played a vital role during a time in Florida's history when African American voices were largely excluded from mainstream media.

In this context, Lincoln Park civic leader and publisher C.E. Bolen launched *The Chronicle*, a weekly newspaper written by and for African Americans. Originally billed as the "Ambassador of Good Will" and later as "Bringing You the Very Best in Black News Coverage," *The Chronicle* served as a trusted community voice. Published every Thursday until it ceased operations in 1992, the newspaper was produced and printed in this building beginning in 1957.

One of Bolen's most notable contributions was recruiting renowned writer Zora Neale Hurston to join the paper. Persuaded to move to Fort Pierce, Hurston began a new chapter in her career at age 65 as a regular journalist for *The Chronicle*. From 1957 to 1959, she contributed articles on community issues, race relations, hoodoo, black magic, and local cultural topics, enriching the newspaper's content and historical importance (City of Fort Pierce 2004). The building may be eligible under Criterion B for its association with Zora Neale Hurston as well.

Although the building remains an example of the area's local interpretation of Mid-Century Modern commercial architecture with its flat roof with minimal coping, horizontal banding, and cantilevered canopy over the storefronts, alterations such as replacement windows and doors and the installation of shutters likely limit the building's NRHP eligibility under Criterion C (Design/Construction). The building does not appear eligible under Criterion D for information potential. This commercial building is in its original location and retains a large degree of original design, setting, feeling, and association. Therefore, the Chronicle Newspaper Building located at 1529 Avenue D (8SL03537) should be considered eligible for listing in the NRHP.

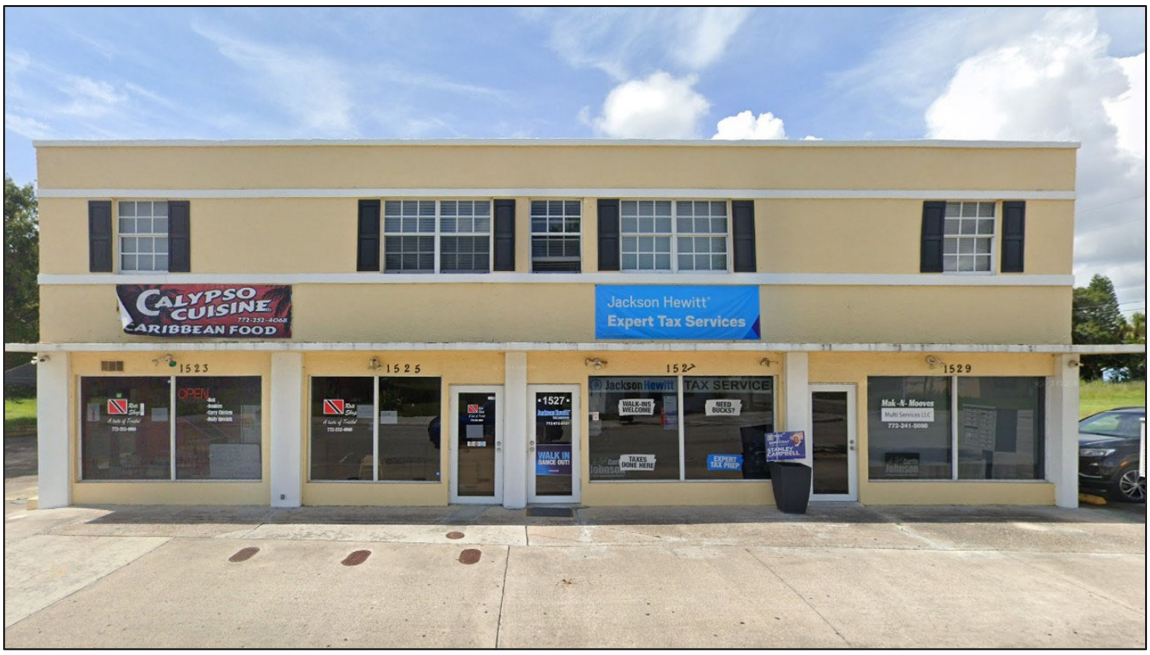


Figure 34. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), north and west elevations, looking south.



Figure 35. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), 2007, north elevation, looking south. (Google Streetview)

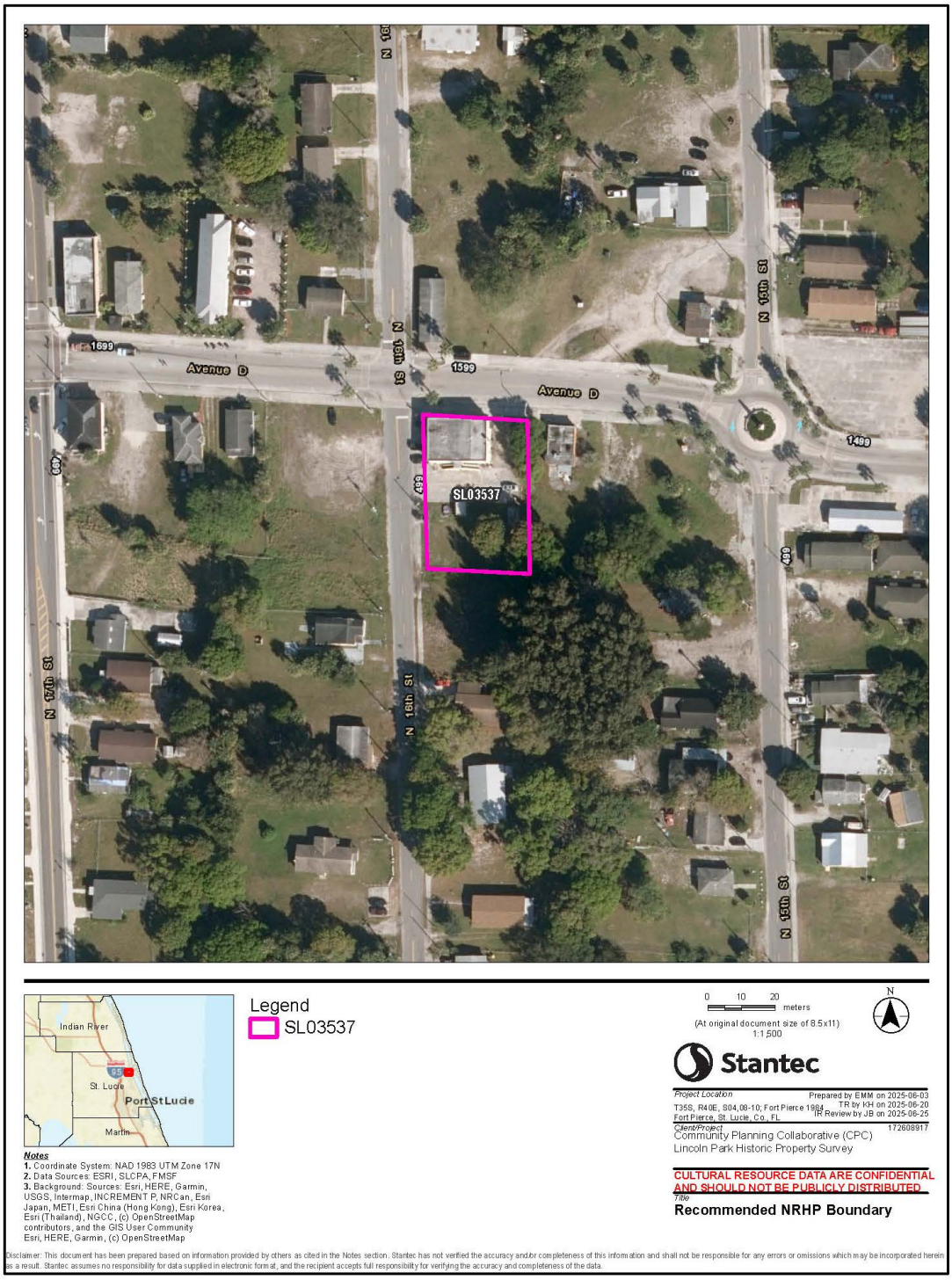


Figure 36. Site map of Chronicle Newspaper Building at 1529 Avenue D (8SL03537), showing recommended NRHP boundary.

6.1.2.4 Means Court Elementary (8SL03603)

Located at 532 N. 13th Street, Means Court Elementary School (8SL03603; Figure 37 through Figure 40) was constructed in 1963. Originally a wood-frame school known as the Means Court School was constructed on site in the mid-1910s. In 1925, it became home to Lincoln Park Academy, a key educational institution for the African American community. After Lincoln Park Academy relocated, the site reverted to its original name, Means Court Elementary School (City of Fort Pierce 2004). Throughout its history, the school's auditorium served as a vibrant venue for concerts, community events, and dances. Notable occasions include Daddy Dave's Rock and Roll Talent Show on August 19, 1955 (*Fort Pierce News-Tribune*, 1955a), and a Gospel Harmonettes concert on January 3, 1956 (*Fort Pierce News-Tribune*, 1956c).

In 1963, the current Mid-Century Modern facility was constructed, reflecting the architectural trends of the period. Designed by Richard Stebbins and erected by Netto Construction Company, the building held 14 classrooms, a cafetorium, a library, and administrative offices. Constructed at a cost of $218,044, it was the first school building in the county to incorporate air conditioning (Figure 39; *Fort Pierce Tribune* 1963; *Miami Herald* 1963; *Palm Beach Post* 1963).

Community engagement participants fondly recalled basketball tournaments held on the nearby courts, as well as May Day maypole plaiting ceremonies, highlighting the school's role as a cultural and social anchor in the neighborhood. It is recognized as an important and representative site in the history of Lincoln Park (Community Planning Collaborative 2025).

The Means Court Elementary School complex is recommended as eligible for listing under Criterion A for its association with Black Ethnic Heritage and Education, particularly its contributions to the educational and cultural life of the African American community in Fort Pierce. The building may also be eligible under Criterion B for an association with historically significant persons, but additional research is needed.



Figure 37. Means Court Elementary School at 532 N. 13th Street (8SL03603), west elevation, looking southeast.



Figure 38. Means Court Elementary School at 532 N. 13th Street (8SL03603), north and west elevations, looking southeast from the intersection of N. 13th Street and Avenue E.



New School

The new Means Court elementary school pictured above is nearing completion and classrooms are expected to be ready for use with the opening of the new term on Wednesday. There will be 14 classrooms, a cafetorium, library and administrative suit—and it will be the first building in the county's grades 1-12 program to be air conditioned. The new building replaces an old ramshackle wooden structure. Contractor is Netto Construction Co., Vero Beach. (Photo by Arden Baker.)

Figure 39. Means Court Elementary School, nearing completion (*Fort Pierce Tribune* 1963).



Figure 40. Site map of Means Court Elementary School at 532 N. 13th Street (8SL03603), showing recommended NRHP boundary.

6.1.2.5 First Bethel Baptist Church (8SL03656)

First Bethel Baptist Church, located at 1018 Avenue D (8SL03656; Figure 41 and Figure 42), is a strong example of its architectural type and holds significant historical value. The church has played a vital role in the social history and development of the Lincoln Park neighborhood and Avenue D.

Originally organized as Bethel Missionary Baptist Church in September 1926, the congregation was first established on 8th Street. In 1927, the church relocated to the corner of Avenue D and Eleventh Street. The current Masonry Vernacular building was constructed in 1948. In the 1980s, the church's name was changed to First Bethel Baptist Church to reflect its distinction as the first congregation in the area to bear the name "Bethel" (Jackson 1996).

It is recommended that the building be considered NRHP eligible for listing under Criterion A for its significant associations with Social History and Black Ethnic Heritage. It may also qualify under Criterion C for its architectural merit.



Figure 41. First Bethel Baptist Church at 1018 Avenue D (8SL03656), south façade, looking northeast.



Figure 42. Site map of First Bethel Baptist Church at 1018 Avenue D (8SL03656), showing recommended NRHP boundary.

6.1.2.6 Percy S. Peek Funeral Home (8SL03697)

The Percy S. Peek Funeral Home (8SL03697; Figure 43 through Figure 45), located at 728 Avenue D, is recommended as eligible under Criterion A for its significance in Social History and its association with Black Ethnic Heritage. Funeral directors in the Lincoln Park community have historically served as both business leaders and civic advocates, and among the most enduring legacies is that of Percy Sylvester Peek, who became the first Black funeral home director in Fort Pierce in 1924. The funeral home moved to its present location in 1928 (Jackson et al. 1996). The current building was completed in 1959.

A notable moment in the funeral home's history occurred on February 7, 1960, when services for acclaimed author Zora Neale Hurston were held at the facility (City of Fort Pierce 2004).

In 1960, Sarah Peek, daughter of Percy and Helen Peek, began her distinguished career in funeral service. She established an ambulance service that transported Black patients to medical facilities in Gainesville, Tampa, West Palm Beach, and Miami at a time when access to healthcare was limited by segregation. Sarah also played a pioneering role in the design and development of the modern van-type ambulance, now used globally. Beyond her work in transportation and health, she became a champion for the poor, helped deliver babies, and broke barriers as one of only thirteen licensed female funeral directors and embalmers in the world at the time. She remained actively involved in the family business until her passing in 1991 (Sarah’s Memorial Chapel 2025).

Now operating as Sarah’s Memorial Chapel, this fourth-generation family business continues to serve the Lincoln Park community and was recognized during public engagement workshops as a legacy institution and cornerstone of the neighborhood (Community Planning Collaborative 2025). Pending further research, the building may also be eligible under Criterion C for Architecture, particularly if the mansard roof alterations are determined to be significant.



Figure 43. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south façade, looking north.



Figure 44. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south and east elevations, looking northwest, ca. 1960s.

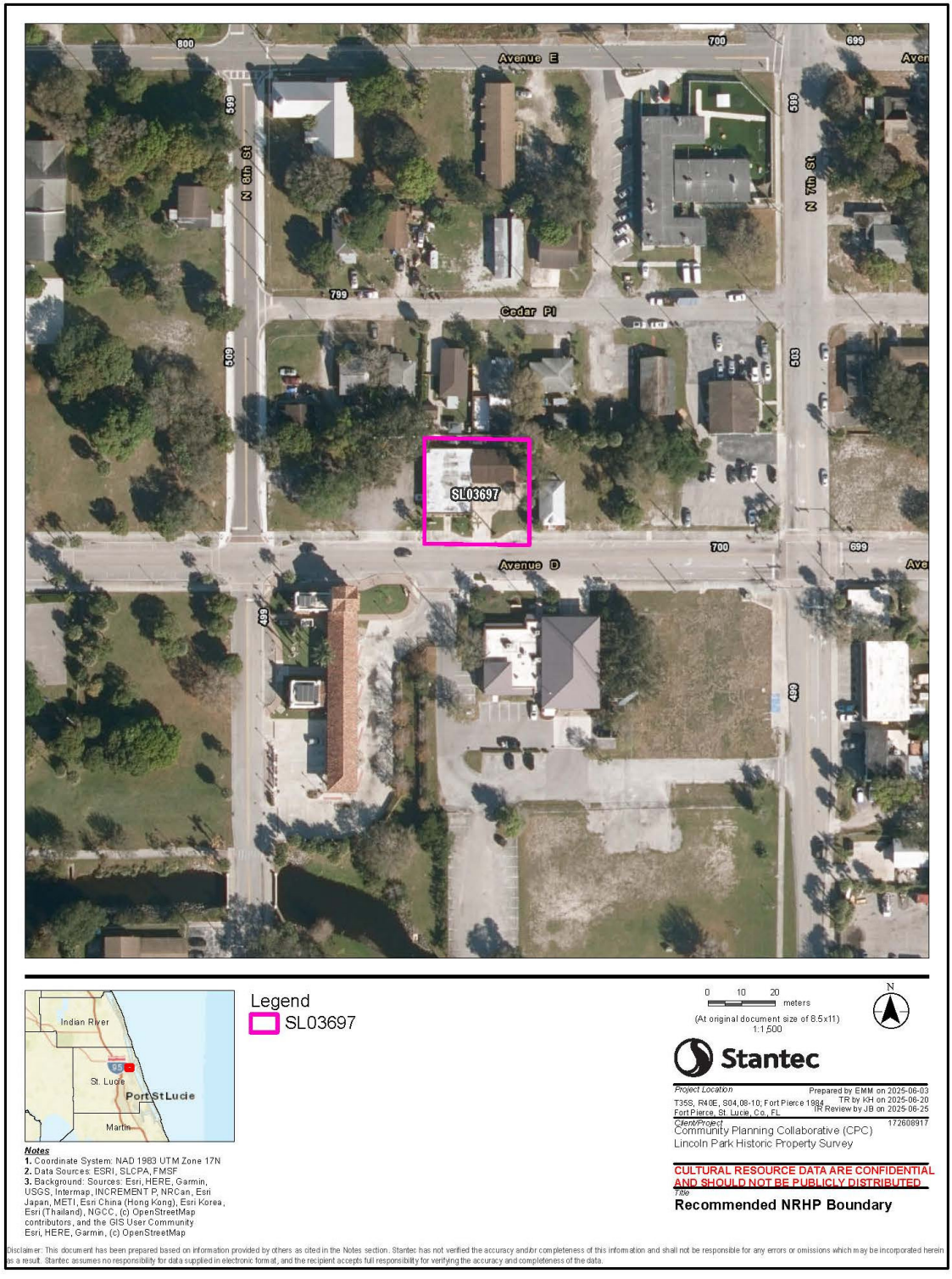


Figure 45. Site map of Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), showing recommended NRHP boundary.

7 Recommendations

7.1 Best Practices for the Treatment of Historic Resources

There are a number of potential programs and activities which support the preservation of historic resources. The City of Fort Pierce already has an approved ordinance establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations. The City has also adopted an ad valorem tax exemption for the rehabilitation of historic properties to encourage the preservation and reuse of designated buildings. An educational campaign regarding this benefit as well as sharing information on the Secretary of the Interior's Standards for the Treatment of Historic Properties could encourage the retention of more historic buildings as well as improve their integrity. Lincoln Park Main Street can also assist with research and advocate for the designation of resources identified as eligible in prior surveys.

In addition to buildings, notable structures, sites, and objects, including historic signage, should be identified for preservation. An inventory and ordinance to allow for the preservation and maintenance of historic signs (which often do not meet current codes) could provide an avenue for preservation. The City of St. Petersburg, which is another Certified Local Government program, has passed such legislation which has been helpful in identifying historic signs and allowing a means for their retention. The City of Fort Pierce has provided for variances to designated historic buildings in terms of relief from certain building code and zoning regulations. Further zoning measures can also be undertaken to encourage adaptive use by allowing additional uses for specific types of buildings. Lincoln Park Main Street can advocate to the City for these changes.

> Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings, I mean not museum-piece old buildings . . . but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings. … Old ideas can sometimes use new buildings. New ideas must use old buildings.
>
> –Jane Jacobs, *The Death and Life of Great American Cities (Jacobs 2011)*

These words written more than half a century ago, proclaiming the value of old buildings are supported by a growing body of research documenting the economic and social benefits of historic preservation. The National Trust of Historic Preservation's 2014 study *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality* looked at three American cities with strong urban real estate markets – Seattle, San Francisco, and Washington, D.C.—and found that:

- Older, mixed-use neighborhoods are more walkable;
- The residents in areas with a mix of buildings of different ages and sizes have a lower median age and come from more diverse backgrounds than in areas where buildings are mostly new and large;
- Older business districts provide affordable, flexible space for entrepreneurs from all backgrounds;



- There is a positive correlation between a higher concentration of creative jobs and older, smaller-scaled buildings and blocks; and
- These areas also support higher levels of small businesses and non-chain business, keeping local dollars in the local economy (National Trust for Historic Preservation 2014).

Adaptive use simply refers to altering an existing building for a new purpose. For example, small "Mom and Pop" motels or clusters of small residences could be converted to provide office space to small start-up businesses or gallery or studio space for artists. It is a strategy that has been employed successfully in numerous cities.

7.2 National Register of Historic Places

Although well-known as the nation's official listing of significant historic properties, inclusion in the National Register of Historic Places provides protection only in the case of a federally funded or permitted project through the Section 106 Process of the National Historic Preservation Act. In terms of historic resources, this will most often apply to commercial buildings and residences along major roads owned by the Florida Department of Transportation (FDOT). Although most buildings will likely never be subject to this review, NRHP designation will provide an additional layer of review in case of federally funded or permitted projects. Additionally, NRHP-listed resources owned by municipalities or non-profit entities are eligible for historic preservation grant funds for planning and rehabilitation.

Six properties identified during this survey would be considered individually NRHP eligible: Pine Grove Cemetery (8SL01102), the gymnasium at Lincoln Park Academy (8SL03443), the Chronicle Newspaper Building (8SL03537), Means Court Elementary (8SL03603), First Bethel Baptist Church (8SL03656), and the Percy S. Peek Funeral Home (8SL03697). In spite of some alterations and additions, these resources are notable for their history as part of the vibrant Lincoln Park community. Lincoln Park may also contain a cluster of intact historic resources. Further survey is needed to complete the survey and update previously recorded resources within the neighborhood to determine if an NRHP-eligible district may be present.

7.3 Designation of Local Landmarks

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. Generally, once designated, the Fort Pierce Historic Preservation Board can exercise some authority in the review of alterations or demolition of historic buildings through the Certificate of Appropriateness and permitting processes. Although this may not prevent alterations or demolition, this additional review may provide the opportunity for project changes to improve compatibility or for documentation prior to demolition.

The resources recommended as NRHP eligible in this report would qualify for local designation. The Heavenly Church of the First Born at 519-521 N. 15th Street (8SL03555; Resolution 09-31) and 516-18 Means Court (8SL03612; Resolution 11-38), which were surveyed as part of this project, are locally designated individual landmarks. Additionally, a portion of the Lincoln Park Main Street area is already locally designated as the Lincoln Park Historic District. However, the vast majority of buildings within the district were identified as noncontributing at the time of designation. Both the contributing status of the



existing buildings and the boundaries should be reassessed based on this survey and future surveys. Additional research should also be conducted to determine if any buildings outside of the district boundaries may be individually eligible for the local register. This action could afford additional protection to these significant historic resources under the City's historic preservation ordinance.

7.4 Continue Survey and Identification Efforts

Survey and identification efforts should be continued in Lincoln Park. Financial constraints of this grant limited the extent of the project area for buildings surveyed, but the remaining properties within the Lincoln Park Main Street boundaries are historic and warrant survey including the zone south of Moore's Creek and the remaining extent flanking Avenue D between N. 18th Street and N. 29th Street. The 259 previously recorded historic resources in the neighborhood should also be verified and updated. **Once this is completed, there may be an area which might form an NRHP district and/or the local historic district may be expanded.**

Background research for this project identified several additional notable resources which have not been previously surveyed and should be included in future efforts including the Garden of Heavenly Rest Cemetery and the former Agape Center at 809 N. 9th Street. Both were associated with Zora Neale Hurston. A windshield survey should also be conducted through the region between Avenue E and the Lincoln Park Academy and Pine Grove Cemetery to determine the number and density of historic resources in this portion of the neighborhood which filled with houses after World War II.

7.5 Heritage Education – Tour Brochures and Markers

Lincoln Park already has successful heritage trails devoted to Zora Neale Hurston and the Highwaymen. Lincoln Park Main Street should consider developing a comprehensive heritage education program about the neighborhood for both adults and children. This could be a cooperative program between St. Lucie County, the City of Fort Pierce, and organizations such as the St. Lucie Regional History Center, the library system, and the school board. Each community has special places from the natural and built environments which document how those before us lived, and struggled, and influence who we have become. Through heritage education people can learn to value the significance of the historic places and artifacts remaining in their community and become responsible stewards for their environment. Interactive methods such as walking or driving tours, interpretive markers, museum activities, and restoration projects involve students and citizens in physically learning about their heritage.

Regarding this project, Lincoln Park Main Street could create a series of tour brochures profiling local landmarks, local businesses, or the homes of significant individuals. The centrally located Jackie Caynon Sr. Building could serve as the perfect location for a marker detailing the evolution of the neighborhood. A project developed through the local schools could incorporate oral histories where students interview their elders, thereby providing a personal connection to local history. Such materials could provide educational opportunities as well as creating a sense of place and pride in the community. Creating heritage maps detailing the location of both existing and lost resources can ensure that historical resources are not lost to memory. Including photos and information for resources which were important to the community but have



been lost can help to return the sense of place to an area by relating its history. This kind of project could be funded through historic preservation grants.

8 Sources Consulted

Afro-American [Baltimore, Maryland]
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APPENDIX A: FMSF SURVEY LOG SHEET

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Lincoln Park Historic Structure Survey

Report Title (exactly as on title page)
Lincoln Park Historic Structure Survey

Report Authors (as on title page) 1. Kimberly Hinder 3. Ennis Davis
2. Adrienne Burke 4. _____

Publication Year 2025 **Number of Pages in Report** (do not include site forms) 169

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Stantec, 3915 Crescent Park Drive, Riverview, FL 33578 and Community Planning Collaborative, 221 N. Hogan St, Ste 237, Jacksonville, FL 32202. Prepared for Lincoln Park Main Street, Inc., Fort Pierce, Florida 34950.

Supervisors of Fieldwork (even if same as author) Names Kimberly Hinder

Affiliation of Fieldworkers: Organization Stantec, Inc. City Riverview, FL

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. Fort Pierce 3. historic 5. _____ 7. _____
2. St. Lucie County 4. African American 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Pamela Carithers, Executive Director Organization _____
Address/Phone/E-mail Lincoln Park Main Street, 1234 Avenue D, Fort Pierce, FL 34950

Recorder of Log Sheet Kimberly Hinder **Date Log Sheet Completed** 7-8-2025

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. St. Lucie 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name FORT PIERCE Year 1984 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 3-3-2025 End 3-7-2025 **Total Area Surveyed** (fill in one) _____ hectares 193.00 acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____ meters _____ feet **Length:** _____ kilometers _____ miles

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☐archaeological ☒architectural ☒historical/archival ☐underwater
☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

Historic resources inventory survey; pedestrian and windshield survey

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☒library research- *local public*	☒local property or tax records	☒other historic maps	☐LIDAR
☒Florida Photo Archives (Gray Building)	☐library-special collection	☒newspaper files	☐soils maps or data	☐other remote sensing
☒Site File property search	☒Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☒local informant(s)	☒Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☐shovel test-1/4"screen	☐posthole tests	☐magnetometer	☐pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☒neighbor interview	☒subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☒tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 1 **Count of Newly Recorded Resources** 268

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8SL1102

List Newly Recorded Site ID#s (attach additional pages if necessary)

see attached

Site Forms Used: ☐Site File Paper Forms ☒Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

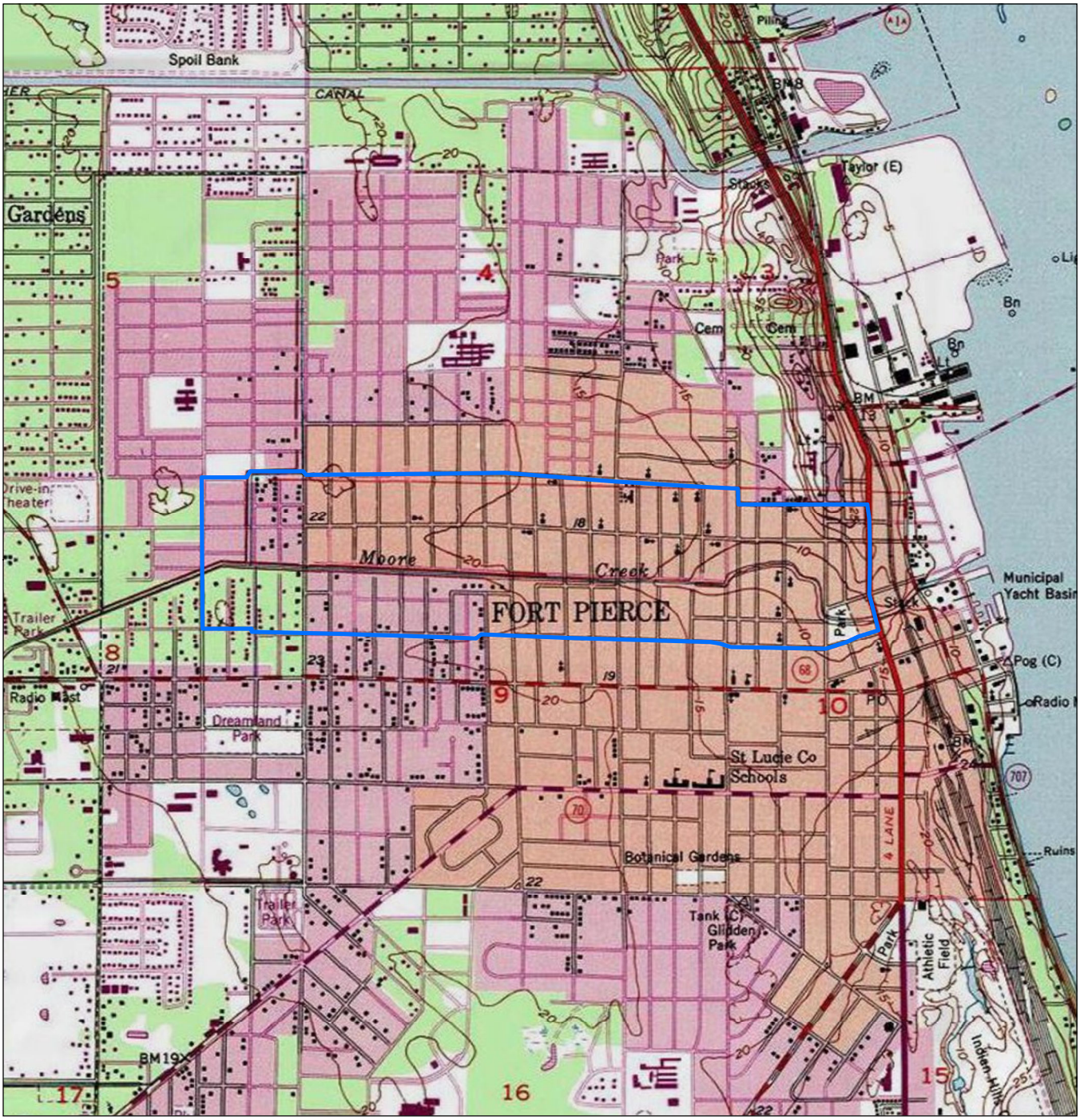
SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY

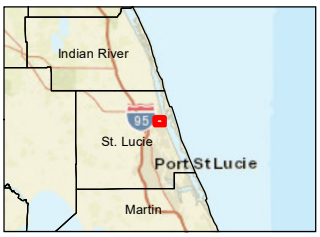
Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational
☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report
☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc
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Legend

Project Area

0 300 600 meters

(At original document size of 8.5x11)
1:24,000

N

Stantec

Project Location
T35S, R40E, S04,08-10; Fort Pierce 1984
Fort Pierce, St. Lucie, Co., FL

Prepared by EMM on 2025-06-03
TR by KH on 2025-06-10
IR Review by JB on 2025-06-20

Client/Project
Community Planning Collaborative (CPC)
Lincoln Park Historic Property Survey

172608917

CULTURAL RESOURCE DATA ARE CONFIDENTIAL AND SHOULD NOT BE PUBLICLY DISTRIBUTED

Title
Location on Topographic Map

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Data Sources: ESRI, SLCPA, FMSF
3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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APPENDIX B: LIST OF SURVEYED RESOURCES

Appendix B: List of Surveyed Resources

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03443	Lincoln Park Academy Gym	1801 Avenue I	1953	International	Yes	Yes	
SL03444	2807 Avenue D	2807 Avenue D	1956	Ranch	No	Yes	
SL03445	2715 Avenue D	2715 Avenue D	1954	Ranch	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03446	2711 Avenue D	2711 Avenue D	1953	Masonry Vernacular	No	No	
SL03447	2709 Avenue D	2709 Avenue D	1953	Masonry Vernacular	No	No	
SL03448	2706 Avenue D	2706 Avenue D	1965	Ranch	No	Yes	
SL03449	2701 Avenue D	2701 Avenue D	1952	Bungalow	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03450	506 N 27th St	506 N 27th St	1952	Bungalow	No	Yes	
SL03451	2604 Avenue D	2604 Avenue D	1952	Masonry Vernacular	No	Yes	
SL03452	2602 Avenue D	2602 Avenue D	1950	Masonry Vernacular	No	No	
SL03453	503 N 26th St	503 N 26th Street	1951	Masonry Vernacular	No	Yes	

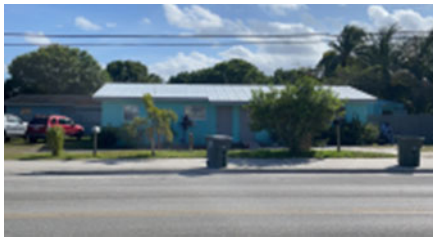
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03454	505 N 26th St	505 N 26th Street	1951	Minimal Traditional	No	Yes	
SL03455	509 N 26th St	509 N 26th Street	1951	Minimal Traditional	No	Yes	
SL03456	2601 Booker St	2601 Booker Street	1957	Masonry Vernacular	No	Yes	
SL03457	506 N 26th St	506 N 26th Street	1950	Frame Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03458	504 N 26th St	504 N 26th Street	1950	Frame Vernacular	No	Yes	
SL03459	2508 Avenue D	2508 Avenue D	1950	Frame Vernacular	No	Yes	
SL03460	2506 Avenue D	2506 Avenue D	1950	Frame Vernacular	No	Yes	
SL03461	431 N 26th St	431 N 26th Street	1947	Frame Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03462	2504 Avenue D	2504 Avenue D	1953	Masonry Vernacular	No	No	
SL03463	2502 Avenue D	2502 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03464	431 N 25th St	431 N 25th Street	1973	Masonry Vernacular	No	Yes	
SL03465	2410 Avenue D	2410 Avenue D	1958	Mansard	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03466	2421 Avenue D	2421 Avenue D	1968	Mid-Century Modern	No	Yes	
SL03467	2405 Avenue D	2405 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03468	2403 Avenue D	2403 Avenue D	1946	Masonry Vernacular	No	No	
SL03469	2403 Avenue D	2403 Avenue D	1945	Bungalow	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03470	P & L Grocery/D.C. Grocery	2311 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03471	Greater Love Family Worship Center	504 N 24th St	1950	Frame Vernacular	No	No	
SL03472	2308 Avenue D	2308 Avenue D	1967	Masonry Vernacular	No	Yes	
SL03473	2209 Avenue D	2209 Avenue D	1954	Masonry Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03474	2205 Avenue D	2205 Avenue D	1964	Ranch	No	Yes	
SL03475	504 N 23rd St	504 N 23rd St	1961	Ranch	No	Yes	
SL03476	2200 Avenue D	2200 Avenue D	1947	Masonry Vernacular	No	Yes	
SL03477	502 N 22nd St	502 N 22nd St	1973	Mansard	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03478	2010 Avenue D	2010 Avenue D	1963	Masonry Vernacular	No	Yes	
SL03479	2021 Avenue D	2021 Avenue D	1953	Masonry Vernacular	No	Yes	
SL03480	2017 Avenue D	2017 Avenue D	1945	Masonry Vernacular	No	Yes	
SL03481	Blue Moon Cafe/R&L Ribs, Chicken & Seafood	2011 Avenue D	1954	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03482	Orphan Annie Cafe/Twin Palms Restaurant	2001-05 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03483	Reno Motel	1921-1923 Avenue D	1973	Masonry Vernacular	No	Yes	
SL03484	Eddie's Place	1907 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03485	1809 Avenue D	1809 Avenue D	1941	Frame Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03486	Fuller's Bbq Drive In	1807 Avenue D	1954	Masonry Vernacular	No	Yes	
SL03487	1806 Avenue D	1806 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03488	1802 Avenue D	1802 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03489	505 N 18th St	505 N 18th St	1965	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03490	509 N 18th St	509 N 18th St	1950	Masonry Vernacular	No	No	
SL03491	515 N 18th St	515 N 18th St	1967	Masonry Vernacular	No	Yes	
SL03492	517 N 18th St	517 N 18th St	1951	Masonry Vernacular	No	Yes	
SL03493	519 N 18th St	519 N 18th St	1950	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03494	1711 Avenue E	1711 Avenue E	1966	Ranch	No	Yes	
SL03495	522 N 18th St	522 N 18th St	1965	Ranch	No	Yes	
SL03496	514 N 18th St	514 N 18th St	1947	Other: Double Shotgun	No	Yes	
SL03497	512 N 18th St	512 N 18th St	1947	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03498	506 N 18th St	506 N 18th St	1959	Masonry Vernacular	No	Yes	
SL03499	1710 Avenue D	1710 Avenue D	1954	Masonry Vernacular	No	Yes	
SL03500	Cafe Society	1708 Avenue D	1951	Masonry Vernacular	No	Yes	
SL03501	Ponceanna Inn	1706 Avenue D	1951	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03502	1702 Avenue D	1702 Avenue D	1972	Mansard	No	Yes	
SL03503	505 N 17th St	505 N 17th St	1956	Ranch	No	Yes	
SL03504	437 N 18th St	437 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03505	435 N 18th St	435 N 18th St	1971	Masonry Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03506	433 N 18th St	433 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03507	427 N 18th St	427 N 18th St	1951	Masonry Vernacular	No	No	
SL03508	425 N 18th St	425 N 18th St	1943	Other: Shotgun	No	Yes	
SL03509	1710 Canal Ter	1710 Canal Ter	1970	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03510	414 N 18th St	414 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03511	416 N 18th St	416 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03512	418 N 18th St	418 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03513	420 N 18th St	420 N 18th St	1972	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03514	422 N 18th St	422 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03515	426 N 18th St	426 N 18th St	1975	Masonry Vernacular	No	Yes	
SL03516	1701-07 Avenue D	1701-07 Avenue D	1956	Mid-Century Modern	No	Yes	
SL03517	435 N 17th St	435 N 17th St	1970	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03518	433 N 17th St	433 N 17th St	1970	Ranch	No	Yes	
SL03519	431 N 17th St	431 N 17th St	1970	Ranch	No	Yes	
SL03520	429 N 17th St	429 N 17th St	1970	Ranch	No	Yes	
SL03521	427 N 17th St	427 N 17th St	1970	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03522	425 N 17th St	425 N 17th St	1970	Masonry Vernacular	No	No	
SL03523	423 N 17th St	423 N 17th St	1970	Masonry Vernacular	No	Yes	
SL03524	1704 Canal Ter	1704 Canal Ter	1970	Ranch	No	Yes	
SL03525	424 N 17th St	424 N 17th St	1949	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03526	430 N 17th St	430 N 17th St	1965	Ranch	No	Yes	
SL03527	432 N 17th St	432 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03528	434 N 17th St	434 N 17th St	1975	Masonry Vernacular	No	Yes	
SL03529	1607 Avenue D	1607 Avenue D	1948	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03530	1605 Avenue D	1605 Avenue D	1946	Masonry Vernacular	No	Yes	
SL03531	433 N 16th St	433 N 16th St	1936	Minimal Traditional	No	Yes	
SL03532	429 N 16th St	429 N 16th St	1956	Ranch	No	Yes	
SL03533	425 N 16th St	425 N 16th St	1969	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03534	422 N 16th St	422 N 16th St	1962	Ranch	No	Yes	
SL03535	424 N 16th St	424 N 16th St	1940	Masonry Vernacular	No	Yes	
SL03536	432 N 16th St	432 N 16th St	1960	Masonry Vernacular	No	Yes	
SL03537	Chronicle Newspaper Building	1529 Avenue D	1954	Mid-Century Modern	Yes	Yes	

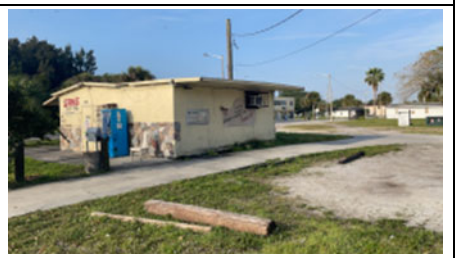
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03538	Scotty's Deli And Grocery	1507 Avenue D	1955	Masonry Vernacular	No	Yes	
SL03539	521 N 17th St	521 N 17th St	1967	Ranch	No	Yes	
SL03540	523 N 17th St	523 N 17th St	1930	Frame Vernacular	No	Yes	
SL03541	1617 Avenue E	1617 Avenue E	1948	Frame Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03542	1615 Avenue E	1615 Avenue E	1966	Masonry Vernacular	No	Yes	
SL03543	518 N 17th St	518 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03544	516 N 17th St	516 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03545	514 N 17th St	514 N 17th St	1951	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03546	512 N 17th St	512 N 17th St	1951	Masonry Vernacular	No	No	
SL03547	1610 Avenue D	1610 Avenue D	1946	Masonry Vernacular	No	Yes	
SL03548	1602 Avenue D	1602 Avenue D	1961	Masonry Vernacular	No	Yes	
SL03549	505 N 16th St	505 N 16th St	1963	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03550	507 N 16th St	507 N 16th St	1963	Ranch	No	Yes	
SL03551	515 N 16th St	515 N 16th St	1969	Masonry Vernacular	No	Yes	
SL03552	517 N 16th St	517 N 16th St	1969	Masonry Vernacular	No	Yes	
SL03553	522 N 16th St	522 N 16th St	1964	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03554	1511 Avenue E	1511 Avenue E	1958	Masonry Vernacular	No	Yes	
SL03555	Heavenly Church Of The First Born	521 N 15th St	1946	Masonry Vernacular	No	Yes	
SL03556	515 N 15th St	515 N 15th St	1960	Ranch	No	Yes	
SL03557	513 N 15th St	513 N 15th St	1948	Bungalow	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03558	512 N 16th St	512 N 16th St	1954	Mid-Century Modern	No	Yes	
SL03559	1524 Avenue D	1524 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03560	505 N 15th St	505 N 15th St	1965	Ranch	No	Yes	
SL03561	1502 Avenue D	1502 Avenue D	1973	Frame Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03562	435 N 15th St	435 N 15th St	1940	Bungalow	No	Yes	
SL03563	431 N 15th St	431 N 15th St	1936	Bungalow	No	Yes	
SL03564	429 N 15th St	429 N 15th St	1956	Masonry Vernacular	No	Yes	
SL03565	427 N 15th St	427 N 15th St	1965	Masonry Vernacular	No	Yes	

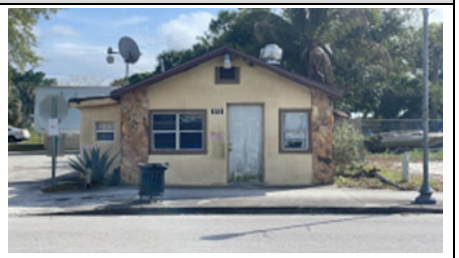
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03566	421 N 15th St	421 N 15th St	1958	Ranch	No	Yes	
SL03567	420 N 15th St	420 N 15th St	1954	Ranch	No	Yes	
SL03568	426 N 15th St	426 N 15th St	1946	Masonry Vernacular	No	Yes	
SL03569	428 N 15th St	428 N 15th St	1937	Bungalow	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03570	430 N 15th St	430 N 15th St	1957	Other: Contemporary	No	Yes	
SL03571	432 N 15th St	432 N 15th St	1937	Frame Vernacular	No	Yes	
SL03572	436 N 15th St	436 N 15th St	1955	Masonry Vernacular	No	Yes	
SL03573	1423 Avenue D	1423 Avenue D	1972	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03574	504 N 15th St	504 N 15th St	1968	Ranch	No	Yes	
SL03575	508 N 15th St	508 N 15th St	1959	Ranch	No	Yes	
SL03576	508 N 15th St	508 N 15th St	1959	Ranch	No	Yes	
SL03577	520 N 15th St	520 N 15th St	1952	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03578	1423 Avenue E	1423 Avenue E	1970	Masonry Vernacular	No	Yes	
SL03579	1407 Avenue E	1407 Avenue E	1955	Ranch	No	Yes	
SL03580	1405 Avenue E	1405 Avenue E	1947	Masonry Vernacular	No	No	
SL03581	600 N 15th St	600 N 15th St	1967	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03582	601 N 15th St	601 N 15th St	1964	Ranch	No	Yes	
SL03583	1506 Avenue E	1506 Avenue E	1927	Bungalow	No	Yes	
SL03584	521 N 14th St	521 N 14th St	1925	Bungalow	No	Yes	
SL03585	519 N 14th St	519 N 14th St	1947	Frame Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03586	1303 Avenue D	1311 Avenue D	1937	Frame Vernacular	No	Yes	
SL03587	509 N 14th St	509 N 14th St	1934	Frame Vernacular	No	Yes	
SL03588	505 N 14th St	505 N 14th St	1969	Masonry Vernacular	No	No	
SL03589	1402 Avenue D	1402 Avenue D	1965	Masonry Vernacular	No	No	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03590	1401 Avenue D	1401 Avenue D	1964	Masonry Vernacular	No	Yes	
SL03591	441 N 14th St	441 N 14th St	1929	Frame Vernacular	No	Yes	
SL03592	435 N 14th St	435 N 14th St	1955	Mid-Century Modern	No	Yes	
SL03593	433 N 14th St	433 N 14th St	1952	Other: Double Shotgun	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03594	429 N 14th St	429 N 14th St	1949	Other: Double Shotgun	No	Yes	
SL03595	427 N 14th St	427 N 14th St	1948	Other: Shotgun	No	Yes	
SL03596	425 N 14th St	425 N 14th St	1950	Masonry Vernacular	No	Yes	
SL03597	436 N 14th St	436 N 14th St	1966	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03598	442 N 14th St	442 N 14th St	1946	Frame Vernacular	No	Yes	
SL03599	Johnson's Temple Church Of God In Christ	1322 Avenue D	1961	Masonry Vernacular	No	Yes	
SL03600	508 N 14th St	508 N 14th St	1949	Masonry Vernacular	No	Yes	
SL03601	1305 Avenue E	1305 Avenue E	1954	Mid-Century Modern	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03602	529 N 13th St	529 N 13th St	1940	Frame Vernacular	No	Yes	
SL03603	Means Court Elementary	532 N 13th St	1963	Mid-Century Modern	Yes	Yes	
SL03604	Starlight Cafe/Harrell's Bbq & Grill	510 N 13th St	1952	Mid-Century Modern	No	Yes	
SL03605	Ethel's Tavern/El Chico Restaurant	1238 Avenue D	1954	Mid-Century Modern	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03606	Jackie Caynon Sr. Building	1234 Avenue D	1948	Masonry Vernacular	No	No	
SL03607	Latropical Tavern/George Jones Bar	1237 Avenue D	1952	Masonry Vernacular	No	Yes	
SL03608	428 N 13th St	428 N 13th St	1950	Bungalow	No	No	
SL03609	422 N 13th St	422 N 13th St	1951	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03610	Baldwin-Mcdonald Rooming House	441 Means Ct	1926	Masonry Vernacular	No	Yes	
SL03611	434 Means Ct	434 Means Ct	1961	Other: Contemporary	No	Yes	
SL03612	516-18 Means Ct	516-18 Means Ct	1920	Frame Vernacular	No	Yes	
SL03613	520 Means Ct	520 Means Ct	1970	Mid-Century Modern	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03614	House Of God Pentecostal	1208 Avenue E	1958	Masonry Vernacular	No	Yes	
SL03615	527 N 12th St	527 N 12th St	1946	Frame Vernacular	No	Yes	
SL03616	523 N 12th St	523 N 12th St	1948	Ranch	No	Yes	
SL03617	517 N 12th St	517 N 12th St	1932	Frame Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03618	513 N 12th St	513 N 12th St	1953	Masonry Vernacular	No	Yes	
SL03619	1206 Avenue D	1206 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03620	Avenue D Corner Food Mart	1202 Avenue D	1971	Mansard	No	Yes	
SL03621	Dixie Dime Store/Southern Bakeries Little B Rest.	1211 Avenue D	1956	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03622	1201 Avenue D	1201 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03623	428 N 12th St	428 N 12th St	1963	Frame Vernacular	No	Yes	
SL03624	430 N 12th St	430 N 12th St	1967	Ranch	No	Yes	
SL03625	1121 Lincoln Ct	1121 Lincoln Ct	1963	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03626	JC Mission Of Hope	1135 Avenue D	1975	Masonry Vernacular	No	Yes	
SL03627	512 N 12th St	512 12th St N	1940	Frame Vernacular	No	Yes	
SL03628	522 N 12th St	522 N 12th St	1957	Masonry Vernacular	No	Yes	
SL03629	1112 Avenue E	1112 Avenue E	1964	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03630	513 Douglas Ct	513 Douglas Ct	1962	Masonry Vernacular	No	Yes	
SL03631	1124 Warrick Dr	1124 Warrick Dr	1962	Masonry Vernacular	No	Yes	
SL03632	1122 Warrick Dr	1122 Warrick Dr	1962	Masonry Vernacular	No	Yes	
SL03633	511 Douglas Ct	511 Douglas Ct	1962	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03634	430 Douglas Ct	430 Douglas Ct	1938	Bungalow	No	Yes	
SL03635	432 Douglas Ct	432 Douglas Ct	1938	Bungalow	No	No	
SL03636	518 Douglas Ct	518 Douglas Ct	1940	Frame Vernacular	No	Yes	
SL03637	520 Douglas Ct	520 Douglas Ct	1940	Frame Vernacular	No	Yes	

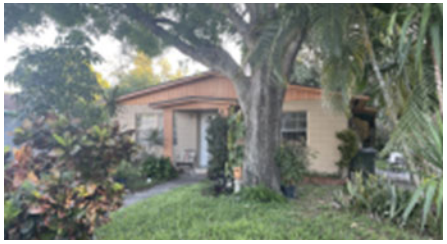
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03638	524 Douglas Ct	524 Douglas Ct	1962	Masonry Vernacular	No	No	
SL03639	526 Douglas Ct	526 Douglas Ct	1949	Masonry Vernacular	No	Yes	
SL03640	1111 Avenue E	1111 Avenue E	1962	Masonry Vernacular	No	Yes	
SL03641	1109 Avenue E	1109 Avenue E	1962	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03642	531 N 11th St	531 N 11th St	1951	Masonry Vernacular	No	Yes	
SL03643	529 N 11th St	529 N 11th St	1936	Bungalow	No	Yes	
SL03644	527 N 11th St	527 N 11th St	1948	Mid-Century Modern	No	Yes	
SL03645	517 N 11th St	517 N 11th St	1966	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03646	1102 Avenue D	1102 Avenue D	1945	Masonry Vernacular	No	Yes	
SL03647	435 N 11th St	435 N 11th St	1940	Bungalow	No	Yes	
SL03648	429 N 11th St	429 N 11th St	1965	Masonry Vernacular	No	Yes	
SL03649	427 N 11th St	427 11th N St	1967	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03650	428 N 11th St	428 N 11th St	1925	Frame Vernacular	No	Yes	
SL03651	432 N 11th St	432 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03652	434 N 11th St	434 N 11th St	1962	Masonry Vernacular	No	Yes	
SL03653	1009 Avenue D	1009 Avenue D	1939	Frame Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03654	First Born Church Of The Living God	437 N 10th St	1935	Frame Vernacular	No	Yes	
SL03655	Silver King Tavern	1004 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03656	First Bethel Baptist Church	1018 Avenue D	1948	Masonry Vernacular	Yes	Yes	
SL03657	522 N 11th St	522 N 11th St	1947	Frame Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03658	526 N 11th St	526 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03659	528 N 11th St	528 N 11th St	1947	Frame Vernacular	No	Yes	
SL03660	530 N 11th St	530 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03661	1005 Avenue E	1005 Avenue E	1964	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03662	1010 Avenue E	1010 Avenue E	1966	Ranch	No	Yes	
SL03663	1001 Avenue E	1001 Avenue E	1965	Ranch	No	Yes	
SL03664	529 N 10th St	529 N 10th St	1965	Masonry Vernacular	No	Yes	
SL03665	527 N 10th St	527 N 10th St	1965	Masonry Vernacular	No	Yes	

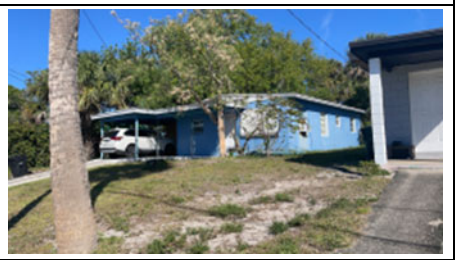
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03666	525 N 10th St	525 N 10th St	1965	Ranch	No	Yes	
SL03667	511 Dundas Ct	511 Dundas Ct	1955	Ranch	No	Yes	
SL03668	Lincoln Beer Garden	931 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03669	Lincoln Drive In	921 Avenue D	1953	Mid-Century Modern	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03670	428 Dundas Ct	428 Dundas Ct	1973	Ranch	No	Yes	
SL03671	433 N 9th St	433 N 9th St	1958	Masonry Vernacular	No	Yes	
SL03672	Palm Cafe/Better Food Cafe	914 Avenue D	1956	Mid-Century Modern	No	Yes	
SL03673	518 Dundas Ct	518 Dundas Ct	1950	Masonry Vernacular	No	Yes	

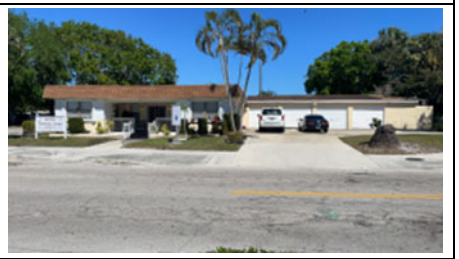
FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03674	606 Dundas Ct	606 Dundas Ct	1967	Ranch	No	Yes	
SL03675	602 N 9th St	602 N 9th St	1956	Masonry Vernacular	No	No	
SL03676	603 N 8th St	603 N 8th St	1958	Masonry Vernacular	No	Yes	
SL03677	601 N 8th St	601 N 8th St	1965	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03678	804 Avenue E	804 Avenue E	1964	Masonry Vernacular	No	Yes	
SL03679	513 N 8th St	513 N 8th St	1957	Ranch	No	Yes	
SL03680	716 Avenue E	716 Avenue E	1935	Bungalow	No	Yes	
SL03681	The Salvation Army Adams Place	609 N 7th St	1974	International	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03682	601 N 7th St	601 N 7th St	1958	Masonry Vernacular	No	No	
SL03683	605 N 7th St	605 N 7th St	1958	Mid-Century Modern	No	Yes	
SL03684	607 N 7th St	607 N 7th St	1972	Mid-Century Modern	No	Yes	
SL03685	514 N 6th St	514 N 6th St	1949	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03686	510 N 6th St	510 N 6th St	1948	Ranch	No	Yes	
SL03687	603 Avenue E	603 Avenue E	1920	Frame Vernacular	No	Yes	
SL03688	602 Cedar Pl	602 Cedar Pl	1954	Masonry Vernacular	No	Yes	
SL03689	604 Cedar Pl	604 Cedar Pl	1959	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03690	Dreamchaser Preschool	505 N 7th St	1950	Mid-Century Modern	No	Yes	
SL03691	710 Cedar Pl	710 Cedar Pl	1963	Ranch	No	Yes	
SL03692	728 Cedar Pl	728 Cedar Pl	1950	Frame Vernacular	No	Yes	
SL03693	717 Cedar Pl	717 Cedar Pl	1958	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03694	717 Cedar Pl	717 Cedar Pl	1960	Masonry Vernacular	No	Yes	
SL03695	715 Cedar Pl	715 Cedar Pl	1950	Masonry Vernacular	No	Yes	
SL03696	713 Cedar Pl	713 Cedar Pl	1950	Masonry Vernacular	No	No	
SL03697	Percy S. Peek Funeral Home	728 Avenue D	1959	Mansard	Yes	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03698	Mission For Christ Tabernacle	705 Cedar Pl	1960	Masonry Vernacular	No	Yes	
SL03699	International Longshoremen's Assn.	503 N 7th St	1963	Ranch	No	Yes	
SL03700	506 N 7th St	506 N 7th St	1964	Masonry Vernacular	No	Yes	
SL03701	603 Cedar Pl	603 Cedar Pl	1949	Ranch	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03702	610 N 7th St	610 N 7th St	1948	Masonry Vernacular	No	Yes	
SL03703	610 N 7th St	610 N 7th St	1948	Masonry Vernacular	No	No	
SL03704	525 N US Highway 1	525 N US Highway 1	1954	Mid-Century Modern	No	No	
SL03705	436 N 7th St	436 N 7th St	1963	Mid-Century Modern	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03706	420 N 7th St	420 N 7th St	1959	Other: Contemporary	No	Yes	
SL03707	412 Avenue C	412 Avenue C	1952	Masonry Vernacular	No	No	
SL03708	411 N US Highway 1	411 N US Highway 1	1914	Frame Vernacular	No	No	
SL03709	Mackey's Grocery/ Duke's Clothing	1303 Avenue D	1946	Masonry Vernacular	No	Yes	

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03710	431 N 13th St	431 N 13th St	1954	Mid-Century Modern	No	Yes	
SL01102	Pine Grove Cemetery	1201 Avenue K	ca.1910	No Style	Yes	Yes	

APPENDIX C: LIST OF PREVIOUSLY RECORDED RESOURCES

Appendix C: List of Previously Recorded Resources

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00293	1814 Ave C	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00294	1812 Ave C	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00295	1810 Ave C	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00296	1706 Ave C	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00297	313 N 18th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00298	308 N 18th St	1948	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00299	306 N 18th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00300	303 N 18th St	1935	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00331	304 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00332	303 N 17th St	1941	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00333	305 N 17th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00334	307 N 17th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00335	308 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00336	310 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00337	312 N 17th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00338	316 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00339	320 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00340	314 N 16th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00341	312 N 16th St	1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00342	308 N 16th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00343	306 N 16th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00344	1512 Ave B	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00378	1410 Ave B	ca. 1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00379	304 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00380	303 N 15th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00381	314 N 15th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00382	316 N 15th St	1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00383	321 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00384	323 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00385	328 N 15th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00386	326 N 14th St	1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00387	309 N 14th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00388	302 N 14th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00399	515 N 13th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00400	525 N 13th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00407	532 Means Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00408	436 Means Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00409	435 Means Ct	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00410	400 Means Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00411	1210 Canal Terr	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00412	431 N 12th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00413	433 N 12th St	ca. 1935	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00414	435 N 12th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00415	1205 Ave D	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00416	511 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00417	526 N 12th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00422	1121 Ave E	ca. 1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00425	521 Douglas Ct	1948	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00426	Evangelistic Pentecostal Church	ca. 1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00427	425 Douglas Ct	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00428	423 Douglas Ct	1925	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00429	421 Douglas Ct	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00430	Cherokee Lodge No. 7270	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00433	518 N 11th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00434	516 N 11th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00435	514 N 11th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00436	1105 Ave D	ca. 1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00437	1111 Ave D	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00438	1106 Ave D	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00439	1108 Ave D	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00440	437 N 11th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00441	421 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00442	423 N 10th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00443	426 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00444	425 N 10th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00445	431 N 10th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00446	436 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00447	1006 Ave D	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00452	603-607 Dundas Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00454	516 Dundas Ct	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00455	512 Dundas Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00456	437 Dundas Ct	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00457	434 Dundas Ct	1924	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00458	432 Dundas Ct	1925	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00459	436 Dundas Ct	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00460	421 Dundas Ct	1935	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00461	420 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00462	414 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00463	412 Dundas Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00464	407 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00465	406 Dundas Ct	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00466	405 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00467	403 A-B Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00468	401 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00469	405 N 9th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00470	436 N 9th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00471	822 Ave D	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00472	507 N 9th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00473	509 N 9th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00474	511 N 9th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00475	508 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00476	513 N 9th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00477	517 N 9th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00485	715 Ave E	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00486	518 N 8th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00487	740 Ave D	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00488	720 Ave D	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00489	428 N 8th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00490	Mount Moriah Church	1911	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00491	407 N 8th St	1942	Masonry vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00492	718 Ave C	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00493	317 N 11th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00494	319 N 11th St	1929	Box (American 4 Square)	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00495	321 N 11th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00496	321 N 12th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00497	322 N 12th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00498	320 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00499	317 N 12th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00500	312 N 12th St	1948	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00501	308 N 12th St	1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00502	307 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00503	305 N 12th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00504	302 N 12th St	1929	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00537	1230 Ave B	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00538	1222 Ave B	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00539	1220 Ave B	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00759	310 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP Not Evaluated by SHPO
8SL00760	312 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00761	813 Ave C	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00762	304 N 8th St	ca. 1935	Commercial	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00763	Greater New Bethel Baptist Church	1928	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL00764	808 Ave B	ca. 1915	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00765	708 A-D Ave B	ca. 1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00766	706 Ave B	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00767	317 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00854	422 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00855	424 N 7th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00856	432 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00857	449 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00858	Old Auto Shop	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00859	421 N 6th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00860	419 N 6th St	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00861	416 N 6th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00862	411 N 6th St	1919	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00863	409 N 6th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00864	Murphy, Hoyt C Real Estate	1910	Georgian Revival ca. 1880-present	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00904	409 Ave E	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00905	411 Ave E	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00906	530 N 7th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00907	416 Cedar Place	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00908	Modern Marine	1923	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00909	414 Ave D	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00910	Gill Boarding House	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00911	505 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00912	507 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01041	2106 Ave B	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL01042	302 N 22nd St	1925	Georgian Revival ca. 1880-present	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01053	401 N 25th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01054	406 N 29th St	ca. 1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01056	432 N 26th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01057	427 N 26th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01058	424 N 26th St	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01059	521 1/2 Ave E	ca. 1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01060	515 N 17th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01061	519 N 17th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01062	432 N 20th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01063	427 N 19th St	ca. 1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01064	431 N 19th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01773	Lincoln Theater	1946	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL02036	318 16th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02450	2806 Booker Street	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02528	806 Avenue B	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02529	908 Avenue B	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02530	1502 Avenue B	1949	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02533	Mt. Olive Missionary Baptist Church	1954	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL02534	818 Avenue C	1953	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02535	901-909 Avenue D	1939	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02536	908-912 Avenue D	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02537	1319-1325 Avenue D	1937	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02538	1405 Avenue D	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02539	1611 Avenue D	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02540	1612 Avenue D	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02541	Restaurant Des Amis	1946	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02542	1804 Avenue D	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02543	2002 Avenue D	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02544	2104 Avenue D	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02545	2208 Avenue D	1930	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02546	711 Avenue E	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02549	1509 Avenue E	1941	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02558	608 Cedar Place	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02559	709 Cedar Place	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02560	711 Cedar Place	1951	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02561	716 Cedar Place	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02565	1st Holiness Church of The Living God	1952	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02566	522 Douglas Court	1947	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02567	525 Douglas Court	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02568	430 Dundas Court	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02569	431 Dundas Court	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02570	514 Dundas Court	1927	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02589	426 Means Court	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02590	508 Means Court	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02591	514 Means Court	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02615	301 16th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02624	305 16th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02693	407 6th Street N	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02694	422 6th Street N	1938	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02695	424 6th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02697	438-440 7th Street N	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02701	403 9th Street N	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02702	429 9th Street N	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02704	420 10th Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02705	422 10th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02707	301 11th Street N	1940	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02708	307 11th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02709	311 11th Street N	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02710	431 11th Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02711	433 11th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02712	436 11th Street N	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02713	509 11th Street N	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02714	513 11th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02715	525 11th Street N	1951	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02718	309 12th Street N	1936	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02719	427 12th Street N	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02720	427 12th Street N	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02721	429 12th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02722	514 12th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02723	528 12th Street N	1937	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02725	418 13th St N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02726	419 13th Street N	1943	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02727	420 13th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02728	424 13th Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02729	505 13th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02730	310 14th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02731	316 14th Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02732	318 14th Street N	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02733	323 14th Street N	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02734	309 15th Street N	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02735	324 15th Street N	1928	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02736	325 15th Street N	1926	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02737	425 15th Street N	1926	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02738	438 15th Street N	1953	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02739	516 15th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02740	518 15th Street N	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02746	513 17th Street N	1937	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02748	318 18th Street N	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02751	428 19th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02752	430 19th Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02753	Triumph Church & Kingdom of God in Christ	1950	Masonry Vernacular	Not Evaluated by Recorder/ Not Evaluated by SHPO
8SL02754	509 19th Street N	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02755	519 19th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02756	427 20th Street N	1943	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02757	434 20th Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02758	431 21st Street N	1953	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02759	514 21st Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02760	517 21st Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02762	307 22nd Street N	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02763	309 22nd Street N	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02767	423 23rd Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02768	434 23rd Street N	1933	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02769	509 23rd Street N	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02770	515 23rd Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02772	315 24th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02773	408 24th Street N	1945	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02774	510 24th Street N	1950	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02777	510 25th Street N	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02778	526 26th Street N	1950	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02779	426 27th Street N	1922	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02780	426 27th Street N	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02783	408 6th Street N	1901	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

APPENDIX D: COMMUNITY ENGAGEMENT SUMMARY

Lincoln Park Historic Resource Survey
Community Meeting Feedback
April 23, 2025 (in-person) | April 24, 2025 (zoom)

What historic buildings or sites stand out to you as representing Lincoln Park?

- The Chronicle Building
- Means Court
- Lincoln Theater
- Jackie Caynon Building
- Sarah's Memorial Chapel
- Pine Grove Cemetery
- Granny's Kitchen
- Ellis Barber Shop
- Williams Department Store
- Brown's Drug Store (owned by Brown family)
- Davis & Associates Income Tax
- Lincoln Park Academy gym - last remaining building from old school
- St. Paul AME (moved; now Baptist Church)
- Stone's Funeral Home

What important people in Lincoln Park have made a lasting impact?

- Earl Little - LPA Music Teacher
- Dr. Young - Dentist
- Francis K. Sweet
- Chester A. Moore - school name/community advocate
- Whitley Davis - Davis & Assoc Tax
- Whitley Davis, Jr - FPL
- The Caynon Family
- Robert & Zanobia Jefferson - she would teach arts over summer at rec center
- Horatio Grisby Sr. - NAACP. Owned land where baseball fields are with his name
- Samuel Gaines
- Officer Ellis - Ft. Pierce Police
- Mr. Bolen - Chronicle Publisher
- Dorcas Hudson - Woodbine Community (St. Paul AME land)
- Dr. Clem C. Benton - 1st Black doctor in Ft. Pierce. Office across from the school. Dr. Young not too far
- Ms. Causey - teach etiquette at her home
- Nettie Wright - kindergarten & music teacher but taught anything up to 6th grade. Taught on 2nd floor of her house - Dundas Ct (btwn Ave D&E)
- David + Cora Monroe - El Chico Rest.
- Father Richard Barry - part of school board lawsuits
- Charles & Hassie Rush
- Ralph Flowers - lawyer/sued re: vet burials and public schools. 1st Black County Judge
- The Highwaymen - Alfred Hair (artist)
- Mr. Halee ?? - Principal of C.A. Moore and Child Advocate
- Zora Neale Hurston - substitute teacher at LPA
- Jake Reddick - entrepreneur & prop owner
- Jessica Gainor - worked at Chronicle with Mr. Bolen and Hurston
- Eddie Edwards - Football for Bengals
- Iva Michaels - librarian at LPA & gifted storyteller
- James McNeil - 1st Black principal at Garden City
- Beautrice (maiden name unknown) Royal Williams (Tuskegee) - PE Teacher
- Ms. Rosella Rhodes - Algebra/Math teacher at LPA. Home across from theater
- Ms. McDonald's kindergarten - Ave D next to Thomas' Cleaners
- Ilous Ellis - basketball coach and child advocate
- Mr. Jackson & Mr. Ken Drummond - shop teachers at LPA
- Eva Elizabeth Pierce - "The" English teacher

What important events in Lincoln Park have made a lasting impact?

- Lincoln Park Academy Homecoming - parade up & down Ave D
- Lincoln Park Academy Choral Concerts & Operettas
- Sock hops & prom at LPA gym (Betty Wright singing - family here)
- Easter parade - up & down Ave D
- Zora Neale Hurston's funeral (Sarah's Memorial Chapel)
- 13th & Ave E by Means Court - Basketball Tournaments
- Christmas on Moore's Creek
- Lincoln Park Black Arts Festival (started at rec center) - started in 1984
- Lincoln Park Rec Center Summer Programs - art, sewing
- LPMS 5K Walk
- Events at Lincoln Theater
- May Day Festival
- Juneteenth
- Jazz on Moore's Creek
- Zora Neale Hurston Festival
- May Day maypole plaiting - Blessed Martin and Means Court
- Highwaymen Festival

Where did you go to shop and eat in Lincoln Park?

- Russ Grocery
- Russ Department Store
- Vernon Dixon - gas station at 25th & Ave D
- El Chico Restaurant
- Granny's Kitchen
- Five & Ten Cents Store - green building at Ave D & Means Court. Apt upstairs
- Jake's Restaurant across from Baker's, then owned by Braynens
- Edwards Family Grocery Store (across from Lincoln Theater)
- The Step-Up - 15th & Ave D
- Gibson's Department Store
- Jody's Wig Shop
- Warrick Shoe Shop
- Joe's Hat Shop
- Williams Department Store - 18th & Ave E
- Richardson's Record Shop
- Craft Center (built by LPA masonry class; drafted by Leon Bennett)- 1802 Ave D corner of 18th & Ave D (Ms. Ashley father)
- Beer Hut - maybe the building across from Nelson's grocery
- Stone's Restaurant

What entertainment venues did you visit in Lincoln Park?

- Dye's Bar
- Jazz on Moore's Creek
- Eddie's Bar
- Arthur Boatwright Swimming Pool
- The Blue Front
- Dew Drop Inn - Ave D
- Gollets - 17th & Ave D
- Dot's Place (Dot Benjamin, married to Sonny)
- Flamingo Bar & Grill/Baker's Bar
- House parties esp. for birthdays
- Drive in theater - Angle Road & Ave D (1960s)
- George Jones Juke Joint - 13th & Ave D
- Lincoln Park Recreation Center - dances, civic engagement (mentor Ms. Williams), basketball, Black Arts Festival (Mrs. Zanobia Jefferson)
- kids' activities- marbles, jacks, hopscotch, climbing trees, playhouses at people's home, go to others' houses, play cowboys & Indians
- Angle Road Package Store
- 13th & Ave D - center of social activities
- Twink's (bottom of Caynon building)

What church did you go to in Lincoln Park?

- Greater St. James MBC
- First Bethel Missionary Baptist Church - 11th & Ave D
- St. Paul AME - moved - now Greater New Bethel
- Triumph the Church - red church at 20th & Ave D
- Mt. Moriah PBC - 1911
- Mt. Olive MBC - 122 years
- Blessed Martin Catholic School - 1st to 8th grade. Early 1940s-late 1960s. Had small building in back for Mass. Went to St. Anastasia for larger services.
- Holiness Church - 10th & Ave D

What demolished buildings do you miss the most?

- Jack Jones' juke joint - 13th Street
- George Jones' - 13th & Ave D
- Nelson's gas station - 15th & Ave D. Community gas station
- Betts Building
- Old police station & jail at 7th & Ave D - could have been community center
- Grocery store at SW corner of 15th & Ave D. Served community for many years. Meat store
- Blessed Martin School Building (last class 1962. Apartment building there now built in 1968)

Is there anything else you'd like to share about Lincoln Park history?

- Children walked to school
- Old photos of police station/jail
- Many civic organizations (incl. women's clubs) - scholarships, etc. Ex: Club Utilitas, Quarterback Club, Zenith Club, Club Entrez Nous. Follow up conversation
- Anything to help Lincoln Theater
- Masonic & Eastern Star Lodge - two story building across from Broxton's Grocery & family home (Dundas Ct & Ave D). Likely used by other fraternal orgs.
- Gray's Taxi Cab Stand - across from the Theater
- Davis' Barber Shop
- McAlister Beauty Shop
- Lila Dale Mitchell Beauty Shop - 11th & Ave D. Corner had ice cream shop, then became Thomas' Cleaners.
- Donnie Allen Parker Beauty Salon - in Dr. Benton's building. She lived at 11th & Ave E. Her dad had grocery store on Ave E.
- Glinton's Family Home (next to Blessed Martin school)
- Sammy's Dry Cleaners - 10th & Canal Terrace
- Gas Station - 8th & Ave D. Maybe Sinclair
- 13th & Ave E - Basketball Tournament
- Sarah's Memorial Garden (cemetery)

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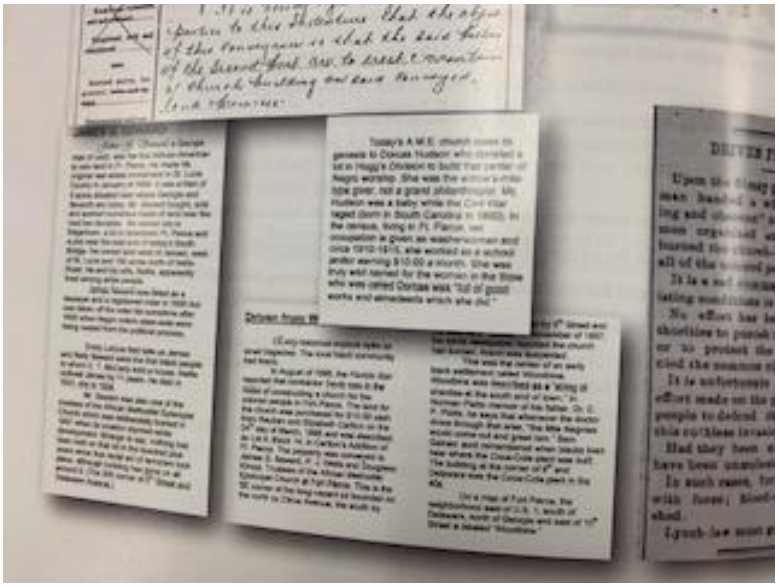
APPENDIX E: HISTORIC INFORMATION SUBMITTED BY MS. DOROTHY JACKSON

APPENDIX E: HISTORIC INFORMATION SUBMITTED BY MS. DOROTHY JACKSON

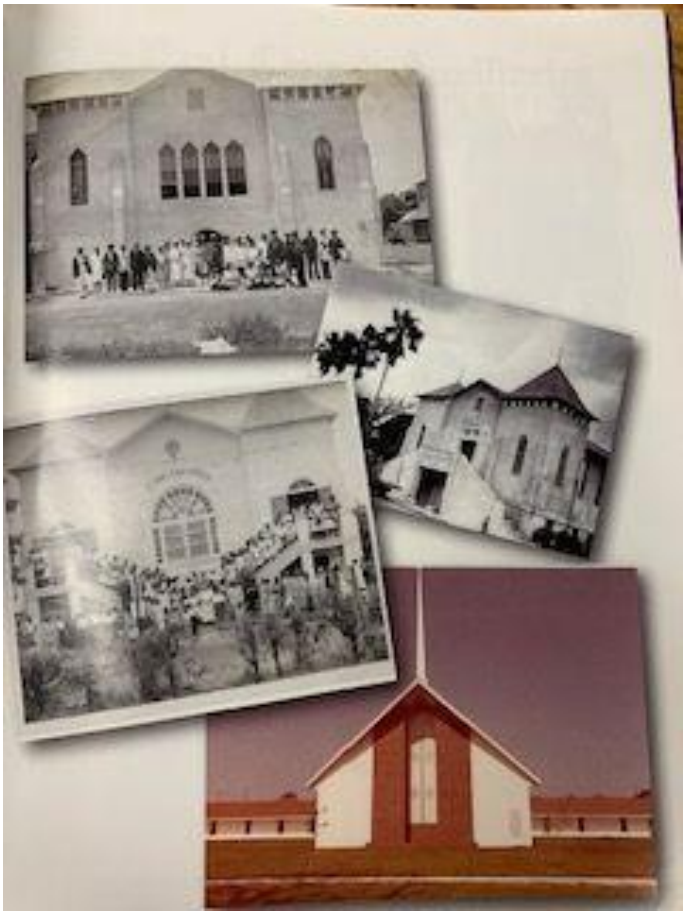
Lincoln Park community member Ms. Dorothy Jackson participated in the April 2025 community engagement sessions, and submitted the following materials afterwards to include in the report. The items are in no particular order. Statements in quotations associated with images are directly from Ms. Jackson.



“Throughout the ages funds were raised by local churches and schools by soliciting ads from businesses to help support different causes! They were then printed in programs to promote them in return.”



“St. Paul A.M.E. Church was originally built in Woodbine on South 5th Street Fort Pierce, Florida. Arson was suspected as noted in the history and the site remained vacant throughout the decades, and still remains vacant today!!” (Image from Church Archives)



“St. Paul then and now!”



“St. Paul and parsonage; 8th Street view”



“St. Paul A.M.E. Church 8th Street and Avenue B”



“Mount Olive Missionary Baptist Church 8th Street and Avenue C. (Church Archives, 1903)”



“Members of Omicron Tau Chapter of Omega Psi Phi Fraternity, Inc. Fort Pierce, Florida circa.1960”



“Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority Founders”



“Fort Pierce Memorial Hospital on 7th Street in Fort Pierce, Florida (My postcard)”



“Duncan Sundries located across the street from St. Paul on 8th Street and around the corner from where I was born in 1941!”



STUDENTS OF MRS. N. I. WRIGHT music school at 515 Dundas Court. Shown on the picture are: First row, Jesse Brunson, Barbara Saunders, Bridget Marshall, Mary Williams; second row, Carl Cockley, Josephine Brunson; back row, Lillie Mae Jordan, Barbara Kelley, Cynthia Scott, Gloria Gillins, Mary Foxx and Mrs. Wright.

MRS. I. N. WRIGHT HAS BEEN KINDERGARTEN AND MUSIC INSTRUCTOR FOR OVER 28 YEARS

Since 1930 Mrs. I. N. Wright has been teaching kindergarten and music in Fort Pierce. Finishing school in South Carolina in 1901, Mrs. Wright taught school in her home state and in Georgia and Northeast Florida. She moved to Fort Pierce in 1924 to retire but was asked by Mrs. John Davis to teach her daughter, Darletha, her ABC's. That was the beginning of a career that has helped hundreds of youngsters of this area to get started in education and music.

Her present school enrollment is small because of the doctors orders. In September of 1957 Mrs. Wright was taken away from her daily class work because of illness. Mrs. Edith Wheeler of Means Court carried her work on in the afternoons after school hours. She was senior at LPA at the time. Mrs. Ruth Knight also conducted the kindergarten school and directed the closing picnic on May 30th.

Aged but still lively and eager in her work, Mrs. Wright says: "Teaching the young ones is the most enjoyment I have ever had."

The Story Of Creation

By MRS. ROSA HILTON

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"Mrs. Wright's music class. She is also owner and kindergarten teacher of one of the pre-k schools in our history."



1959 — SENIOR CLASS — 1-B



1959 — SENIOR CLASS — 1-A

"Lincoln Park Academy Senior Classes of 1959 (Dorothy Jackson's Yearbook)"



Mr. and Mrs. Charles Russ, 1975 Russ Family Photos

“I went to school with Charles and Hassie Russ [of Granny’s Kitchen]. Charles and I were classmates at Lincoln Park Academy graduating class of 1959.”



“LPA Art Teacher and charter member of Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. February 28, 1959 at F.K. Sweet Elementary School, Fort Pierce, Florida. “Zanobia Jefferson [art teacher at Lincoln Park Academy] is also one of our local sorority Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. founders. I was a senior at Lincoln Park Academy class of 1959 and was selected one of the senior girls to serve at the chartering ceremony. Two years later, I became a member of the sorority at Tuskegee Institute, Tuskegee, AL as a sophomore student. After graduating from Tuskegee I returned home to start my teaching career and later joined the local chapter.”



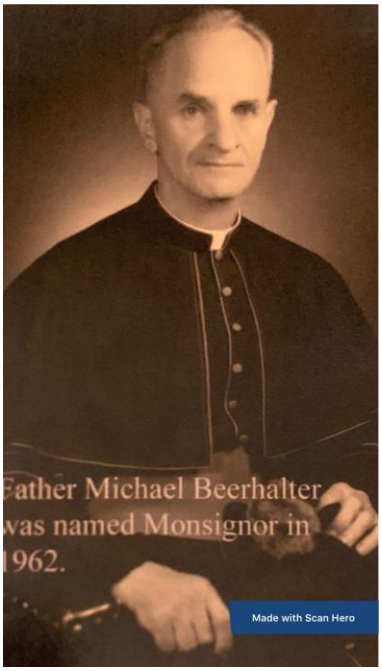
“Blessed Martin Catholic School at 8th Street, Fort Pierce. I attended Blessed Martin Catholic School first through eighth grade 1947 to 1955.”



“Dorothy Jackson, Jacquilynne Minus Lewis, Lucille Jackson Cotton, Barbara Kelley, Eugene Williams still live in Fort Pierce/Port Saint Lucie area today [Blessed Martin Catholic School students]”



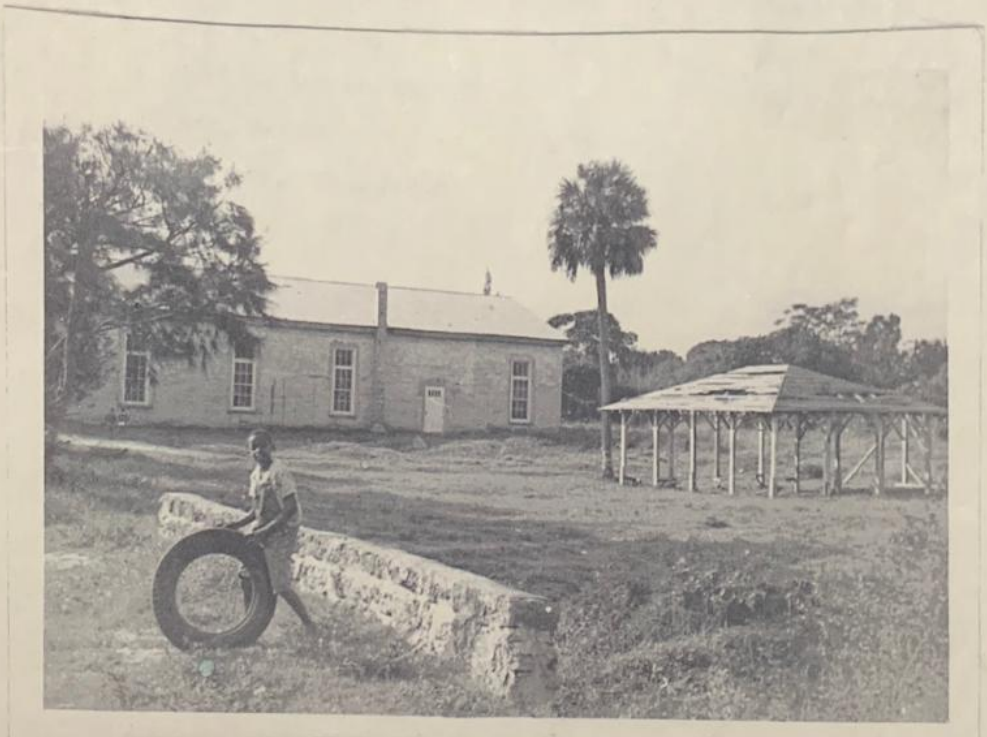
“Dorothy Jackson, Jacquilynne Minus Lewis, Lucille Jackson Cotton, Barbara Kelley, Eugene Williams still live in Fort Pierce/Port Saint Lucie area today [Blessed Martin Catholic School students]”



“Priest at Blessed Martin Catholic School 8th Street in Fort Pierce. He was the priest in charge of the school for the years that I attended 1947-1955.”



3.9 Blessed Martin de Porres Catholic School for blacks, front view.
c. 1940
(Courtesy of Mrs. Arnold Scotto)

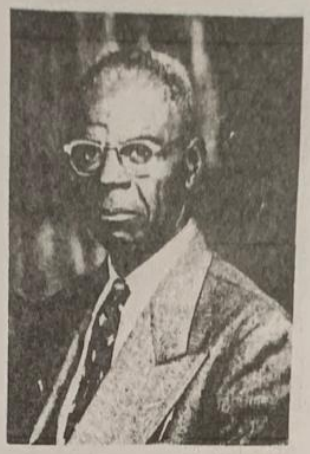


3.10 Blessed Martin de Porres Catholic School, side view and playground of the school for blacks on North 8th Street.
c. 1940
(Courtesy of the Archives of the Diocese of St. Augustine)

"Blessed Martin Catholic School"

IN LOVING MEMORY

THE MOORE FAMILY MEMBERS



MR. CHESTER ARTHUR MOORE
1884 - 1969

Professor Moore was born in Jefferson County, Florida, October 19, 1884. During his life time he was a grocery store merchant, a railway mail clerk and a life insurance underwriter. He spent 35 years as a classroom teacher and principal.

Professor Moore was actively interested in civic work and spent many years of his life working for the improvement of his community. He was instrumental in getting streets paved in the Negro area for the first time and assisted in the selection of the first law enforcement officers in the Lincoln Park area.

Through his efforts Public Housing became a reality in Ft. Pierce. He spent years in voter registration work and was instrumental in helping to get the first voting precinct in the Negro area. He helped to pioneer the first Interracial Fellowship Council of Ft. Pierce in 1939. He was a charter member of the Human Relations Council and chairman of its first membership drive. Through his efforts, along with others, a child care center was established. He served as the first president of the James G. Rhodes Y.M.C.A. He was a charter member of the Indian River Investment Corporation. And for many years served as chairman of the American Red Cross Membership Drive in the Lincoln Park area.

Professor Moore loved the city of Ft. Pierce and he felt that the health and well being of the entire city was dependent upon the community efforts of each of its citizens. He considered it his duty to do all that he could to make it possible for his people to enjoy all of the public conveniences to which they were justly entitle.

He was an outstanding and devoted member of the Mount Olive Baptist Church and active for many years as chairman of the Trustee Board and Superintendent of the Sunday School



MRS. JOSEPHINE GREGORY MOORE
1889 - 1968

Mrs. Josephine Moore was born September 9, 1889, in Live Oak, Florida to Mr. and Mrs. Gregory. Her school years were spent at the Florida Memorial Institute in Live Oak. She received the Humanitarian Award for her service in the best interests of humanity from this institution.

She was lead soloist in the choral society while attending the school It was at Florida Memorial that she met her future husband. In 1911 she was married to Chester Arthur Moore. This union was blessed with one daughter, Christabel; six sons, Gordon, Albert, Marcus, Chester, Algernon and Howard, the latter of whom is deceased.

Mrs. Moore was a member of Choir Number One of Mt. Olive Baptist Church, the Civic Federated Club, United Church Women, Women's Home Mission and the City Association of Clubs. She spent a number of years in the teaching profession on the west coast of Florida and in St. Lucie County.

The legacy that sister Josephine leavesis her love and active concern for all people and her deep and abiding faith in God. A commitment to these ideals by us, the living, her family and friends, would be the most fitting memorial to her life on earth.

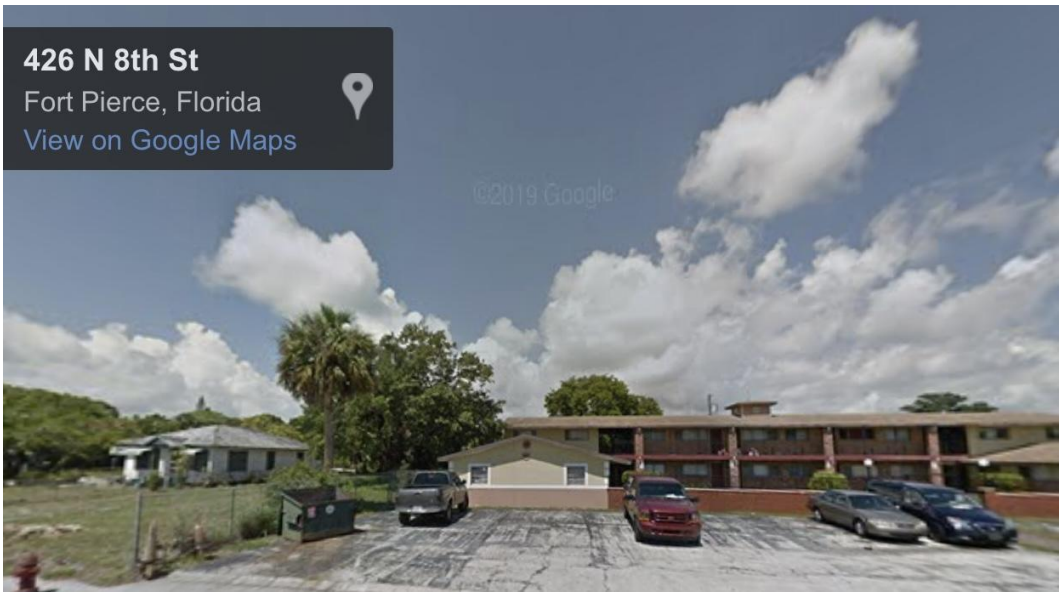
"Chester Arthur and Josephine Gregory Moore. His Granddaughters: Jacqueline Moore Davis and Patricia Moore are cousins to the Jacksons (their Mother was Ida Mae Allen Moore Wiley Hollingsworth! (3 marriages) Ida was a member of St. Paul AME." [Connected to Chester A. Moore Elementary School]



Fort Pierce Sanborn Fire Insurance Company Map, 1942. This is not part of the survey area.



“Dairy Queen corner of 10th Street and Orange Avenue. One of the sites burned during the days of turmoil of desegregation in Fort Pierce.”



“The apartment complex that is now on the site where Blessed Martin Catholic School was located. The Glinton house next door still stands and heirs of the Glinton family still lives in it today! Mildred Glinton and her mother were prominent residents in Fort Pierce. I came to know Mildred when I attended Blessed Martin Catholic School. She went off to college, came back home and taught a few years at Lincoln Park Academy.”



“Alfred Hair, Jr. My collage of him. I went to school with Alfred and his sisters at Lincoln Park Academy high school!”



“Jackie Jr. and John Caynon and their dad Jackie Caynon, Sr. I went to Lincoln Park Academy with both boys.”

APPENDIX F: HISTORIC CONTEXT FROM FORT PIERCE HISTORIC PROPERTIES SURVEY (TRC ENVIRONMENTAL, INC. 2007)

Florida Master Site File

Survey Log Sheet

Electronic Version 1.1.0

Survey #

Entry Date 5/11/2007

IDENTIFICATION AND BIBLIOGRAPHIC INFORMATION

Survey Project (name and project phase) Fort Pierce Historic Properties Survey

Report Title (exactly as on title page) Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida

Report Author (last name first)

>> TRC Environmental, Inc.

Publication Date (year) 2007 Total Number of Pages in Report (not including site forms) 138

Publication Information (use the style of American Antiquity) TRC Environmental Inc.: Ellicott City MD

Supervisor(s) of Fieldwork (whether or not the same as author's; last name first; add state for cities outside of Florida)

Name: >> Henry, Geoffrey B.;Other;Elicott City, MD Atlanta

Organization: >>

City: >>

Key Words/Phrases

>> Fort Pierce

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name: City of Fort Pierce Department of Planning

Address/Phone: City Hall, 100 US Highway 1 North, Fort Pierce FL 34954 (772) 460-220

Organization:

Recorder Name (last name first) Henry, Geoffrey B. Date Log Sheet Completed 5/23/2007

Is this survey or project a continuation of a previous project? Yes If yes, list previous survey #(s)

MAPPING

County(s)

>> St. Lucie

USGS 7.5' Series Map(s)

Map Name Publication Date >> FORT PIERCE;1983

DESCRIPTION OF SURVEY AREA

Dates for Fieldwork: Start 3/4/2007 End 4/6/2007 Total Area Surveyed (fill in one) hectares 11159 acres

Number of Distinct Tracts or Areas Surveyed

If Project is a Corridor, Complete the Following (fill in one for each): Corridor Width: meters feet

Corridor Length: kilometers miles

ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)

Survey #

Survey Log Sheet

RESEARCH AND FIELD METHODS

Types of Survey (select as many as apply)

>> Architectural

Other, Unlisted Survey Types (describe):

Preliminary Research Methods (select as many as apply)

>> Building permits

Archaeological Methods (describe the proportion of sites at which method was used; select as many methods as apply)

Method Used	Proportion	
		>>

Historical Architectural Methods (describe the proportion of properties at which method was used; select as many methods as apply)

Method Used	Proportion	
		>> Subdivision map;Method Used 20-50%

Notes on Field Methods (e.g., scope, intensity, procedures)

SURVEY RESULTS (cultural resources recorded)

Site Significance Evaluated? YES

Site Counts: Previously Recorded Sites 634 Newly Recorded Sites 974

Previously Recorded Site #s with Site File Update Forms (List site #'s without "8") See Attached

Newly Recorded Site #s (Make sure all are originals and not updates. List site #'s without "8") See Attached

Type of Site Form Used: >> SmartForm-Structure

******* MASTER SITE FILE USE ONLY ******

FMSF Staffer:

Electronic Form Used:

Origin of Survey Report: >>

1A-32 Permit #

Type of Document (select as many as apply)

>>

Other Document Type:

*Note: Do NOT plot document types marked with an asterisk

Document Destination:

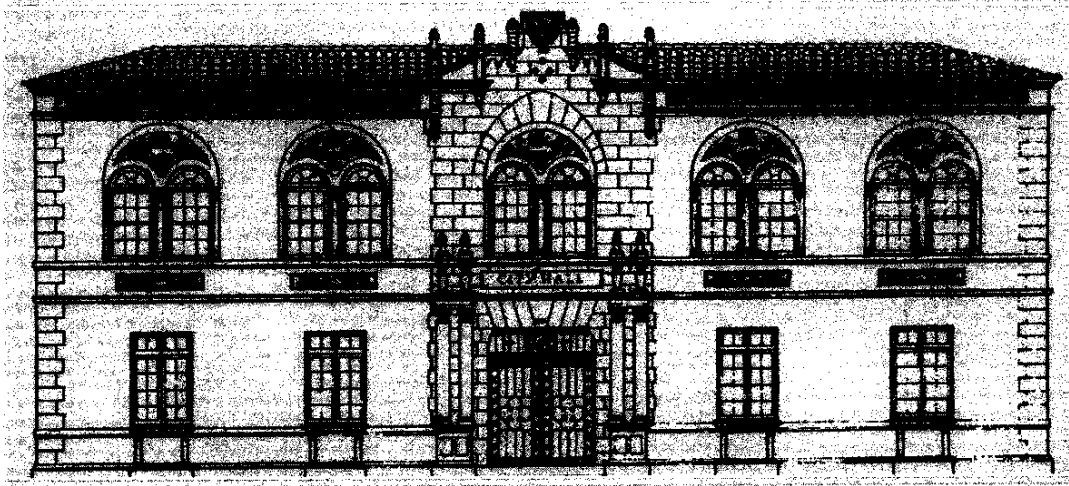
Plotability(1):

Plotability(2):

TRC

FINAL REPORT

FORT PIERCE HISTORIC PROPERTIES SURVEY
FORT PIERCE, ST. LUCIE COUNTY



Old City Hall, Fort Pierce
Courtesy: Main Street Fort Pierce

June 30, 2007

TRC Environmental Corporation
9056 Chevrolet Drive, Ellicott City, MD 21042

1438C

TRC

FORT PIERCE HISTORIC PROPERTIES SURVEY, FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Prepared for:

City of Fort Pierce
Department of Planning
100 N. US 1
Fort Pierce, FL 34954

Prepared by:

TRC Environmental, Inc.
9056 Chevrolet Drive
Ellicott City, MD 21042

June 30, 2007

4.1 INTRODUCTION

This historical overview of Fort Pierce provides a context within which the significance of architectural resources in Fort Pierce can be evaluated, both individually and collectively. The historic context is based on research contained in published histories, National Register nominations, city and county land records, and previous architectural and historical studies of Fort Pierce and St. Lucie County. Historic maps and atlases of the area, individual building and property histories, and interviews with property owners and local historians have supplemented this information. The historical overview of Fort Pierce is organized according to the following time periods, corresponding to important dates in the city's history:

- **Pre-Historic Period (Pre-1513)**
- **Colonial Period (1513-1820)**
- **Early Settlement Period (1821-1918)**
- **Fort Pierce and the Florida Land Boom (1919-1930)**
- **Great Depression and World War II (1930-1945)**
- **Post-War Fort Pierce (1945-1960)**

4.2 PREHISTORIC PERIOD

Native Americans were most probably first drawn to the St. Lucie County-Fort Pierce area by the abundance of fish and game along the banks of the Indian River. According to archeological investigations carried out in the area over the last thirty years, Fort Pierce is located at a crossroads of the boundaries of Circum-Glades, East-Central, and Okeechobee Basin aboriginal culture contact. (Adams et al 1992: 2) The Ais Indians are most closely tied to the Fort Pierce area and several sites associated with this tribe have been identified, including an Ais midden and burial sites. The original site of the later Fort Pierce settlement is located adjacent to an Ais mound and spring. (Fryman 1973: 8.1)

4.3 COLONIAL PERIOD (1513-1820)

First discovered by Ponce de Leon in 1513, the southern half of the Florida peninsula was only thinly settled by Europeans for nearly 300 years thereafter, and was known mostly only to missionaries, fishermen, pirates, and a few intrepid settlers. Contacts between the Spanish explorers and the native Indian residents of the coastal areas of Florida were few and are largely unrecorded. By and large, the Spanish were indifferent to settling the area, which they mapped principally as an aid to coastal navigation. In 1565, a brief attempt at settlement in the Indian River region was made by troops commanded by Spanish Admiral Pedro Menendez de Aviles, but it was abandoned within a few weeks. (Adams et al 1992: 3)

The history of Fort Pierce and the rest of Florida during the eighteenth century were linked with the European battles for dominance in the New World. Present-day Fort Pierce and St. Lucie County were part of the Florida territory controlled by Spain between 1565 and 1763. After 1763, Florida came under British rule. Most settlement during the Spanish and British colonial periods occurred along the coast of Florida in the form of large, thinly settled land holdings and plantations.

Reflecting the constantly shifting balance of power in Europe, Florida alternated between British and Spanish ownership after 1763, reverting to Spanish rule between 1784 and 1821. By the late eighteenth century, the Spanish were granting lands to non-Spaniards in an attempt to encourage permanent settlement in this unstable region. In the Fort Pierce area, John Hutchinson obtained a 2,000-acre grant between the St. Lucie and Indian River inlets in 1807. (Adams 1992: 4)

4.4 EARLY SETTLEMENT PERIOD (1821-1918)

In 1821, Florida was ceded by the Spanish to the United States and thereafter created a territory. Population growth in Florida during the early nineteenth century was reflected in the creation of additional counties from the division of existing large ones. St. John's and Escambia Counties were created soon after territorial status was attained in 1821. In 1824, Mosquito County, which included present-day Fort Pierce, was created. Further divisions created St. Lucie County in 1844, which was renamed Brevard County in 1855.

Settlement in south Florida was hampered by a lack of reliable transportation routes and by repeated Indian uprisings. These disturbances came to a head during the bloody Second Seminole War (1835-1842) which ultimately resulted in the driving out of the native Indian populations. During 1837, a chain of forts was built across the Florida peninsula between Tampa Bay and the Indian River inlets. In January 1838, troops under Lt. Colonel Benjamin K. Pierce built a small palmetto log block house on a bluff located four miles south of the Indian River inlet; the outpost was named Fort Pierce for its commander. Abandoned by 1842, Fort Pierce was destroyed by fire in December 1843. (Fryman 1973: 8.3) The site of Fort Pierce, including the adjacent Ais mound, is listed in the National Register of Historic Places.

The end of hostilities finally opened up most of Florida for sustained settlement. Both the Federal and territorial governments sought to encourage the clearing and settlement of farms throughout Florida during the antebellum period. The Armed Occupation Act of 1842 granted 160-acre tracts to new settlers who in turn served as a buffer against Indian raids. The Federal government also surveyed large sections of the state during this period. With its population finally on the upswing again, Florida entered the Union in 1845 as the 27th state.

By 1845, some 1,200 settlers were estimated to be living in the Indian River region. (Adams et al 1992: 7) The beginnings of Fort Pierce's historically important agricultural economy first appeared in the 1840s in the form of cattle ranches and small citrus and pineapple groves. A small village known as Susanna was reputedly established in the area in the 1840s; however, no above-ground traces of Susanna remain today. (Adams et al 1992: 7)

In 1861, Florida seceded from the Union and joined the Confederacy. The Civil War had little direct effect on Fort Pierce or the surrounding region. Nonetheless, the abandonment of farms by their soldier-owners, as well as the Union blockade of Florida's ports and coastline had a drastic effect on

the agricultural economy. Although Florida's agricultural economy was disrupted by the end of slavery, both cattle and pineapples regained their importance in the Indian River region after the Civil War.

In 1871, Alexander Bell first homesteaded a tract of land located between Taylor Creek to the north and Moore's Creek to the south. (Harrington 2001: 8.2) This became the nucleus of the Fort Pierce area's first residential neighborhood, named Edgartown after the grandson of A. G. LaGow, an early pioneer. Edgartown had a US Post Office and school was taught at the home of Miss Ella Bell. (Harrington 2002: 8.2) Although its extant buildings mostly date from after 1900, Edgartown is still a recognizably early neighborhood in Fort Pierce.

Fort Pierce traces its founding as a community to the establishment of a trading post by Captain Benjamin Hogg in 1879 at the present site of Avenue A and Indian River Drive just a few blocks south of the Edgartown settlement. (Harrington 2002: 8.2) Hogg, a successful trader, operated a freight schooner which delivered goods from the West Indies to a post in Jacksonville where he acquired merchandise for sale at his Fort Pierce store. One of Hogg's employees, Peter P. Cobb later established a general merchandise store in the two-story frame structure built by Hogg circa 1882. Cobb expanded the business facilities at the store on Avenue A by building a long wooden pier that accommodated steam ships and several fish houses.

In 1888, the U.S. Post Office closed its Edgartown location and re-opened just a few blocks away at the P.P. Cobb Store location. Both the village and its post office received the name Fort Pierce at this time. Although the store closed in the 1930s, P.P. Cobb's mercantile building still stands today and is one of Fort Pierce's most recognizable historic landmarks. (Figure 3) The establishment of the Fort Pierce Post Office in 1888 and the promise of a railroad stimulated the platting of the area around the Fort Pierce harbor, whose development was otherwise unregulated by municipal planning regulations. The Aaron Lee map of "Fort Pierce, Brevard County, Florida," drawn in 1888 for the Florida Canning Company, shows the proposed layout of the town south of the existing Edgartown settlement. (Figure 4) The streets as laid out followed a neat grid pattern that still marks Fort Pierce's street plan today. At that time, the street names were more exotic—Palmetto, Tropical, and Seminole Avenues—than the mundane designations—Avenues A, B, and C given them today. (St. Lucie County Plat Book 1-189)

Development in the new Fort Pierce settlement was scattershot during the 1890s, however, and many individual lots remained undeveloped, not to be filled in until later periods of prosperity in the 1910s and 1920s. The plat for "Carlton's Addition to Fort Pierce" was filed in September 1893 and included portions of Atlantic, Boston, and Citrus Avenues between South 3rd and South 7th Streets. (St. Lucie County Plat Book 1-167) A few of the modest frame vernacular residences built during the 1910s can still be seen in this section of Fort Pierce.

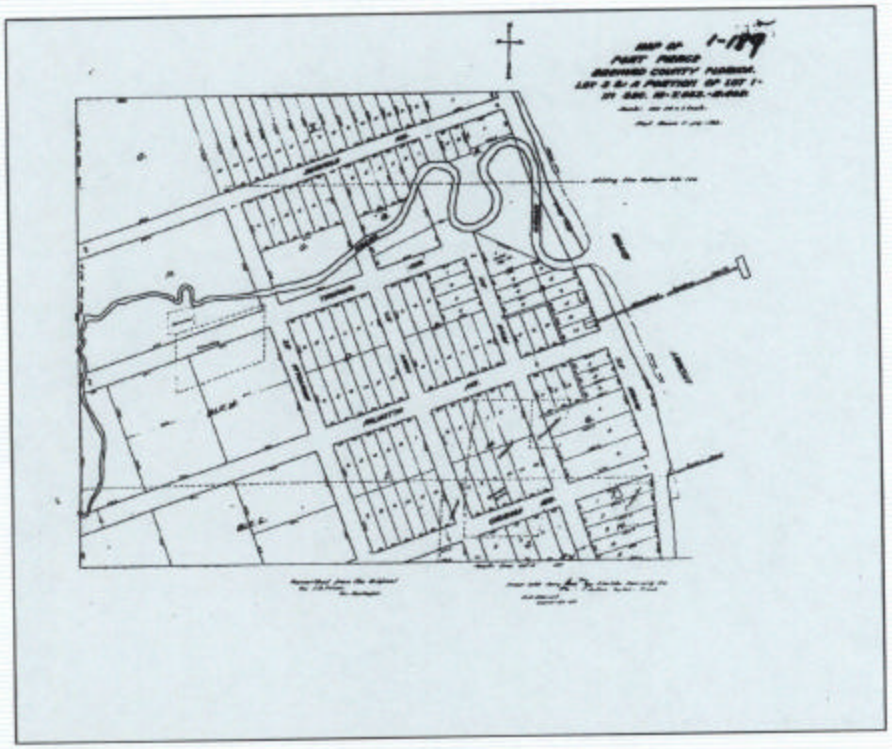
As was true throughout Florida, Fort Pierce's greatest period of development awaited the arrival of the railroad. The visionary Standard Oil Company magnate Henry M. Flagler established luxury resorts at St. Augustine, Ormond Beach, and Palm Beach along Florida's Atlantic coast in the 1880s and 1890s. In 1894-1895, Flagler's Florida East Coast (FEC) Railway (which incorporated the pre-exiting Jacksonville, St. Augustine & Titusville Railroad) reached Fort Pierce. (Adams et al 1992: 10) The FEC route continued on to Miami by 1896 and extended as far as Key West by 1912. Then as now, the FEC tracks run north-south a few blocks west of the harbor area. A frame passenger depot and freight facilities soon followed. (Figure 5)

Figure 3

P.P. Cobb Store, 100 Avenue A, Fort Pierce (SL00789)

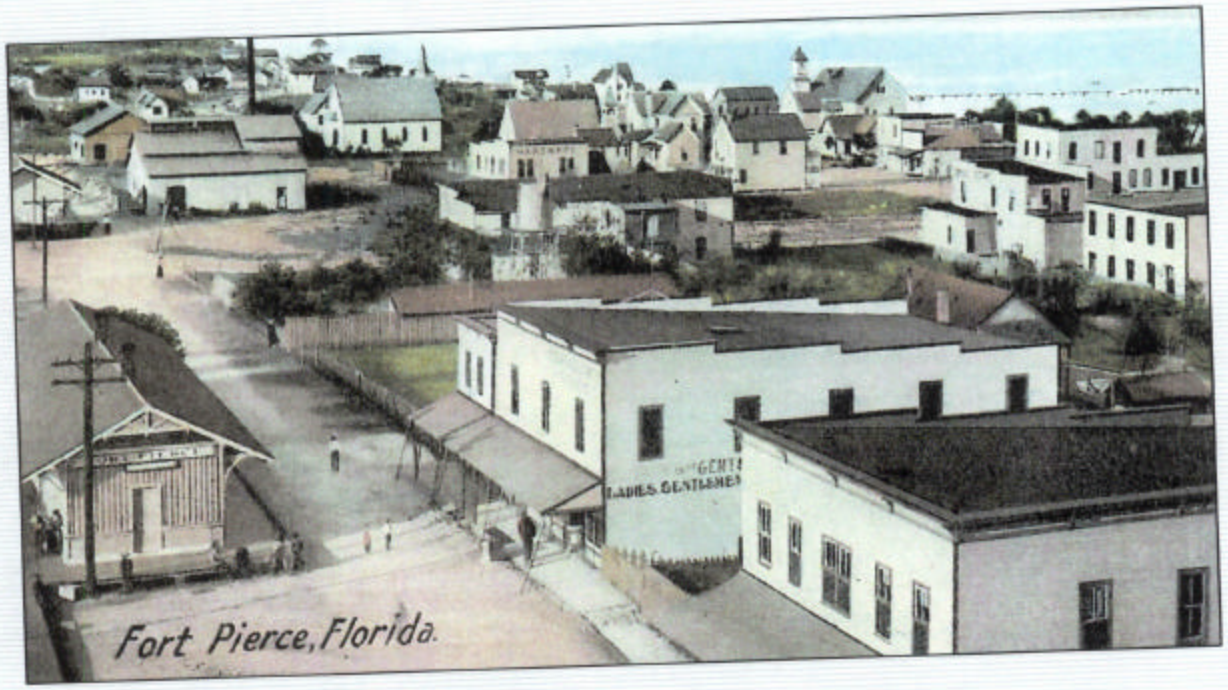


Figure 4
Aaron Lee's "Map of Fort Pierce, Brevard County, Florida."



Source: City of Fort Pierce Engineering Department

Figure 5
Postcard View of Fort Pierce, Circa 1900-1910



Source: Hamill Collection, Fort Pierce

The most important effect of the railroad's arrival was the opening up of new Northern markets for products of the Indian River region's citrus, cattle, and fishing industries, making Fort Pierce a major shipping point for these products from this part of south Florida. As a result of extensive swamp drainage operations carried out beginning in the late 1890s, land to the west of Fort Pierce was opened up for intensive agricultural development. The town's growth was further stimulated by the establishment of an FEC Railroad division point at Fort Pierce, which spurred the growth of rail yards, support facilities, and even dormitory housing for railroad workers. (Harrington 2002: 8.1)

The distinguishing features of Fort Pierce's earliest architecture can be seen in published views of Fort Pierce dating from circa 1900-1910. Fort Pierce's visual character, established as early as the late 1890s, consists of a well-defined industrial and commercial sector near the Indian River waterfront, with residential areas and a few churches scattered to its northwest, west and south. Orange Avenue, running east-west, served as the city's principal thoroughfare, and contained a mixture of commercial and residential buildings. The city has grown more or less organically and in spurts since that time, with many buildings having been built on previously undeveloped lots and a significant number of historic resources having been demolished for modern post-World War II construction.

On February 2, 1901, Fort Pierce became an incorporated town, with 53 of its 66 eligible voters present for the occurrence. (Harrington 2002: 8.3) The early 1900s saw a series of "firsts" for Fort Pierce: the Indian River Telephone Company brought the first telephone service to the town in 1902 and the first bank was established in Fort Pierce in 1903. In 1905, the "Dittmar and McCarty's Addition to Fort Pierce" opened up areas for residential development to the area west of North Fourth Street (present US Route 1). (St. Lucie County Plat Book 1-3)

Things continued to look up for Fort Pierce in the early 1900s. In 1905, St. Lucie County was revived, carved out of Brevard County. Fort Pierce, as the fastest developing industrial and commercial hub in the region, was the logical choice for the new county seat. The first St. Lucie County courthouse, a Classical Revival-style brick building with a central octagonal dome, was completed in 1909 on South Second Street. In the county, many large tracts to the west of Fort Pierce were developed for citrus fruit and pineapple production, increasing the importance of Fort Pierce as a shipping hub for the Indian River region's produce. (Adams 2000: 8.1) By 1910, St. Lucie County's population had reached 4,000, with nearly 1,400 residing in Fort Pierce.

Space was by now badly needed for these new residents of Fort Pierce. The platting of several sections outside of Fort Pierce's original harbor-front area began in earnest around 1910, although in some cases the subdivisions barely got beyond the drawing board. Fort Pierce Heights was platted by the Home Investment Company of Georgia in 1911. (St. Lucie County Plat Book 1-39) Floriana Park, comprising portions of Oleander and Hibiscus Avenues between Delaware and Orange Avenues, was platted in 1912. That same year a small Fort Pierce Beach subdivision was platted along the Atlantic Ocean on Hutchinson Island, but the island's isolation from the rest of Fort Pierce and several serious hurricanes prevented much development there until the 1920s. (St. Lucie County Plat Book 2-6A)

Oakland Park, a twelve-block area located south of Delaware Avenue between South 6th and 10th Streets, was platted as one of Fort Pierce's largest residential subdivisions in 1912-1913. (St. Lucie County Plat Book 2-7) Several frame homes dating from the 1910s line its streets, although most of the subdivision was filled out during later periods of development.

African-Americans, until recently almost unmentioned in published histories of St. Lucie County or Fort Pierce, played a vital part in the development and growth of Fort Pierce even before its inception. Many African-Americans living in Fort Pierce at the turn of the twentieth century were descended from slaves who had worked the plantations of Mosquito and Brevard Counties before the Civil War; many more had moved to the Fort Pierce area to take jobs in the rapidly expanding citrus groves and packing plants. (Jackson 1996: 40) A few worked as porters or unskilled laborers for the FEC Railroad, which by the early 1900s was the city's biggest employer.

Around 1901, a small group of Fort Pierce's African American parents organized a school, with classes held in a tin building on North Eighth Street. (Jackson 1996: 35) The building had previously been used by the school district to house supplies for the city's white school. In 1906, a new permanent school was erected next to this building. Fort Pierce's schools were to remain legally segregated for much of the twentieth century.

In 1903, only two years after the city's incorporation, Mt. Olive Missionary Baptist Church was organized in the Cobb's Bottom (now Brown's Court) section of Fort Pierce. The congregation began with eleven members. In 1904, a widow, Dorcas Hudson, gave land for the building of the first St. Paul's African Methodist Episcopal (AME) Church. (Jackson 1996: 28) The church burned a few years after and the congregation moved to a location at the northwest corner of Eighth Street and Avenue B. The site is now home to Greater New Bethel Baptist Church, rebuilt several times after fires and hurricanes. (Figure 6)

Although there may have been a certain amount of social fraternization between whites and blacks in Fort Pierce during this period, residential areas for both races were strictly separate, with segregation enforced by both deed restrictions and law shortly after Fort Pierce's incorporation. African-Americans were concentrated in an area of Fort Pierce located west of US Highway 1 and generally north of Orange Avenue. In 1911, the St. Lucie Investment Company platted Emancipation Park, a residential subdivision for African Americans that included Booker and Dunbar Streets and Avenue D between North 27th and North 31st Streets. (St. Lucie County Plat Book 1-38) Lincoln Park was another large subdivision for African-Americans in Fort Pierce and was located north of Avenue D.

The Sanborn insurance maps of Fort Pierce in both 1915 and 1918 show the area north of Moore's Creek and the canal already highly developed, with many small frame houses punctuated by grocery stores, billiard parlors, boarding house, restaurants, and several churches. (Sanborn Insurance Map Company 1915 and 1918) Although altered through demolitions, hurricane damage, and later development, this historically African-American area of Fort Pierce still gives a close approximation of its appearance from the 1910s and 1920s. Several streets such as North Tenth Street and Douglas and Dundas Courts are still lined with small one-story frame vernacular houses, some of them of shotgun design. (Figure 7)

Figure 6
St. Paul's A.M.E. Church, 800 Avenue B, Fort Pierce (SL00863)



Figure 7
Shotgun House at 423 Douglas Court, Fort Pierce (SL00428)



Fort Pierce Historic Properties Survey
June 30, 2007

Photographer:
Ellen Jenksins TRC

Quite a different image was conveyed along Indian River Drive, an area reserved for wealthy white landowners. One of the earliest and grandest homes built along this road was Cresthaven (now the Boston House), constructed in 1909 for its owner William T. Jones. (Zimny 1985: 8.1) This two-story Classical Revival-style house with an imposing central portico is probably Fort Pierce's earliest brick residence and has been recognized with listing in the National Register.

In 1913, the expansive dreams of Fort Pierce's leaders, who presided over a city by then barely a quarter-century old, were expressed in the decision to build a large permanent school building along Delaware Avenue. (Bennett 1985: 12) The St. Lucie County School was completed in 1915 to the design of Jacksonville architect W.B. Camp. (Zimny 1983: 8.1) Built in a hybrid Mediterranean Revival/Mission Style, it was described by one contemporary as "the most magnificent, the most modernly planned and the most architecturally beautiful public school building in Florida." A companion structure, built to house the county's high school students, was built in the same style by Fort Pierce architect John Sherwood in 1924 (expanded again 1926) and was for many years the only public high school between Stuart and Melbourne. (Zimny 1983: 8.2)

4.5 FORT PIERCE AND THE FLORIDA LAND BOOM (1919-1930)

Throughout Florida, the 1920s was a period marked by frenzied real estate speculation and development—the "Florida Land Boom." Several factors went into producing this phenomenon, which seemed to engulf Florida more than most other states. Nationally, there was a pent up demand for housing following the end of World War I and the ensuing short recession. The unregulated real estate and mortgage industries made loans readily available to many first time home buyers. The nation was fascinated with Florida in the 1920s, fueled by movies and by the aggressive advertising of promoters and local Florida Chambers of Commerce. Vacationing there was no longer just the domain of the rich, who arrived by train and stayed in expensive luxury hotels. Instead, anyone who could afford a Model T car and the price of gas could drive to Florida to vacation or to live part-time. At first, these new visitors stayed in tourist camps or boarding houses, but by the early 1920s, the market was such that builders and developers were swamped with requests for new ready-built homes in Florida's burgeoning seaside communities. (GAI Consultants 2003: 12-13)

All of this served as background for Fort Pierce's own "Land Boom" of the early 1920s. The city was ripe for expansion in its residential districts. The population of Fort Pierce had shot up from nearly 1,400 in 1910 to 2,115 in 1920, with many more winter residents housed in the city's hotels and boarding houses. By 1927, the population was reported to be 8,500 (R.L. Polk Co. 1927: 22)

Throughout the city, new residential subdivisions were platted and lots sold and resold for quick profits. A downtown Fort Pierce lot sold for $65,000; house lots were $6,000, and a parcel of land might change hands eight or ten times in one day. (Janus Research 2003: 26) Those who chose to build homes in the city besieged local builders and architects for designs. The architect John Sherwood reported that in 1924 he had received commissions to design buildings in Fort Pierce valued at over $600,000. (Adams 1995: 8.1) Between 1925 and 1926, building permits increased in value from $361,950 to $929,736 (R.L. Polk 1927: 22) Local investors also financed a casino on the Atlantic beachfront, a toll bridge between the mainland and the island, and several improvements to the Fort Pierce port.

Numerous residential neighborhoods were developed in Fort Pierce as a result of the increased real estate speculation of the 1920s. Developments with such euphonious names as Palm Haven, Dreamland Park, and San Lucie Plaza filled the county plat books. The Sunrise Trust Company registered a plat for the Pinewood Subdivision in Fort Pierce in 1923. (St. Lucie County Plat Book 5-24) This large residential subdivision, located west of US Route 1, extended south from Georgia Avenue to Ohio Avenue. Its centerpiece was Sunrise Boulevard, a wide divided avenue with a central grassy median strip and sidewalks that ran at a diagonal to Fort Pierce's prevailing grid street pattern. The layout of Sunrise Boulevard may have been influenced by the "City Beautiful" movement then prevalent in city planning. The Pinewood neighborhood retains numerous examples of small Mission-style homes, as well as later homes from the late 1940s and 1950s built when the area became more fully developed.

Further south along Sunrise Boulevard, between Virginia Avenue on the north and Edwards Road on the south, was what was planned as Fort Pierce's most exclusive neighborhood, the Maravilla Subdivision. Its plat, filed in 1924, revealed the great hopes of its backers, the Keystone Realty Company. (St. Lucie County Plat Book 4-47B and 4-68) A nine-hole golf course was planned, along with stuccoed arches spanning the two entrances on Sunrise Boulevard. Deed restrictions specified appropriate setbacks, construction cost minimums, and the use of a Spanish design motif. (Adams 1995: 8.3) In early 1924, six "Spanish bungalows" were completed and plans were underway for the construction of several more. The 1926-1927 *Fort Pierce City Directory* lists nearly 30 households along Sunrise Boulevard. Although the subdivision eventually failed to live up to its grandiose vision, the neighborhood still retains many Mediterranean Revival and Mission-style homes from the late 1920s and 1930s, along with later houses from the 1940s and early 1950s. Among the most notable is the Jules Frere House at 2404 Sunrise Boulevard, begun in 1928 but not completed until 1931. The house is listed in the National Register. (Figure 8)

Builders advertised the low cost of housing to prospective buyers: "Bungalows have been erected for as little as $250 and $300 and a two-story house of attractive architecture for $1,000." (Adams 1992: 13) By the 1920s, mass-produced and catalogue houses, along with the pervasive influence of popular architectural styles, had their effect on Fort Pierce's residential neighborhoods. Houses in the Mediterranean Revival, Mission, Bungalow, and Colonial Revival Styles were built alongside the more regionally distinctive frame vernacular houses of the late 1890s and early 1900s. Along with the handsome paved streets and granite curbs, they lent an appearance of middle-class solidity to the Oakland Park, Delaware Avenue, and downtown residential neighborhoods. The waterfront area along Indian River Drive, previously considered undesirable because of its proximity to the railroad and the busy shipping docks, was developed with several new and expensive homes in the fashionable Mediterranean Revival and Colonial Revival Styles of the 1920s.

During the 1920s, Fort Pierce's residents were for the most part decidedly working or middle-class as would be expected from the city's predominant economic activities of fishing, citrus-packing, the FEC railroad, and smaller trades. A casual perusal of the 1926-1927 *Fort Pierce City Directory* shows Mrs. Estelle Clark, a stenographer, living at 1906 Orange Avenue; Forrest Cobb, a bookkeeper, living at 119 North Eleventh Street; Miss Roxie Gilliam, a teacher at St. Lucie High School, living at 113 Alma Court; and Jay Palmer, an employee of the Georgia Barber Shop, living at 503 Orange Avenue. African-American residents were as yet not listed separately in the city directories, although their names were identified with an asterisk. Percy Peek, an undertaker, lived at 414 North Eleventh Street; Fisher Parker, a cook, lived at 708 Avenue B; Melissee Patterson, a teacher at Lincoln Park

Figure 8
Jules Frere House, 2404 Sunrise Boulevard, Fort Pierce (SL0999)



Academy, lived at 417 North 10th Street; and Rebeccah Gordon boarded at 322 North 8th Street. (R.L. Polk 1926-1927: 115, 131, 159)

The fruits of this greatly increased prosperity were seen throughout Fort Pierce, and the city experienced an almost complete physical makeover during the height of the Florida Land Boom period. The small but talented band of licensed architects practicing in Fort Pierce during this period left their mark on the city in the form of numerous civic and commercial commissions, in addition to residences. During the 1920s, "the City put into place its best public architecture and with it acquired the Mediterranean ambiance that typified south Florida in the golden age of the 1920s." (Figure 9)

The list of significant buildings erected during this period is impressive for such a small town. Perhaps the best known is the Sunrise Theater, completed in 1923 to the design of Fort Pierce architect John Sherwood. The building represents the transition between the simpler Mission style and the more elaborate Mediterranean Revival Style. (Figure 10) At its completion, it was the largest movie theater on Florida's East Coast between Miami and Jacksonville (Harrington 2002: 8.1). Its fame was such that it is said that soon thereafter Fort Pierce began calling itself the "Sunrise City." The Sunrise Theater is listed in the National Register. Later, Sherwood went on to design the extension of the St. Lucie High School, completed in 1924.

A new Fort Pierce City Hall was completed in 1924. Also designed in the Mediterranean Revival Style, its architect was William W. Hatcher of Alabama, and its builder was J.C. Hannow. Recently restored and currently leased by Main Street Fort Pierce, the Old Fort Pierce City Hall is listed in the National Register. Hatcher had previously designed the nearby Raulerson Building in Fort Pierce, another Mediterranean Revival-style commercial building and went on to design the First United Methodist Church on Orange Avenue in 1925 and the third expansion of the St. Lucie High School in 1926. (Harrington 2001: 8.6) Across the street from City Hall was the Peacock Building, another fine example of the Mediterranean Revival Style, completed in 1925.

The Arcade Building, a handsome two-story Mediterranean Revival-style commercial building, was completed in 1926 to the design of West Palm Beach architect Willis Irwin. (Weaver 2001: 8.1) (Brackett 2001: 1-2) Irwin undoubtedly had the arcaded commercial buildings designed by Addison Mizner along Palm Beach's Worth Avenue in mind. The building is notable for the expensive materials used, including glazed terracotta, wrought iron, antique cedar, and imported tiles. The Arcade Building is listed in the National Register. (Figure 11)

City improvements kept pace with the expanding population and economy. In 1924, a causeway was completed connecting Fort Pierce with Hutchinson Island and plans were soon hatched for the development of hotels, housing, and recreational facilities along the beachfront. Fort Pierce built a new water plant in 1926 at a cost of over $300,000. (Adams et al 1992: 14) Twenty-four miles of paved roads were built in the city during the 1920s, most complete with sidewalks.

The South Florida real estate market began to slow appreciably in late 1925 when the FEC Railroad, needing to move freight other than just building materials to its destinations in South Florida, put an embargo on shipments of these products. Starved for lumber and concrete block, many builders and contractors were forced to cancel construction contracts, creating a ripple effect. In Fort Pierce, the collapse of the venerable Bank of Fort Pierce came as a shock to the local financial community (Harrington 2002: 8.5) Two especially strong hurricanes hit South Florida in 1926 and 1928,

Figure 9
1920's Postcard View of Second Street, Fort Pierce



Source: Fort Pierce Main Street

Figure 10
Sunrise Theatre, 117 South Second Street, Fort Pierce (SL00799)



Photographer:
Ellen Jenksins TRC

Figure 11

Arcade Building, 101 North US 1, Fort Pierce (SL00772)



toppling many parts of the already shaky real estate economy. In many respects, Florida entered the Great Depression ahead of the rest of the country.

Although not immune to these developments, Fort Pierce had too diversified an economy and too strong an agricultural base to succumb entirely to an economic depression. Its political and economic leaders proceeded apparently undaunted throughout the late 1920s with their plans to improve the port facilities at Fort Pierce, bring road improvements to St. Lucie County, and build a new electrical and power line station on the outskirts of Fort Pierce. (Adams 1992: 15) In competition with Miami, the Fort Pierce port facilities acquired a deeper channel, a turning basin, additional jetties, and improvements to the inlet. Through these measures, Fort Pierce was able to leap from being the major shipping point for St. Lucie County to becoming central Florida's regional export center. Citrus from this region comprised as much as 79 per cent of Florida's yearly total. (Adams et al 1992: 14)

4.6 GREAT DEPRESSION AND WORLD WAR II (1930-1945)

By 1930, Fort Pierce was claiming a population of 4,803 year-round residents, a considerable reduction from its 1928 estimated population of nearly 8,000. (Adams 1995: 8.2) Residential construction slowed during the 1930s compared to the previous decade, with homes built during this period merely filling out existing subdivisions rather then newly developing ones. For economic reasons, builders generally reverted to the simpler frame and masonry vernacular forms of the early part of the century, rather than the more opulent and more expensive Mediterranean Revival Style of the 1920s.

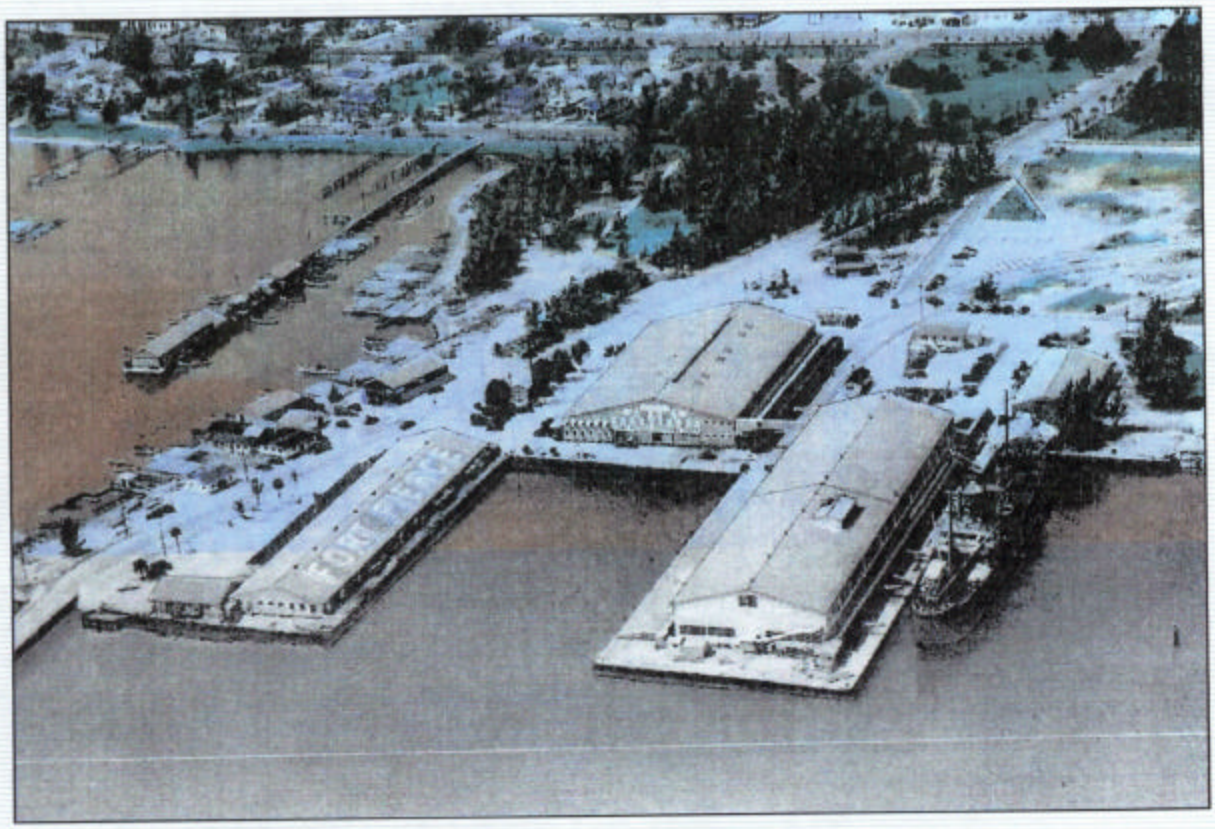
Fort Pierce was better able to survive an economic downturn than many communities its size in Florida due to the existing infrastructure it had developed during the previous two decades. The electrical and water plants were publicly owned, as were its docks. It boasted the most extensive system of paved streets in a multi-county area. (R.L. Polk 1931: 8) The City also benefited from its position along important highways, such as US Highway 1 which ran directly through the downtown, and Route A1A (variously known as Jensen Beach Boulevard, Park Boulevard, and Ocean Drive on maps of the period) (Janus Research 2003: 177). In 1935, a 167-acre municipal airport was completed just to the south of Fort Pierce.

The deep-water port facilities at Fort Pierce were the largest between Jacksonville and Miami. Building on the improvements made to it during the 1920s, the Federal government undertook additional widening of the shipping channel, and warehouses and refrigerated storage buildings along its waterfront were constructed with private funds. (Figure 12) The harbor terminal, consisting of two earthen bulkheaded piers, remained municipally owned. (Adams et al 1992: 17)

Civic belt-tightening meant that the city's government and its commercial leaders no longer took the lead role in building the town's architecture. That role was taken up to a lesser extent by the Federal government, which was responsible for two important commissions in Fort Pierce. In 1934, the US Post Office Department announced that a new Post Office facility was to be built in Fort Pierce to the tune of $72,000 (Harrington 2002: 8.5) Designed in a restrained Classical Revival Style by Supervising Architect Louis Simon, the Fort Pierce Post Office was completed at its location on Orange Avenue in 1935. (Figure 13) Like many New Deal-era post offices around the country, the lobby of the Fort Pierce Post Office was graced with a mural commissioned by the Works Progress

Figure 12

Ca 1935 Postcard View of Fort Pierce Docks and Citrus Packing Plant



Source: Hamill Collection, Fort Pierce

Figure 13
Old Fort Pierce Post office, 500 Orange Avenue, Fort Pierce (SL00054)



Administration: a painting by artist Lucille Blanch depicting "Osceola Holding Informal Court with His Chiefs." (Harrington 2001: 8.7) The old Fort Pierce Post Office (currently vacant) is listed in the National Register. The other major Federally-financed building in Fort Pierce during this period, the U.S. Coast Guard Station, was completed in 1937 on the northern tip of South Hutchinson Island, facing the Fort Pierce inlet.

By 1940, the US population census recorded the city's population at 8,040 indicating that Fort Pierce was now out of the Depression. The entry of the United States into World War II quickened the pace of life in Fort Pierce and South Florida in general. World War II brought an influx of soldiers on training missions to the region, as well as increased prosperity for manufacturers.

With its all-weather climate, South Florida was an ideal location for military training operations, particularly for the North Africa Theater. In 1943, the US Navy established an amphibious training base at Hutchinson Island, appropriating the US Coast Guard Station there for its headquarters and building a vast complex of temporary housing on the island. (Adams et al 1992: 19) The few houses that had been built on the island during the 1920s and 1930s were also taken over or if not usable, were demolished. The US government also took over operations of the Port of Fort Pierce.

4.7 POST WAR FORT PIERCE (1946-1957)

Fort Pierce and South Florida benefited greatly from the economic expansion that followed the end of World War II. Veterans who had trained in Florida during the war, as well as newly enriched retirees moved permanently to Florida. Many portions of the state expanded their economic base beyond agriculture and winter-based tourism. Fort Pierce's population shot up in the immediate post-war period, reaching 13,502 in 1950 according to the US Census Bureau.

Faced with a pent-up demand for housing, developers and builders were quick to respond. Many new subdivisions were platted and developed in Fort Pierce during the late 1940s and early 1950s. Several of these were in the historically African-American sections of Fort Pierce, such as Carver Heights (encompassing Avenues M, N, and O between North 25th and 27th Streets) and Bunche Park (encompassing Dunbar and Carver Courts between North 29th and 31st Streets). (St. Lucie County Plat Books 10-18 and 10-19A) One of the best-known developments from this period is Hibiscus Park, laid out and registered in two stages between 1946 and 1948. The earliest section extended from the west side of Texas Court to South 13th Street for one block south of Georgia Avenue. The second part, platted by the Indrio Development Corporation in May 1948, extended this development east from Texas Court to South 10th Street. (St. Lucie County Plat Books 8-11 and 8-43) Today, the Hibiscus Park neighborhood contains a nearly intact collection of masonry vernacular and early Ranch-style houses with a distinctly suburban feel.

The effects of this continued expansion of the city's residential areas are seen in the constantly rising population figures for Fort Pierce and St. Lucie County. By 1956, the city's population was estimated at 24,000, with St. Lucie County at 35,000. (R.L. Polk 1957: 3)

South Florida was flexing its political muscle as well; in 1952 Fort Pierce native Daniel McCarty was elected Florida's 31st Governor after failing in an earlier attempt in 1948. This capped a long political career that included McCarty's election as Florida's youngest Speaker of the House in 1941 and his

decorated military service during World War II. Although Governor McCarty died after only nine months in office, his administration supported construction of the Florida Turnpike and was influential in establishing medical schools at the University of Florida and the University of Miami. In Fort Pierce, he is commemorated by the Daniel McCarty Memorial Highway (a portion of US 1 within the city limits) and the Daniel McCarty Middle School.

By the 1950s, Fort Pierce's tourist visitors seldom arrived by train anymore and no longer preferred to stay in large centrally located downtown hotels such as the New Fort Pierce Hotel or the Colonial Hotel, which were seen as fussy and old-fashioned. Instead, many new motels were built along US Highway 1. Among these were the Nowalk Motel (advertising 14 rooms with 14 baths), the Capri Motel, the Sky-Way Motel, and the Palomino Motel with its lifelike palomino pony sign out front. (R.L. Polk 1951: 223-224) Motels, many of them designed around whimsical themes, offered modern, clean accommodations as well as convenience to the motoring public who were provided with on-site parking courts. (Figure 14) In the late 1950s, the local Chamber of Commerce inaugurated the Sandy Shoes festival, a celebration of the city's early cattle-herding history. The festival also included swimsuit competitions and parades.

Tourist motels were also built on Hutchinson Island beginning in the late 1940s; this area had been opened up for commercial and residential after the US Navy abandoned its training facility there following the end of the war. Developers rushed to re-plat the earlier subdivisions on Hutchinson Island that had lain dormant during the 1920s and 1930s. (St. Lucie County Plat Book 8-27) Fort Pierce Beach and the Surfside Subdivision were re-platted during this period. By 1956, according to the St. Lucie Chamber of Commerce, "a large number of residents are choosing to make their homes on the two beaches fronting the Atlantic Ocean." (R.L. Polk 1957: 2-3), making this the area of choice for new construction. Unlike the grandiose (and unfulfilled) schemes planned for the beachfront areas during the 1920s, the subdivisions planned during the 1950s were directed at the retiree and middle-class couples or families. Lots were small and the resulting houses were usually simple one-story cinder-block homes with an attached carport or garage. Numerous homes from the 1950-1960 period are still standing along Fernandina and Hernando Streets and St. Lucie Court on Hutchinson Island.

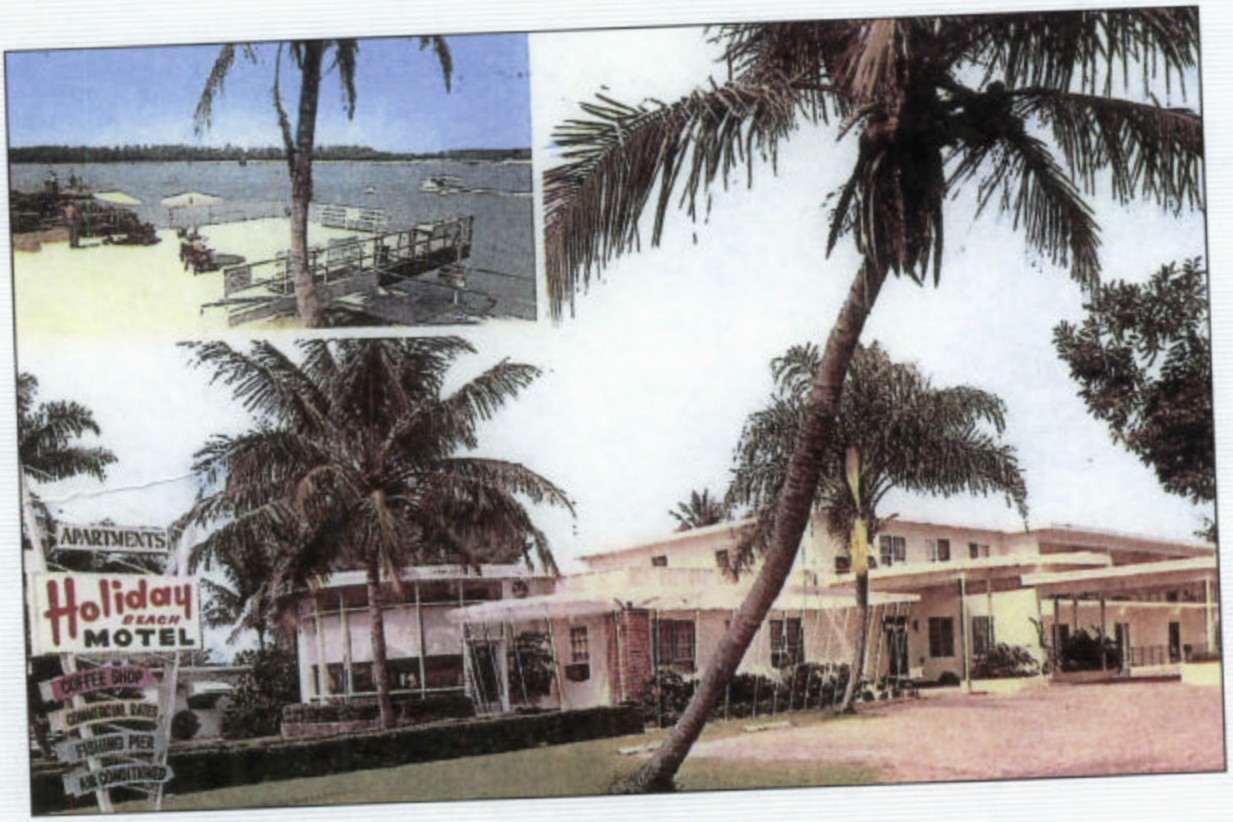
Alongside the placid Eisenhower-era image of shuffleboard-playing retirees and aging cattlemen, Fort Pierce had a lively if generally unknown artistic scene during the 1950s. (Zimny 1984: 8.1) One of its leaders was Albert E. "Bean" Backus (1906-1990), a self-taught artist and life-long resident of Fort Pierce. Backus began his career painting posters for the Sunrise Theatre, and then moved to painting landscapes of Florida's backwoods. His paintings, with their vivid sunsets and tropical flowers, are now highly prized by collectors. Backus' home and studio was the simple two-story frame vernacular building now standing at South Second Street and Avenue C. Backus mixed freely with such wealthy art patrons as Dorothy Binney Palmer, an heir to the Binney & Smith crayon company, whose home at "Immokolee" outside Fort Pierce was a magnet for authors and artists. (Johnston 1994: 8.6) Backus also inspired and encouraged a small group of mostly African-American artists who adopted his style of painting for landscapes of rural Florida. These artists were dubbed "Highwaymen" for their practice of selling their paintings alongside back roads and highways in Florida.

The writer and folklorist Zora Neale Hurston was a frequent guest at the Backus home and studio. Born in 1891 in Notasulga, Alabama, Hurston was a recipient of Rosenwald and Guggenheim fellowships and was one of the first blacks to graduate from Barnard College in New York City. Her

autobiographical work, *Dust Tracks on the Road*, won the Anisfield-Wolf award from the *Saturday Review* in 1943. She spent the last years of her life in semi-obscurity in Fort Pierce at her home at 1734 Avenue L. Here, she worked on her last book, *The Life of Herod the Great*, and also taught at Lincoln Park Academy. She died in 1960 in Fort Pierce and is buried in the nearby Fort Pierce cemetery. The Zora Neale Hurston Home is a National Historic Landmark (Figure 15)

Figure 14

1950s Postcard View of Holiday Motel, 1750 Seaway Drive, Fort Pierce



Source: Hamill Collection, Fort Pierce

Figure 15
Zora Neale Hurston House, 1734 Avenue L, Fort Pierce (SL00290)

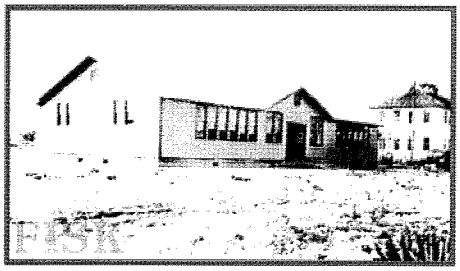


Photographer:
Ellen Jenksins TRC

LINCOLN PARK MAIN STREET
SHOWCASE
LPMS LINCOLN PARK MAIN STREET
The Official Newsletter of The Lincoln Park Main Street, Fort Pierce, FL • "Revitalizing Avenue D"
JULY/AUGUST 2025 • Volume 9 Issue 33

Fort Pierce Rosenwald School

By Wikipedia



Pictured above is the Lincoln Park School, County Training School (C.T.S.) located on the campus of Lincoln Park Academy at the Means Court site in St. Lucie County was built under the 1925-26 budget of the Rosenwald Fund. The building was constructed on two acres of land, a five-teacher type with a total cost of $16,000, contributions of $2,000 from the Negroes, $200 from whites, $12,500 from public funds, and $1,300 from Rosenwald. County Training School building was a type of segregated school for African American students in the American South to educate African Americans at elementary and secondary levels.

Inside This Issue

Rosenwald Schools	1-2
Fort Pierce Chronicle	3
Our Sponsoring Partners	
Bleu Clarinet Grand Opening	3
Pioneers of Lincoln Park	4-5
Stone Brothers Funeral Home	5
Jazz on Moore's Creek	6
Financial Literacy Workshop	7
Commercial Façade Grant	8
Commercial Sign Grant Program	9
Florida Humanities Council	10
Area Regional Transit	10
City of Fort Pierce	10
St. Lucie County	10
Main Street America	10
Sam's Club	11
Black History	12-13
Children's Services Council	14
Guided Tours	14
Sarah's Memorial Chapel	15
Bonner Mobile Bar	15
MV Transportation	15
Jackson Hewitt	15
Adams Ranch	15
Indian River State College	15
FPUA	16
Highwaymen Museum	16

Rosenwald Schools were a network of over 5,000 schools, shops, and teacher homes built primarily for African American children in the South between 1912 and 1937. Philanthropist Julius Rosenwald, president of Sears, Roebuck and Company, partnered with Booker T. Washington of the Tuskegee Institute to fund these schools, which were critical in improving educational opportunities for Black communities during a time of segregation.

The Rosenwald School project built more than 5,000 schools, shops, and teacher homes in the United States primarily for the education of African-American children in the South during the early 20th century. The project was the product of the partnership of Julius Rosenwald, a Jewish-American clothier who became part-owner and president of Sears, Roebuck and Company and the African-American leader, educator, and philanthropist Booker T. Washington, who was president of the Tuskegee Institute.

The need arose from the chronic underfunding of public education for African-American children in the South, as black people had been discriminated against at the turn of the century and excluded from the political system in that region. Children were required to attend segregated schools, and even those did not exist in many places.

Rosenwald was the founder of the Rosenwald Fund. He contributed seed money for many schools and other philanthropic causes. To encourage local commitment to these projects, he conditioned the Fund's support on the local communities' raising of matching funds. To promote collaboration between black and white people, Rosenwald required communities to also commit public funds and/or labor to the schools, as well as to contribute additional cash donations after construction. With the program, millions of dollars were raised by African-American rural communities across the South to fund better education for their children, and white school boards had to agree to operate and maintain the schools. Despite this program, by the mid-1930s, white schools in the South were worth more than five times per student, what black schools were worth per student (in majority-black Mississippi, this ratio was more than 13 to one).

History

After the Civil War, Republicans established public schools and funded colleges and universities as part of their Reconstruction era efforts to rebuild the South. The Freedmen's Bureau partnered with church groups to establish school for African Americans. Disputes over funding ensued. The Rosenwald-Washington collaboration developed to address the needs of rural students, especially the children of formerly enslaved people.

In the segregated schools of the South, African American children were sent to woefully underfunded schools. The collaboration of Rosenwald and Washington led to the construction of almost 5,000 schools for black children in the eleven states of the former Confederacy as well as Oklahoma, Missouri, Kentucky, and Maryland. As a result of their collaboration, approximately one-third of African American children were educated in these schools.

The Rosenwald-Washington model required the buy-in of African American communities as well as the support of white governing bodies. Black communities raised more than $4.7 million to aid in construction, plus often donating land and labor. Research has found that the Rosenwald program accounts for a sizable portion of the educational gains of rural Southern black persons during this period. This research also found significant effects on school attendance, literacy, years of schooling, cognitive test scores, and Northern migration, with gains highest in the most disadvantaged counties.

Continued on Page 2 & 3

Rosenwald Schools Cont'



Julius Rosenwald (1862–1932) was born to a Jewish-German immigrant family. He became a clothier by trade after learning the business from relatives in New York City. His first business went bankrupt, but another he began in Chicago, Illinois, became a leading supplier to the growing business of Richard Warren Sears, Sears, Roebuck, and Company, a mail-order business that served many rural Americans. After the 1906 reorganization of the Sears company as a public stock corporation by the financial services firm of Goldman Sachs, one of the senior partners, Paul Sachs, often stayed with the Rosenwald family at their home during his many trips to Chicago.



Paul Joseph Sachs (November 24, 1878 – February 18, 1965) was an American investor, businessman and museum director. Sachs served as associate director of the Fogg Art Museum and as a partner in the financial firm Goldman Sachs. He is recognized for having developed one of the earliest museum studies courses in the United States. Julius Rosenwald and Sachs often would discuss America's social situation, agreeing that the plight of African Americans was the most serious problem in the United States. The millions in the South had been disenfranchised at the turn of the century and suffered second-class status in a system of Jim Crow segregation. Black public schools and other facilities were chronically underfunded.



Booker T. Washington—Sachs introduced Rosenwald to Booker T. Washington (1856–1915), the famed educator who in 1881 started as the first principal of the normal school that he developed as Tuskegee University in Alabama. Washington, who had gained the respect of many American leaders including U.S. President Theodore Roosevelt, also had obtained financial support from wealthy philanthropists such as Andrew Carnegie, George Eastman, and Henry Huttleston Rogers. He encouraged Rosenwald, as he had others, to address the poor state of African-American education in the U.S.

Rosenwald Fund

Julius Rosenwald and his family established the Rosenwald Fund in 1917 for "the well-being of mankind".[5] Unlike other endowed foundations, which were designed to fund themselves in perpetuity, the Rosenwald Fund was intended to use all of its funds for philanthropic purposes. It donated more than $70 million (equivalent to $916,108,000 in 2024) to public schools, colleges, universities, museums, Jewish charities, and black institutions before the funds were depleted in 1948.

The school building program was one of the largest programs administered by the Rosenwald Fund. Using state-of-the-art architectural plans designed by professors at Tuskegee Institute, the fund spent more than $4 million to build 5,388 schools, 217 teacher homes, and 163 shop buildings in 883 counties in 15 states, from Maryland to Texas. The Rosenwald Fund was based on a system of matching grants, requiring white school boards to commit to maintenance and black communities to aid in construction. Fulfilling the goals of the match grant program, African American communities contributed $4.8 million to the building of 5,338 schools throughout the South.

Alumni

The following individuals either attended Rosenwald schools or received a Rosenwald Fellowship to complete their education.

- Maya Angelou
- Pauli Murray
- Medgar Evers
- John Lewis
- Eugene Robinson
- Robert L. Carter
- Carlotta Walls LaNier
- Kenneth and Mamie Clark
- John Aubrey Davis Sr.

Preservation

After the Supreme Court's 1954 Brown v. Board of Education decision (which declared school segregation unconstitutional), the buildings were frequently abandoned or dismantled. In some communities, surviving structures have been preserved because of the deep meaning they had for African Americans as symbols of the dedication of their leaders and communities to education. Others were threatened by lack of funds in rural areas, urbanization, changes in demographics, changing styles of education to consolidated and integrated schools, and other social changes.

In 2001, the National Trust for Historic Preservation named Rosenwald Schools near the top of the country's most endangered places and created a campaign to raise awareness and money for preservation. At least 60 former Rosenwald Schools are listed on the National Register of Historic Places.[10] In 2015, the National Trust classified the Rosenwald Schools as National Treasures.

Effects

Researchers measured the effects of Rosenwald Schools on rural southern blacks based on US Census and World War II records, and found that the effect on literacy levels and cognitive scores was large. A 2021 study also found that attending the Rosenwald schools increased the life expectancy of the students, as well as increased their propensity to migrate to the Northern United States.

The Fort Pierce Chronicle Archives" Indian River State College Library System

By: Lincoln Park Main Street

The Chronicle Building, located at 1529 Avenue D formerly housed the headquarters of The Chronicle newspaper. This weekly publication was created in 1957 by C.E. Bolen, a respected figure in the Fort Pierce black community, and aimed to serve the Black population of the area. The building was used to assemble and print the newspaper until its cessation in 1992.

The Chronicle gained historical significance for having the renowned author Zora Neale Hurston as one of its regular journalists, who contributed to the publication starting at age 65. C.E. Bolen, a native Floridian and Florida A&M University graduate, who had a lifelong passion for journalism, recruited Hurston and persuaded her to relocate to Fort Pierce,

At a time in Florida's history when there were few publications for blacks, and newspapers had little interest in covering black community news, publisher C.E. Bolen introduced The Chronicle a newspaper originally billed as the "Ambassador of Good Will," and in later years, "Bringing You the Very Best in Black news coverage."

Fort Pierce Chronicle Story Continued

" The Chronicle appeared every Thursday until it ceased publication in 1992.

Preservation efforts for the Chronicle Newspapers are currently being scanned and cataloged at Indian River State College Library. Anyone or any organization that have hard copies and wish to preserve them are encouraged to contact _____.

The link below is for digital versions of the Fort Pierce Chronicle Newspaper.

https://irsc.digital.flvc.org/islandora/search/fort%20pierce%20chronicle?type=edismax&search=fort%2Bpierce%2Bchronicle

Grand Opening August 31, 2025
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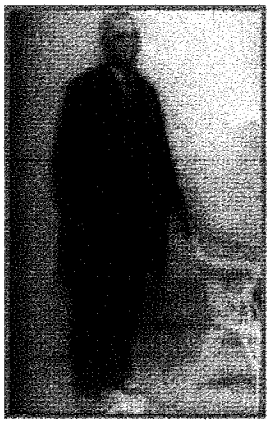
901 AVENUE D * FORT PIERCE FLORIDA

PIONEERS OF LINCOLN PARK

By: Lincoln Park Main

Lyons Family: Wilson and Alice Lyons; William Lyons

In 1902, Wilson and Alice Lyons, along with sibling William Lyons settled in Fort Pierce as one of eight black families. William opened the first co-op grocery store in the Lincoln Park area. Wilson and Alice owned the first house built on Avenue D.



How the Lyons family ended up being one of the earliest families has an interesting, yet tragic history, according to the late Rufus Alexander, Jr., who was the great grandson of Martin Lyons. (Martin Lyons, pictured to the right.)

In 1868, after the end of the Civil War, the government began rounding up the Cherokee Indians living between Virginia and Georgia, and moving them west to Oklahoma. Martin Lyons and his family were among the Cherokee Indians being captured to walk the trek to a reservation, which eventually became known in American history as the Trail of Tears. Because of his love and marriage to a white Irish woman, Martin Lyons, a full-blooded Cherokee Indian, was the only ember of his family who escaped perishing in the roundup. He and his wife raised their family in South Carolina, but the color of the skin of their two sons and daughter began to cause problems. So in 1902, Martin Lyons gave his son Wilson a pocket full of money and sent him along with his brother and sister to Florida.



William Lyons worked in pineapples and later opened the first co-op grocery store in Lincoln Park area. In 1903, William Lyons donated the land to build Mount Olive Missionary Baptist Church and was one of the Church's first deacons. (Rufus Alexander family photo collection).

Wilson and Alice built their home on the deepest, wooded site in the area and raised their four children: Abel, Emma, Walter, and Mary, who died at an early age.





First Historical Marker placed in Lincoln Park on February 7, 1982 at the home of the Wilson and Alice Lyons, the first home built in on Avenue D in 1908. Walter Lyons, son of Wilson and Alice and his sibling, Emma Lyons Burns along with descendants gathered for the installation of the historic marker. Wilson and Alice built their home on deepest, wooded site in the area and raised their four children, Abel, Emma, Walter, and Mary, who died at an early age. (*August 15, 1982 Fort Pierce News Tribune.)*



Emma Burns, 74 and Walter Lyons, 69, are children of the couple who built the cracker-style bungalow before World War I. The home of Wilson and Alice Lyons was completed in 1908, was once located on Avenue D. Five generations of Lyons descendants in the background, gathered for the installation of a historic marker on the house. (August 15, 1982 staff photo of Fort Pierce News Tribune).

Sometime after 1903 Wilson purchased the property while working at the East Coast Lumber yard. He purchased material to build his home out of his weekly salary or pay for it on time, each night, he and his wife Alice would build or add on to the house. The house was completed around 1908 or before, according to deeds at the courthouse, this property was paid in full and Wilson received the deed in 1910.

Story Continued from Page 4

There was no road to this address, Wilson had to cut a path from North 7th Street and now Avenue D to his home in order to carry the lumber on his bike. Later the kitchen and front porch was added. Wilson would purchase three more lots (Lot 3, 4, 5 Block F, Fee & Mays Addition). Wilson later went to work for Mr. P.P. Cobb and did so until he died. Wilson and Alice would care for Mr. Cobb until his death.



Alonzo Lyons, son of William Lyons, joined his father in 1919 after being discharged from the United States Army in 1918. Rufus Alexander family photo collection.



Rufus Alexander, Sr. married Emma Lyons after moving to Fort Pierce in the 1920s. Rufus Alexander family photo collection.



LINCOLN PARK MAIN STREET
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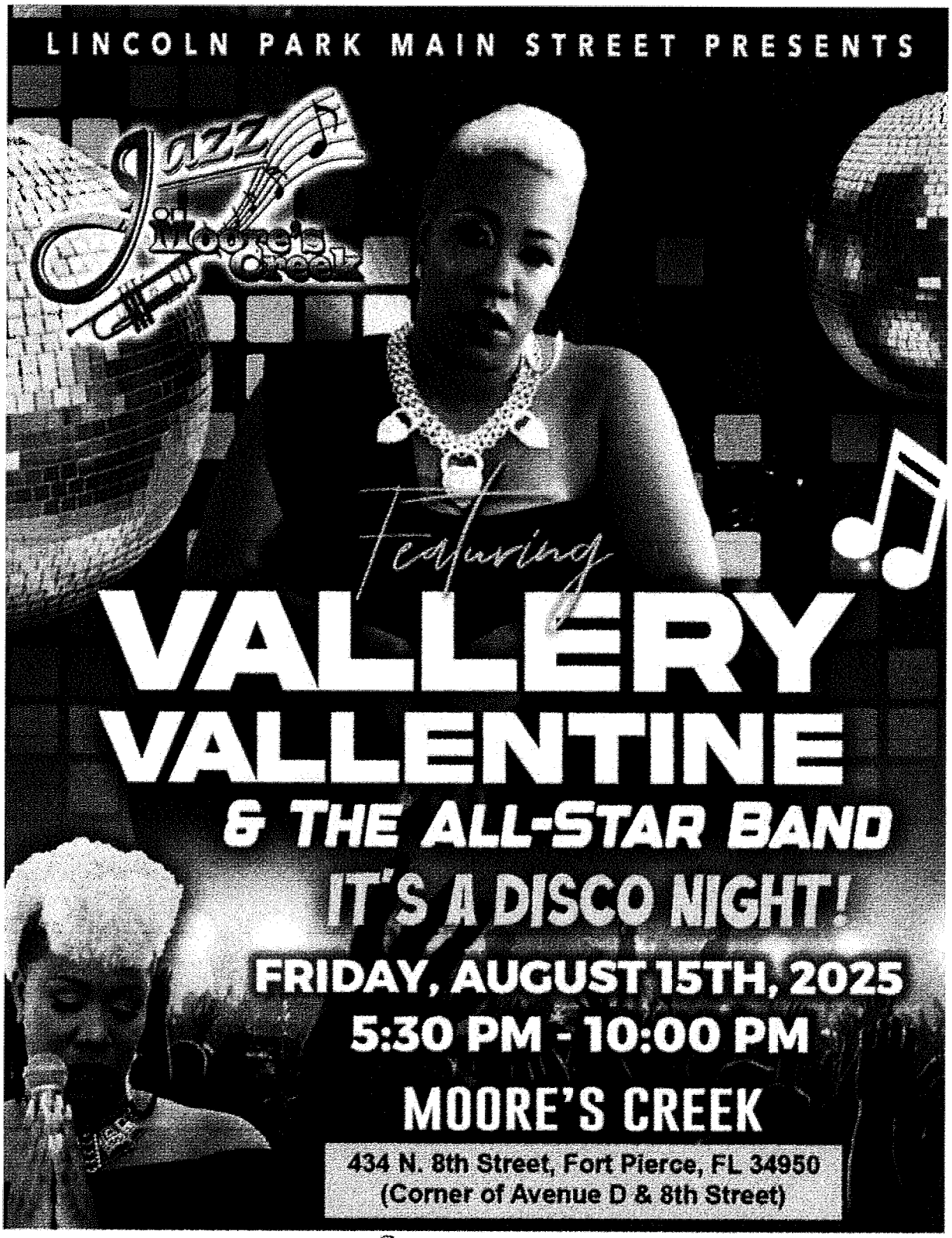
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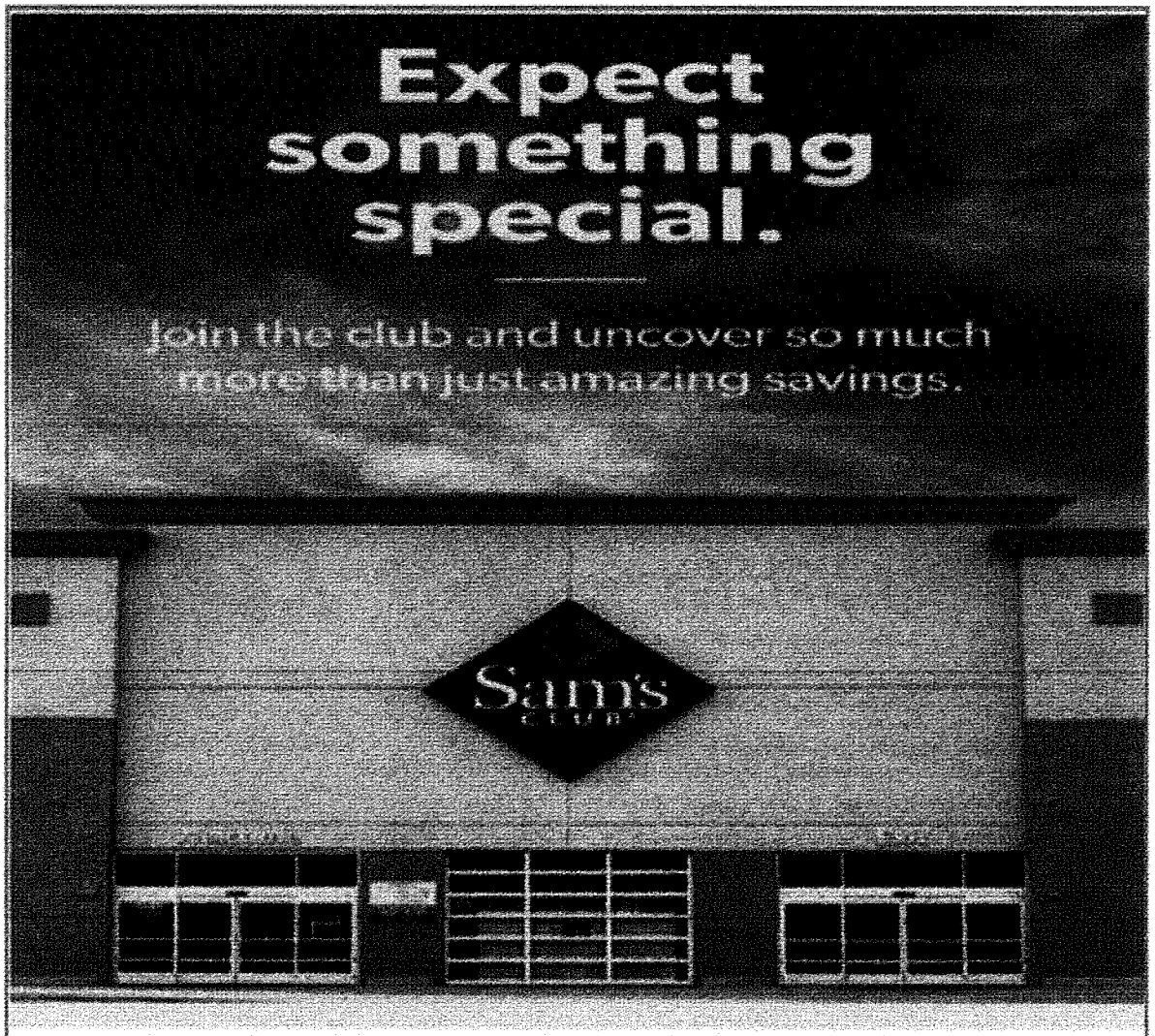
* Student: $ 5.00
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***Renewals do not qualify for this offer. There is NO renewal promotion for the $45 Club membership.*

Black and African American History

1964 Lyndon B. Johnson, "Radio and Television Address at the Signing of the 1964 Civil Rights Act"

The Civil Rights Act is considered by many historians as one of the most important measures enacted by the U.S. Congress in the 20th Century. President Lyndon B. Johnson led the national effort to pass the Act. On July 2, 1964 he gave a televised address to the nation after signing the measure. His speech appears below.

My fellow Americans:

I am about to sign into law the Civil Rights Act of 1964. I want to take this occasion to talk to you about what that law means to every American.



One hundred and ninety-three years ago this week a small band of valiant men began a long struggle for freedom. They pledged their lives, their fortunes, and their sacred honor not only to found a nation, but to forge an ideal of freedom--not only for political independence, but for personal liberty--not only to eliminate foreign rule, but to establish the rule of justice in the affairs of men.

That struggle was a turning point in our history. Today in far corners of distant continents, the ideals of those American patriots still shape the struggles of men who hunger for freedom.

This is a proud triumph. Yet those who founded our country knew that freedom would be secure only if each generation fought to renew and enlarge its meaning. From the minutemen at Concord to the soldiers in Viet-Nam, each generation has been equal to that trust.

Americans of every race and color have died in battle to protect our freedom. Americans of every race and color have worked to build a nation of widening opportunities. Now our generation of Americans has been called on to continue the unending search for justice within our own borders.

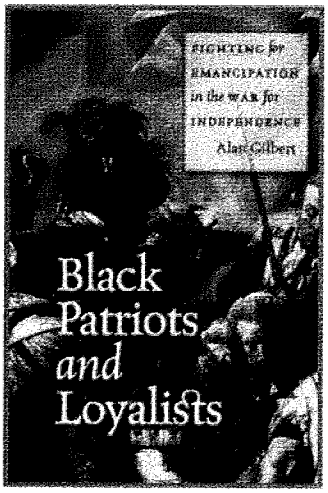
We believe that all men are created equal. Yet many are denied equal treatment. We believe that all men have certain unalienable rights. Yet many Americans do not enjoy those rights.

We believe that all men are entitled to the blessings of liberty. Yet millions are being deprived of those blessings--not because of their own failures, but because of the color of their skin.

Fighting for Freedom on Both Sides of the American Revolution

Contributed by: Alan Gilbert

Alan Gilbert, University of Denver political scientist and anti-racist activist, is the author of Black Patriots and Loyalists: Fighting for Emancipation in the War for Independence, one of the few works that examines the free and enslaved blacks who joined the American Patriots and the British during the American Revolution and the anti-racist whites who supported them. In the account below he describes the book and why he wrote it.



Twenty-one years ago, when I was doing research on the Constitution in the context of the Shays' rebellion and the Alien and Sedition Acts, I thought I should look into racism toward slaves. I imagined I knew the story: the Revolution pitted the colonial slaveholders against the Imperial slave-traders. There would be a few black revolts, but not much else to sympathize with. I looked, however, at Gary Nash's Race and Revolution and in the third chapter, found that a "gigantic number of blacks," one which we will never know, he said, escaped from bondage and fought for the British in exchange for freedom. In the next page and a half, he gave five reasons why gradual emancipation should have occurred throughout the United States during or immediately after the Revolution, said it hadn't because the North wasn't any good (those states were still in process of getting rid of slavery themselves) and abandoned the topic.

But I was stopped by this question. If anything like this level of black escape were true, I thought, it would change everything we think about the American Revolution. For I had been taught by Barrington Moore, the renowned Harvard political sociologist, that the American uprising was merely a political revolution, a shift in the personnel in power, but not a social revolution like the French. The real American revolution, Moore thought, was the Civil War which abolished slavery. As I had now suddenly seen, however, the deeper revolution of the 1770s, one fought largely by blacks but also anti-racist whites, was one for the freedom of all.



Celebrated & Educated 365 Days

August 12, 1965 Killings in Civil Rights Demonstrations

Jonathan M. Daniels, white Episcopal seminary student from Massachusetts, killed and Richard F. Morrisroe, white Roman Catholic priest from Chicago, seriously wounded by shotgun blasts fired by white special deputy sheriff in Hayneville, Alabama. They were participating in civil rights demonstrations in Lowndes County.



August 14, 1862 President Lincoln Received First Group of Blacks on Public Policy

President Lincoln received first group of Blacks to confer with a U.S. president on a matter of public policy. He urged Blacks to emigrate to Africa or Central America and was bitterly criticized by Northern Blacks.

August 15, 1843 National Black Convention Met in Buffalo NY

National Black convention met at Buffalo, New York, with some seventy delegates from twelve states. The highlight of the convention was a stirring address by Henry Highland Garnet, a twenty-seven-year-old-Presbyterian pastor who called for a slave revolt and a general slave strike. Amos G. Beman of New Heaven, Conn., was elected president of the convention.

August 16, 1963 First Black Artist to Design a U.S. Postage Stamp

On sale this day was a stamp designed to commemorate the one-hundredth anniversary of the Emancipation Proclamation. It was designed by George Olden which made him the first Black to design a U.S. postage stamp.

August 16, 1970 Activist Angela Davis is Named in a Federal Warrant

Activist, Angela Davis was named in a federal warrant issued in connected with George Jackson's attempted escape from San Quentin prison, 1970.

August 19, 1791 Benjamin Banneker

Benjamin Banneker writes letter to then secretary of state Thomas Jefferson. The letter showed the hypocrisy of slavery. Banneker challenged the idea of freedom for whites as the ascribed it to be the same freedom that should be granted to Africans.

August 19, 1963 Youth From NAACP Council Beings Sit-Ins

Youth from the NAACP Council begins sit-ins at lunch counters in Oklahoma City, 1963.

August 20, 1619 Jamestown, VA

On August 20, 1619, twenty Africans arrived in Jamestown, Virginia, aboard a Dutch ship. They are the first blacks to be forcibly settled as involuntary laborers in the North American British Colonies.

August 20, 1944 SS Frederick Douglass Lost At Sea

The SS Frederick Douglass, the first ship named in honor of a black man, was lost in European waters.



August 21, 1831 Nat Turner Leader of Slave Revolt Captured

Nat Turner is remembered for his role in the Slave Revolt that took place in Southampton county, Virginia on August 21, 1831.

August 22, 1979 200 Black Leaders Met in New York

Two hundred Black leaders, meeting in New York, expressed support for Andrew Young and demanded that Blacks be given a voice in shaping American foreign policy.

August 23, 1861 First Black to Fight in Civil War

James Stone, a light skinned fugitive slave passing for white, enlisted in the First Fight Artillery of Ohio. His racial identity would not be known until his death nearly a year later.

August 27, 1957 Congress Passed Civil Rights Act

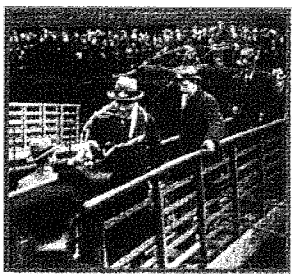
Congress passed the Civil Rights Act of 1957, the first federal civil rights legislation since 1875. The bill established a civil rights commission and a civil rights division in the Justice Department. It also gave the Justice Department authority to seek injunctions against voting rights infractions.

August 29, 1979 First Black Owned Radio Station

The first completely Black owned radio network in the world, "Mutual Black Network" was purchased by Sheridan Broadcasting Corp.

August 31, 1945 Blacks In Armed Services

A total of 1,154, 720 Blacks were inducted or drafted into the armed services. Official records listed 7,768 Black commissioned officers on August 31, 1945. At the height of the conflict 3,902 Black women (115 officers) were enrolled in the Women's Army Auxiliary Corps (WACS) and 68 were in the Navy auxiliary, the WAVES. The highest ranking Black women were Major Harriet M. West and Major Charity E. Adams. Distinguished Unit Citations were awarded the 969th Field Artillery Battalion, the 614th Tank Destroyer Battalion and the 332nd Fighter Group.



GUIDED TOURS

Want to learn more about the history of Lincoln Park? What about the historic Avenue D corridor and the vibrant life that emerged in the 1930s, 1940s, 1950s and 1960s? Do you ever wonder how Lincoln Park Academy was developed from the hard work of African American parents wanting a quality education for their children? How the families partnered with the St. Lucie County School District to build the accredited school in 1923?

Learn about all of the incredible lives of the trailblazers and the rich history of not only Historic Lincoln Park but the beautiful City of Fort Pierce. Such iconic figures as Zora Neale Hurston—her life, her work and her legacy; The Hall of Fame Original Highwaymen Artists—their paintings, their loves and their travels statewide selling Florida landscapes art on the highways of Florida; local artist Albert Ernest "A. E." Backus, also known as Beanie Backus and his unique relationship to the Highwaymen artist and author and folklorist Zora Neale Hurston.

For reunions (school, family, class) sightseeing and general knowledge of the local history of the area, contact us.

For more information or to schedule a tour contact:

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LINCOLN PARK MAIN STREET
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The Official Newsletter of The Lincoln Park Main Street, Fort Pierce, FL • "Revitalizing Avenue D"
SEPTEMBER 2025 • Volume 9 Issue 34

Who Pays For Growth?

SUN

Land News



St. Lucie County Board of County Commissioners left to right: District 3 Erin Lowry; District 1 James Clasby; District 5 Cathy Townsend; District 2 Larry Leet, Vice Chair; and District 4 Jamie Fowler, Chair.

The Big Picture: St. Lucie County commissioners are wrestling with a massive decision that could reshape development across the county. That decision is whether to dramatically increase impact fees on new construction or find other revenue sources to pay for all the growth that has happened here in the county.

Here's What's Happening: Commissioners are considering impact fee increases of up to 399% for some industrial development, with residential fees potentially doubling from roughly $5,600 to over $12,000 per home.

The Numbers Before Us:

- Single-family homes: From $5,610 to $12,273 (119% increase)
- Industrial development: From $1,208 to $6,028 per 1,000 sq ft (399% increase)
- Retail: From $6,935 to $19,097 (175% increase)

Why Does This Matters: For one, so many people are moving to the county every day. From 2020 to 2025, the county has grown 22%. The growth rate is 4% a year. That's 45 new people a day moving here. Around 1,300 a month, 16,000 per year.

The county appreciates the growth and the revenue that comes with it. However, they've been struggling to keep up with that growth and need to figure out a way to fund roads, schools, and infrastructure.

On the industrial front, job corridors have popped up over that same time frame in Port St. Lucie and Fort Pierce. Amazon facilities, FedEx, Cheney Brothers, Costco distribution centers. All of these places are coming here and want to continue coming here, but if the potential for industrial development increases this much, then maybe those companies don't come.

But here's another perspective from residents: if we don't charge the new construction, then that cost may come to us. St. Lucie County has been focused on dropping the mil rate. Also, the jobs that are coming here aren't necessarily wages that can even keep up with new construction costs. None of these jobs can potentially buy the homes that are being built. People who are already here are getting left out of the growth.

The fundamental question: Should new development pay its own way through impact fees, or should the county find revenues from other places?

The Pushback is Intense

Builders, developers, and business leaders packed Tuesday's Commission meeting with concerns that massive fee hikes could: • Drive development to neighboring counties • Kill affordable housing projects • Torpedo economic development efforts like Fort Pierce's King's Landing project

Mayor Linda Hudson warned that the increases come at "a very, very bad time" for Fort Pierce's industrial corridor plans.

Story continues on Page 3

Inside This Issue

Rosenwald Schools	1-2
Fort Pierce Chronicle	3
Our Sponsoring Partners	
Bleu Clarinet Grand Opening	3
Pioneers of Lincoln Park	4-5
Stone Brothers Funeral Home	5
Jazz on Moore's Creek	6
Financial Literacy Workshop	7
Commercial Façade Grant	8
Commercial Sign Grant Program	9
Florida Humanities Council	10
Area Regional Transit	10
City of Fort Pierce	10
St. Lucie County	10
Main Street America	10
Sam's Club	11
Black History	12-13
Children's Services Council	14
Guided Tours	14
Sarah's Memorial Chapel	15
Bonner Mobile Bar	15
MV Transportation	15
Jackson Hewitt	15
Adams Ranch	15
Indian River State College	15
FPUA	16
Highwaymen Museum	16

Keeping the Memory of the Chitlin Circuit Alive

By Ennis Davis

If I could go back and meet someone in the past, Zora Neale Hurston would be high up on my list. A world-renowned Harlem Renaissance figure who lived life her way, she traveled to Polk County in 1928 to collect African American folklore in rural turpentine camps and juke joints.

Said to originate on plantations as rooms for socialization, juke joints may represent the first "private spaces" in the country for African Americans. Derived from the Gullah Geechee word joog, they sprouted up across the south following emancipation as a final bastion for those who wanted to get away from Jim Crow and the pressures of the era.

Typically found on the outskirts of towns in houses or assumed abandoned buildings, jukes were known for their soul food, barbeque, fish fries, gambling, drinks, sexual liaisons, dancing, and live music. According to Hurston the juke was the most important place in America for its contributions to the birth of blues and jazz.

As a 5th generation Floridian and Gullah Geechee descendant, what Hurston captured in her travels hits pretty close to home. Raised in Polk County, her experiences cover the period my great grandparents finally settled in Central Florida seeking to survive as turpentine, truck farming, phosphate mining and railroad section hand laborers. Being a part of the first family generation born after desegregation, jukes were a part of the Chitlin Circuit scene that my parents, uncles and aunts proudly remember as clear as day.

The "Chitlin' Circuit" was the collective name given to a series of black-owned nightclubs, dance halls, juke joints and theaters that were safe and acceptable for African American entertainers to perform in during segregation. Notable venues on the Chitlin' Circuit were the Cotton Club and Apollo Theater in Harlem, the Royal Peacock in Atlanta, the Fox Theatre in Detroit and the Howard Theatre in Washington, D.C.

"Chitlins" are a dish made from pig intestines that date back to slavery, when the enslaved were forced to nurture themselves with the less desirable parts of animals provided by the planter class. What was provided in a demeaning manner was turned into soul food delicacy that remains popular in African American communities throughout the country today. Like chitlins, the circuit was established to nurture African-American performers during a time when they were not allowed in most white-owned venues.

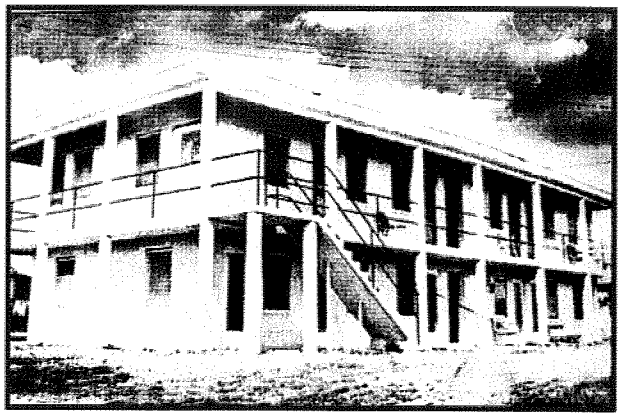
While much black history has been ignored, downplayed, lost and systematically destroyed since desegregation, vestiges of the Chitlin' Circuit era remain all around us if we're willing to get out, explore and experience a part of our southern heritage that has not been given its proper due. Here is a brief look at seven Florida Chitlin' Circuit sites that still survive.

Baker's Flamingo Bar & Grill

900 N. 13th Street, Fort Pierce

One of Fort Pierce's oldest neighborhoods, Lincoln Park was the center of St. Lucie County's African-American community during the 1950s and 1960s. Established by Levie Baker, Baker's Flamingo Bar & Grill was the primary chitlin circuit venue in Lincoln Park.

During its heyday, the property included a rooming house allowing bands not allowed in local white-owned hotels to stay overnight. Despite legalized segregation, performers such as James Brown and the Famous Flames and Billie Holiday still attracted integrated crowds. In 2006, Lincoln Park was designated as a Florida Main Street community.



The Flamingo Bar and Grill & Motel was the first hotel for blacks. At that time blacks were not allowed to spend nights in hotels in the city, It was located on North 14th Street right behind the Bar/ Night Club on North 13th Street that was known as the "Flamingo" Club. This club drew all the big entertainers to perform such as B.B. King, Nat King Cole, Silas Green, Ruth Brown, Sam Cooke, and many others. People from all the surrounding areas would come to listen and enjoy.

If James Brown's shows at Baker's Flamingo Bar & Grill were any indication, James Brown earned the title ***"The Hardest Working Man in Show Business".***

Baker's was a regular stop on the "Chitlin Circuit", which was a string of bars, juke joints, and theaters throughout the easter and southern United States where African-American artists played for African-American audiences during the days of segregation.

Brown and his band often stayed overnight in the rooming house attached to the bar because they weren't allowed in local white –owned hotels. Brown always brought a big band with him. It was more like an orchestra. The big band drew a big crowd—- mostly blacks but with a smattering of whites from throughout the Treasure Coast.



Levi Dixon, owner and operator of the Flamingo Bar & Grill.

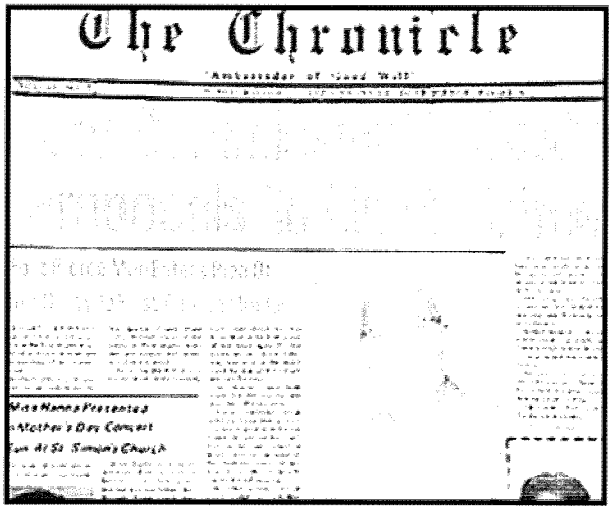
Brown played at Baker's in the late 1950s and 1960s, a very energetic entertainer. He had a step called "The Slide" where he'd scoot his feet back and forth and then push off and do one long stride that would take him across the stage. Everybody in that era tried to immolate the steps. In his first appearances at Baker's, Brown was the front man of the Famous Flames, a gospel and rhythm and blues reVue. The Famous Flames released Please, Please, Please, which reached the R&B Top 10 in Apriil 1956. Brown would play at Baker's a couple of times a year into the early 1960s. In October 1962, he played at Harlem's historic Apollo Theater, and his album Live at the Apollo rocketed him to fame as a solo act.

The Fort Pierce Chronicle Archives" Indian River State College Library System

By: Lincoln Park Main Street

The Chronicle Building, located at 1529 Avenue D formerly housed the headquarters of The Chronicle newspaper. This weekly publication was created in 1957 by C.E. Bolen, a respected figure in the Fort Pierce black community, and aimed to serve the Black population of the area. The building was used to assemble and print the newspaper until its cessation in 1992.

The Chronicle gained historical significance for having the renowned author Zora Neale Hurston as one of its regular journalists, who contributed to the publication starting at age 65. C.E. Bolen, a native Floridian and Florida A&M University graduate, who had a lifelong passion for journalism, recruited Hurston and persuaded her to relocate to Fort Pierce.


The Chronicle

At a time in Florida's history when there were few publications for blacks, and newspapers had little interest in covering black community news, publisher C.E. Bolen introduced The Chronicle a newspaper originally billed as the "Ambassador of Good Will," and in later years, "Bringing You the Very Best in Black news coverage."

" The Chronicle appeared every Thursday until it ceased publication in 1992.

Preservation efforts for the Chronicle Newspapers are currently being scanned and cataloged at Indian River State College Library. Anyone or any organization that have hard copies and wish to preserve them are encouraged to contact _____.

The link below is for digital versions of the Fort Pierce Chronicle Newspaper.

https://irsc.digital.flvc.org/islandora/search/fort%20pierce%20chronicle?type=edismax&search=fort%2Bpierce%2Bchronicle

Story continued from Page 1 SUN Land News

Here's a twist that's making things more complicated.

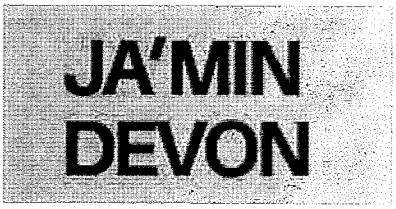
Back in 2022, during COVID uncertainty, county commissioners chose not to raise impact fees to their maximum allowable levels. Now, with construction costs skyrocketing post-pandemic, officials are invoking "extraordinary circumstances" to justify increases above normal state caps simply because in the county's mind, they have been underpriced for years so they're trying to correct that. Granted, different administration, different commissioners.

Translation: Past commissioners' caution is forcing today's board into a much tougher spot.

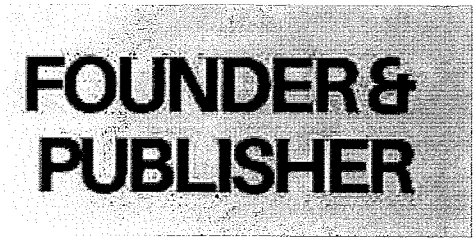
What's Next: Commissioners unanimously agreed to postpone any decision until December 2nd, with an informal workshop planned for November 18th. They're also considering phasing in any increases over four years rather than implementing them all at once.

The Bottom Line: This decision will determine whether St. Lucie County maintains its reputation as a business-friendly, affordable place to build, or prioritizes its residents in terms of who pays for growth.

What Do You Think? Should new development pay higher fees to cover infrastructure costs, or force builders to pay for the growth that they want here? Share your thoughts: **thesunlandcompany@gmail.com**







PIONEERS OF LINCOLN PARK

By: Lincoln Park Main

Lewis 03/09/1890 – 12/25/1941 and Targie Monroe Sligh 05/29/1894 – 12/25/1952 moved to Fort Pierce in 1924 and built the first house in the Lincoln Park area. Before moving to the area, the couple lived in Dania Beach, Florida and before that Hawthorne, Florida where they were big farmers.

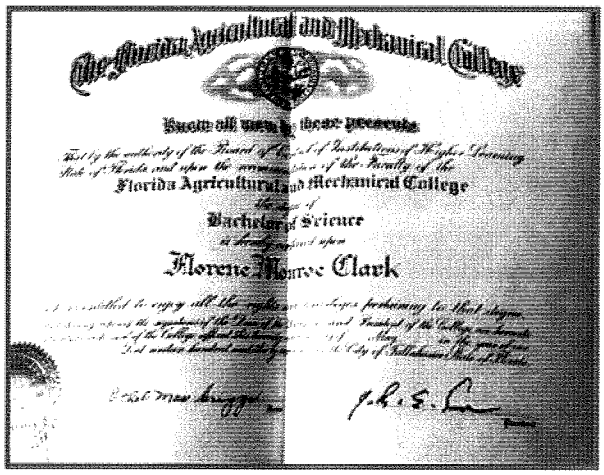




Lewis Monroe was the first black school bus driver for the Saint Lucie County School System and the first night watchman for Lincoln Park Academy. He also worked writing policies for Afro American Insurance company and with Stone Brothers Funeral Home before he died December 25, 1941.

Targie's vision for her children's college education has had a lasting impact on her descendants. Lewis and Targie's daughter Florence earned her first college degree in 1937 and then went on to earn a Master's degree in 1966.

Florence only child, Eileen Clark Thomas graduated from FAMU as well and was a school teacher for several years. Eileen's three sons attended college and two of them graduated from college with at least a bachelor's degree. Eileen's two grandchildren also graduated from college with bachelor's degrees. All of their descendants continue to do well for themselves.


The Florida Agricultural and Mechanical College

Know all men by these presents

Florida Agricultural and Mechanical College

Bachelor of Science

Florene Monroe Clark

One of the first college degrees earned from in Lincoln Park is from Florida Agricultural and Mechanical College (now Florida Agricultural and Mechanical University) in 1937 was awarded to Ms. Florene Monroe Clark.

Detective Aaron Richardson 2/14/1923 – 5/2/2012 was born in Mayesville, SC and lived in St. Lucie County for more than 74 years. Detective Richardson was one of the early hires of black deputy's in the Sheriff's office and was transferred to the detective bureau in the midst of a reorganization of the department in 1973. He was well known while working as a Deputy and Detective for the St. Lucie County Sheriff's Office where he began serving under then Sheriff Lanie Norvell. He was known to have compassion for all people in his life time.



Detective Richardson as he was fondly called, was a devoted Christian man in all of his dealings with life. He loved God and would spend hours telling anyone who wanted to listen about his faith and the fact that they should have faith in God like he did. He served as Chairman of the Deacon Ministry at First Bethel Missionary Baptist Church for many years. He was also President of the Brotherhood Ministry at First Bethel and President of the Citywide Prayer Band, a ministry that included deacons from several churches within the city. Detective Richardson was loved by many people and known as a peace maker. During his service with the St. Lucie County Sheriff's Department, he was known to talk anyone who was breaking the law into giving themselves up without having to raise his weapon. He was loved and well respected.

By 1976, the Sheriff's Department had gradually hired other Black law deputies, and there were only 14 black employees in the Sheriff's department at that time including those who worked in the kitchen preparing food for inmates and school crossing guards. He retired from the Sheriff's Office as a detective. He was a veteran of the Army. He was a member of First Bethel Missionary Baptist Church, where he served as chairman of the Deacon Board, reviewer for the Sunday school and President of the Brotherhood.

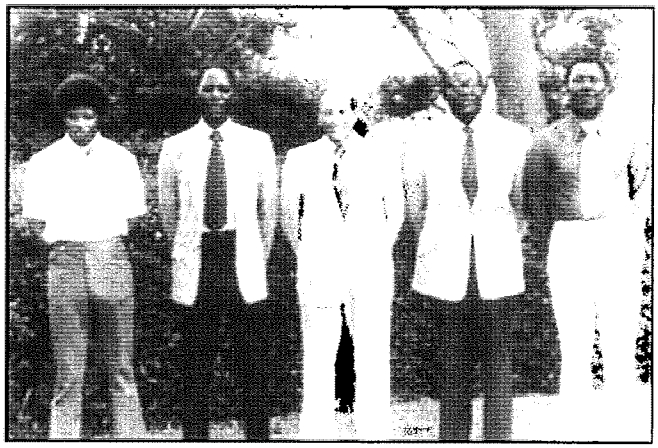
VARSITY SPORT SHOP

Early Pioneers in Law Enforcement

More than four decades after St. Lucie County had its first, and some local historians say the last, hanging, and the county hired its first black officers. There were no black law enforcement officers in St. Lucie County until 1952. During that year three black men, Patrick Duval, Buster Morris Hagwood, and Howard Moore, mustered the courage to go to the Mayor and Fort Pierce City Commission to ask that blacks be hired as policemen. The City Commission later approved the mayor's recommendation by a 2-1 vote. Though the three had succeeded in getting black policemen hired, the black officers could not arrest anyone except blacks. They were not allowed to arrest whites if they were breaking the law. That was part of the white officers' job and a white officer had to be called to make the arrest. Two years later in 1954, the St. Lucie County Sheriff's Department would hire its first black deputy sheriff, Patrick Duval. He was respected by members of the black community as well as most of the members of the white community. Parents and the schools would often call on him to come to their rescue when they had an unruly child who would not obey.



There were only four black detectives in the St. Lucie County Sheriff's Department in May 1976. They were from left to right; Detective Jimmy Robinson, Lt. Patrick Duval, Detective Aaron Richardson, and Detective Wilbert Boatwright. Sheriff C.L. Novell is in the center.



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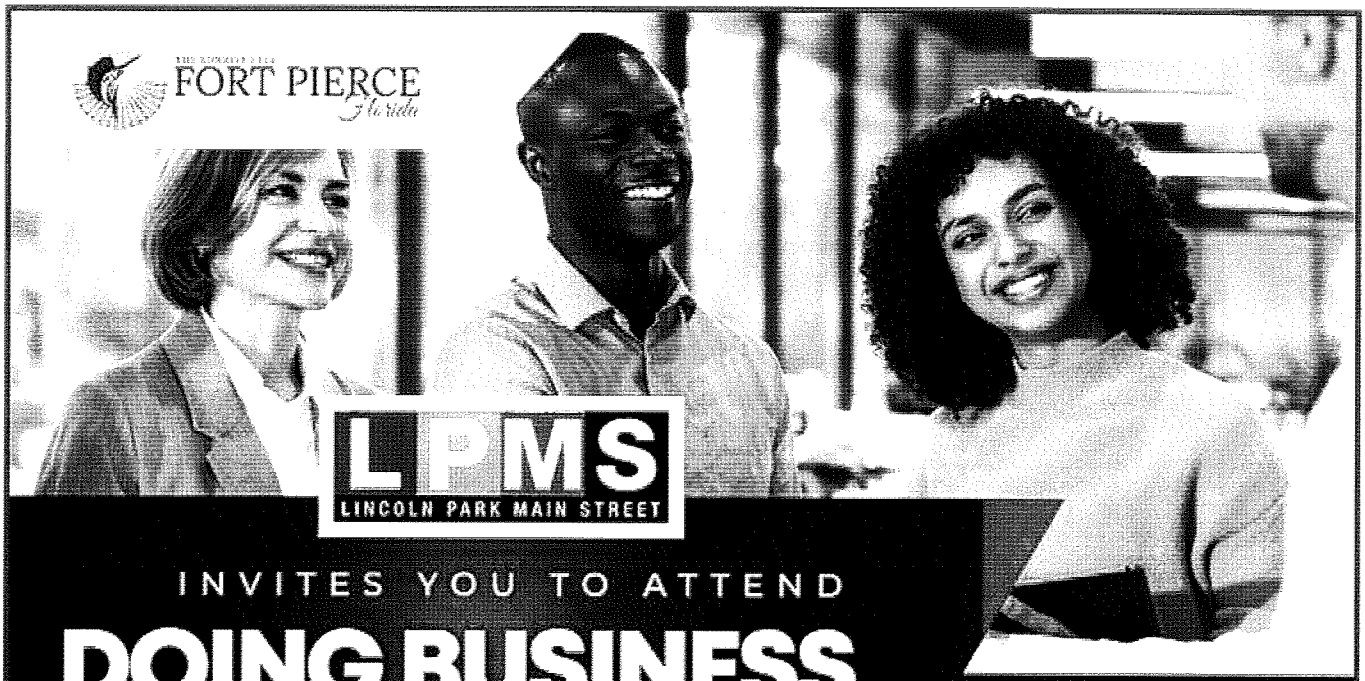
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What Happens In The Month of September

September is known for being the start of fall, marking the end of summer and a return to school for many. It is also recognized for several major awareness months, such as Hispanic Heritage Month, National Suicide Prevention Awareness Month, and Blood Cancer Awareness Month. Additionally, it hosts holidays like Labor Day and observances such as National Preparedness Month and Classical Music Month.

Start of Fall and School

- *End of Summer:* September signals the winding down of summer, ushering in the first day of fall.
- *Autumn Traditions:* The month is a time for fall-related activities like pumpkin carving, watching fall movies, and enjoying seasonal snacks.
- *Back to School:* For many, September signifies the beginning of the academic year.

Major Awareness Months

- *Hispanic Heritage Month:* This celebration, which runs from September 15 to October 15, recognizes the history and culture of Hispanic and Latino Americans.
- *National Suicide Prevention Awareness Month:* This month is dedicated to raising awareness about suicide, connecting people with resources, and supporting those affected by it.
- *Blood Cancer Awareness Month:* The entire month focuses on raising the profile of blood cancers, such as lymphoma, and amplifying the voices of those impacted.
- *National Preparedness Month:* This initiative encourages preparedness for natural disasters and other emergencies.
- *Childhood Cancer Awareness Month:* September highlights the challenges and needs of children battling cancer.

Other Noteworthy Observances

- *Labor Day:* This public holiday, which falls on the first Monday in September, celebrates the American labor movement.
- *National Cheese Pizza Day:* A fun, unofficial holiday for pizza lovers.
- *National Grandparent Day:* Another well-known holiday celebrating grandparents.
- *Classical Music Month:* Celebrates the world of classical music.
- *National Honey Month:* A time to appreciate the benefits of honey and the role of bees.
- *National Library Card Sign-up Month:* Encourages people to get library cards.

12 Fun Facts About September

1. The name "September" comes from an old Roman word, "septem," which actually means 7. That's right – September was the seventh month of the year on the Roman calendar – It did not become the ninth month until the advent of the Gregorian calendar.

2. The Romans believed that September was looked after by the god of fire. So they always expected fires and volcanic eruptions to occur during this month.

3. Out of all 12 months of the year, September is spelled with the most letters. It contains nine letters, and it happens to be the ninth month of the year. No other months have the same amount of letters as their number in the calendar year.

4. This September "Harvest Moon" is the fullest moon of the year. When you gaze at it, it looks very large and gives a lot of light throughout the entire night. No other lunar spectacle is as awesome as the Harvest Moon.

5. The first day of fall is typically on September 22 or September 23 in North America. This is when the hours in the day are almost equal to the hours in the night. This occurs at the same time as the Spring Equinox does in Australia.

6. A little-known, but highly significant holiday falls in September. September 17th is Constitution Day, which marks the day that the U.S. Constitution was adopted.

7. There are more pop and classic songs with "September" in the title than any other month.

8. We all know that Labor Day is in September, but did you know that September also has a few little known holidays? Among these are National Grandparent Day, National Cheese Pizza Day, and National Drink-a-Beer Day.

9. September is known as Harvest Month. It's a great month to harvest in preparation for the coming winter months. In fact, in Old England, it was called "Haervest-monath", meaning Harvest Month. Some of the best crops to harvest are onions, apples, raspberries, and tomatoes.

10. Zodiac signs in September are split between Virgo (August 23 – September 22) and Libra (September 23 – October 22).

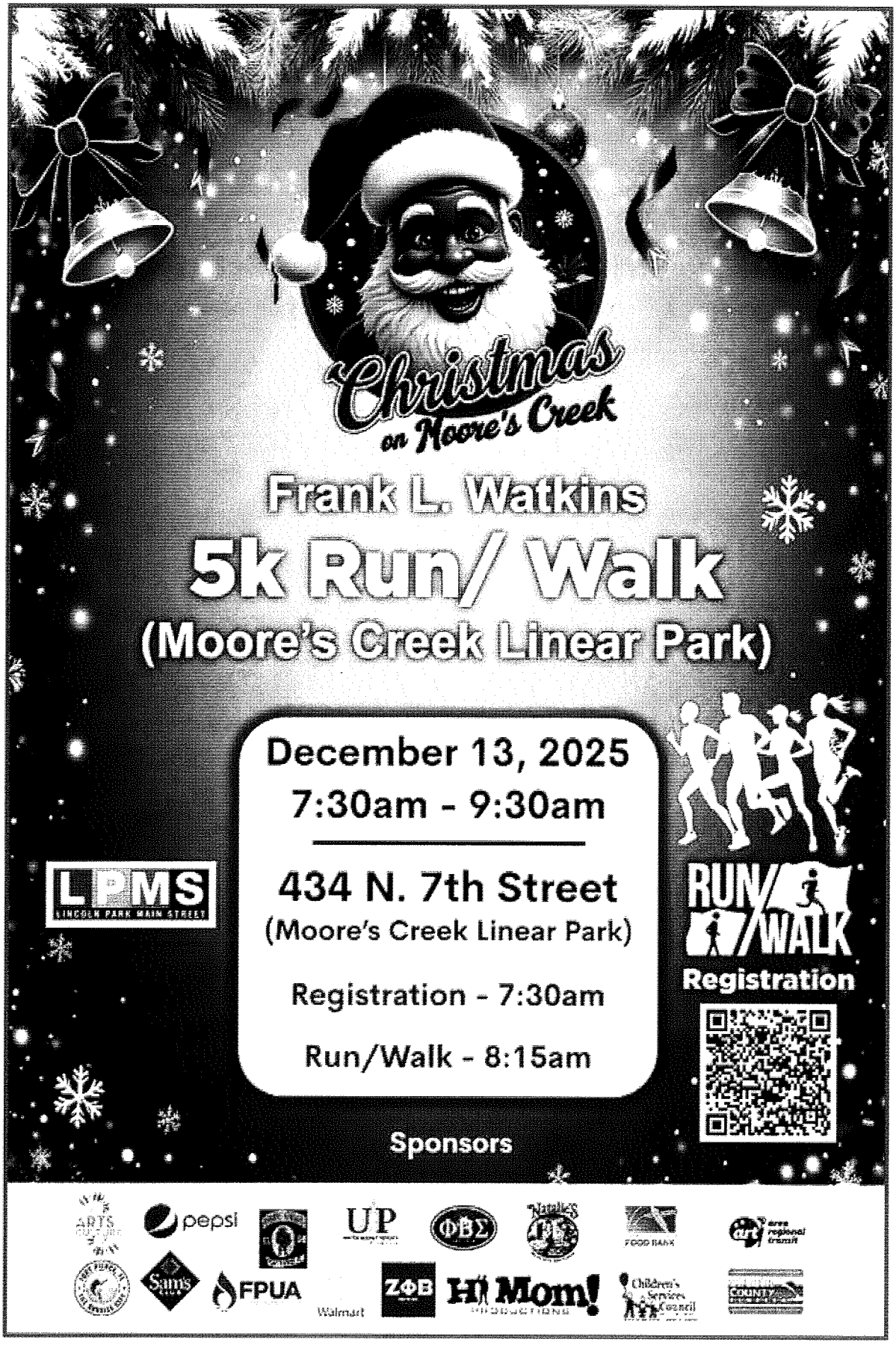
Virgos are known for being loyal, practical, thoughtful, analytical people who sometimes come off as cold, but it's only because they're taking a methodical approach to friendship (like most aspects of their lives).

Libras are a little different. Their main characteristics include being diplomatic and fair. They like harmony, dislike being alone, and always strive for peace and justice in the world.

11. Famous people born in September include Adam Sandler, Amy Winehouse, Bill Murray, Bruce Springsteen, Confucius, Freddie Mercury, Queen Elizabeth, Stephen King, and Sophia Loren.

12. The birthstone for September is the sapphire which is said to reduce inflammation, treat fever and act as a lucky charm for the person wearing it. It symbolizes intuition, clarity of thought, peacefulness, as well as loyalty and trust.


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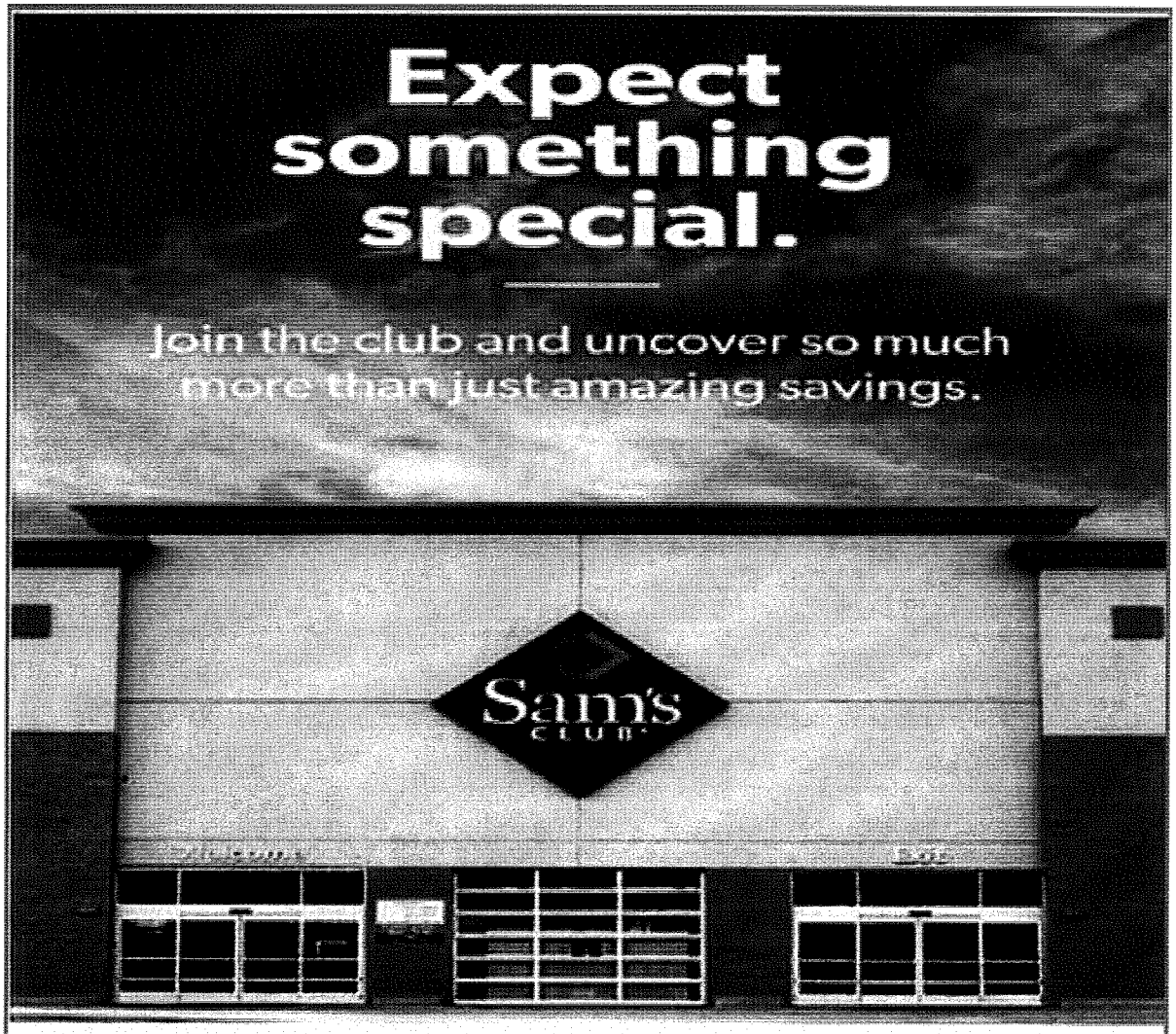
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Black and African American History

September 2, 1864 "Black Troops"

William Tecumseh Sherman occupied Atlanta. In series of battles around Chaffin's Farm in suburb of Richmond, Black troops captured entrenchments at New Market Heights, made gallant but unsuccessful assault on Fort Gilmer and helped repulse Confederate counterattack on Fort Harrison. Thirty-ninth U.S.C.T. won a Congressional Medals of Honor in the engagements.



September 2, 1975 1st Black Supreme Court Justice



Joseph W. Hatchett sworn in as first Black supreme court justice in the South in the twentieth century.

September 3, 1964 Harrison L. Caldwell

Harrison Laverne Caldwell, the first African American principal in the Seattle Public Schools District, was born in Topeka, Kansas in 1909. Very little is known about his personal life. By the time of his death, he had become one of the most important educational leaders in the states of Kansas and Washington.


Pupils, Teachers Praise Negro Principal

September 4, 1841 John Mercer Langston "Equality Before The Law"

John Mercer Langston, a prominent abolitionist and civil rights activist, was one of the earliest African American officeholders in the United States when in 1855 he was elected town clerk of Brownhelm, Township, Ohio. During the Civil War he recruited soldiers for the Massachusetts 54th Infantry Regiment. In 1888 Langston was elected to the U.S. House of Representatives from Virginia. In 1874 Langston returns to Oberlin College (from which he graduated in 1849) to give the speech which appears below.



September 3, 1838 Frederick Douglass Escapes Slavery

September 6, 1876 Race Riot, Charleston, SC



September 6, 1892 George "Little Chocolate" Dixon Betas Jack Skelly in New Orleans



George "Little Chocolate" Dixon betas Jack Skelly in New Orleans to win the world featherweight title. While some African American citizens celebrate for two days, the New Orleans Times-Democrat says, "It is a mistake to match a Negro and a white man ...to bring the races together on any terms of equality even in the prize ring."

September 8, 1993 Joycelyn Minnie Elders

President Bill Clinton nominated Elders to the highest medical office in the land, U.S. Surgeon General. She withstood difficult Senate confirmation hearings and became the first woman and first black U.S. Surgeon General on September 8, 1993. The Surgeon General holds the military rank of Vice Admiral in the United States Navy. Although personally against abortion, she publicly advocated pro-choice policies. She also fought many conservatives in Congress and religious groups to expand sex education. Elders also supported physicians who prescribed marijuana to patients.



September 9, 1999 Sylvia Gaye Stanfield

Sylvia Stanfield, a career member of the Senior Foreign Service with the rank of Minister-Counselor, took up her post as U.S. Ambassador Extraordinary and Plenipotentiary of the United States of America to Brunei in November 1999. President William J. Clinton appointed Ambassador Stanfield to the post. She began her assignment on September 9, 1999.



Celebrated & Educated 365 Days

September 9, 1957 Integration Attempt Causes An Uproar



Rev. F.L. Shuttlesworth mobbed when he attempted to enroll his daughters in "white" Birmingham school.

September 9, 1957 First Civil Rights Bill To Pass Congress Since Reconstruction

The first civil rights bill to pass Congress since reconstruction was passed by President Eisenhower, 1957.

September 17, 1983 Miss America

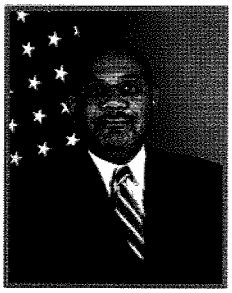


Vanessa Williams is the 1st African American Miss America to be crowned.

September 20, 1830 First National Black Convention Meets

First National Black convention met at Philadelphia's Bethel AME church and elected Richard Allen president. Thirty-eight delegates from eight states attended the first national meeting of Blacks.

September 21, 2009 Teddy B. Taylor United States Ambassador



Born in Washington, D.C. in 1953, Teddy Bernard Taylor graduated with a Bachelor's Degree in Political Science from Florida A&M University in 1975. President Barack Obama nominated Taylor to be the United States Ambassador to Papua New Guinea. His appointment also included United States Embassies in the Solomon Islands and Vanuatu. During his tenure in Papua New Guinea, Taylor and his wife, fellow Foreign Service officer Antoinette Corbin-Taylor, partnered with Delta Sigma Theta, her college sorority, to develop the first mobile library service in that nation. He also worked on programs that increased the economic productivity and power of women.

September 22, 1863 First Black person to Serve on the DC Board of Education, Mary Church Terrell



September 22, 1961 Regulations Prohibiting Segregation

Interstate Commerce Commission issued regulation prohibiting segregation on interstate buses and in terminal facilities.

September 22, 1905 Race Riot in Atlanta

In a race riot in Atlanta, ten Blacks and two whites killed. Martial law proclaimed.

September 24, 1965 Executive Order 11246

Executive Order 11246 enforces affirmative action for the first time Issued by President Johnson, the executive order requires government contractors to "take affirmative action" toward prospective minority employees in all aspects of hiring and employment. Contractors must take specific measures to ensure equality in hiring and must document these efforts.

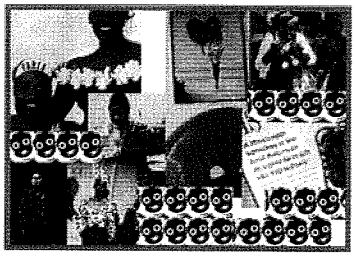
September 24, 1957 Black Students Escorted To School

Soldiers of 101st Airborne Division escorted nine Black students to Central High school.

September 24, 1962 The Fight For Meredith's Education

U.S. Circuit Court of Appeals ordered Board of Higher Education of Mississippi to admit Meredith to the university or be held in contempt.

September 24, 1954 Patrick Kelly, American Fashion Designer



Patrick Kelly, first and only American fashion designer admitted to an exclusive organization of French fashion designers, born.

September 25, 1861 The Secretary of the Navy authorizes the enlistment of African Americans

The Secretary of the Navy authorizes the enlistment of African Americans in the Union Navy. The enlistees could achieve no rank higher than "boys" and receive pay of one ration per day and $10 per month.

September 25, 1962 The Continuing Struggle



Governor Barnett again defied court orders and personally denied Meredith admission to the University.

September 26, 1907 The People's Savings Bank is incorporated in Philadelphia



The People's Savings Bank is incorporated in Philadelphia by former African American congressman George H. White of North Carolina. The bank will help hundreds of African Americans buy homes and start businesses until the illness of its founder forces its closure in 1918.

September 28, 1962 Governor Barnett Found Guilty



Governor Barnett found guilty of civil contempt of the federal court. United States Court of Appeals for the Fifth Circuit ordered Barnett to purge himself of contempt or face

GUIDED TOURS

Want to learn more about the history of Lincoln Park? What about the historic Avenue D corridor and the vibrant life that emerged in the 1930s, 1940s, 1950s and 1960s? Do you ever wonder how Lincoln Park Academy was developed from the hard work of African American parents wanting a quality education for their children? How the families partnered with the St. Lucie County School District to build the accredited school in 1923?

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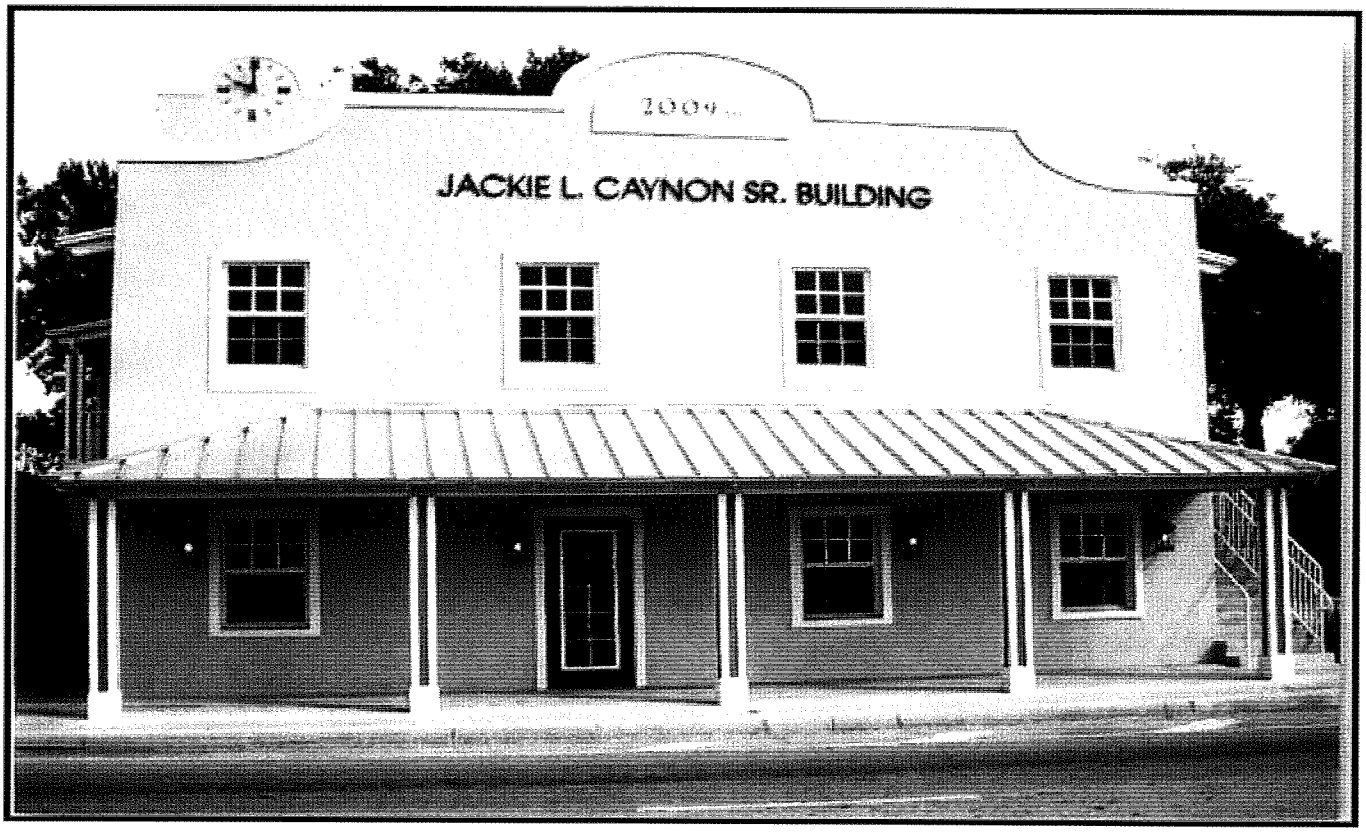
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5 STAR RODEO HOLDINGS, LLC

TICKETS AVAILABLE ON Eventbrite

FOR MORE INFO PLEASE CALL
954-857-8802

THE SUNRISE CITY
FORT PIERCE
Florida



LPMS
LINCOLN PARK MAIN STREET

INVITES YOU TO ATTEND

DOING BUSINESS WITH THE CITY OF FORT PIERCE

WORKSHOPS

Presented By Building & Planning Departments

PERMITTING

Wednesday, September 24, 2025
6:00 - 7:30 pm

PLANNING & ZONING

Tuesday, September 30, 2025
6:00 - 7:30 pm

BLEU CLARINET

BLACKBURN EDUCATIONAL BUILDING, ROOM #120

3002 Avenue D
Fort Pierce, FL

Insights

Review performance results and more.

Facebook Last 28 days: Sep 16, 2025 – Oct 13, 2025

Benchmarking

Business comparison Businesses to watch

Compare your performance against businesses in the Professional Services category

Results are based on businesses with similar organic 28-day reach in your category. Edit category

Published content

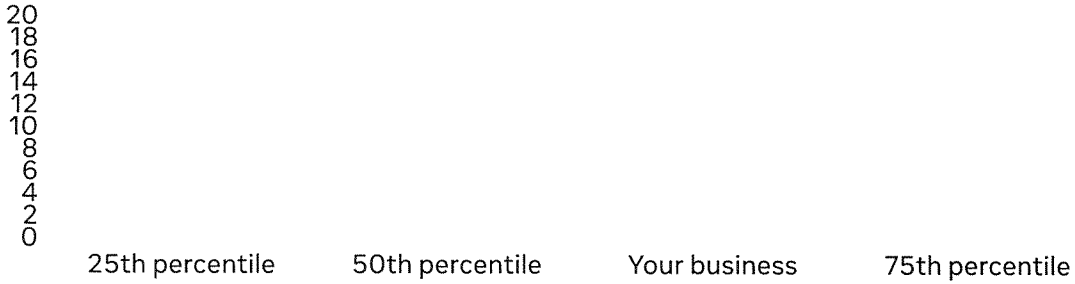
7

Similar to others

Over the last 28 days, **you typically published the same amount of posts and stories** compared to other businesses in this category. Nice work! Stay on track by creating a new post or scheduling in advance.

Create post

How often your business published versus others in this category



Facebook followers

1,017

Similar to others

Typically: 478

Follows

3

Similar to others

Typically: 4

Content interactions

11

Similar to others

Typically: 37

Insights

Review performance results and more.

Fac

Publish one ad 0 / 1 Publish 3 posts o... 0 / 3 Publish c

Performance

September 16, 2025 - October 13, 2025

Customize vie

Views

Views

578 10.3%

From followers **61.1%** 132.3%

From non-followers **38.9%** 47.2%

Viewers **158** 41.9%

Interactions

Content interactions

11 120%

From followers **8** 100%

From non-followers **3** 20(

Visits

Facebook visits

178 229.6%

Follows

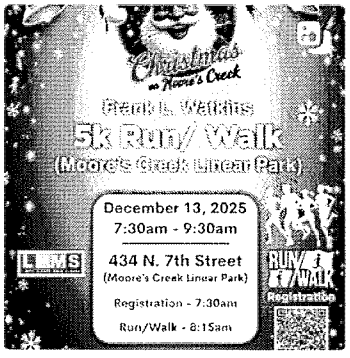
Follows

3 50%

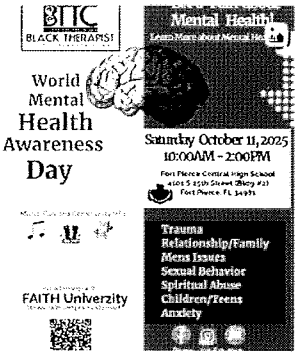
Unfollows **2** 100%

Net follows **1** 0%

Recent content



It's Almost Time to Sleigh the Day! ...



Come one Come all!! This is an event that...



Ready, Set, Sleigh! Get in t...

F

We're simplifying the way you create.

Learn more

Published Scheduled Drafts

Post type

Title



Are you smart with fi...
July 29, 2025, 10:39 AM

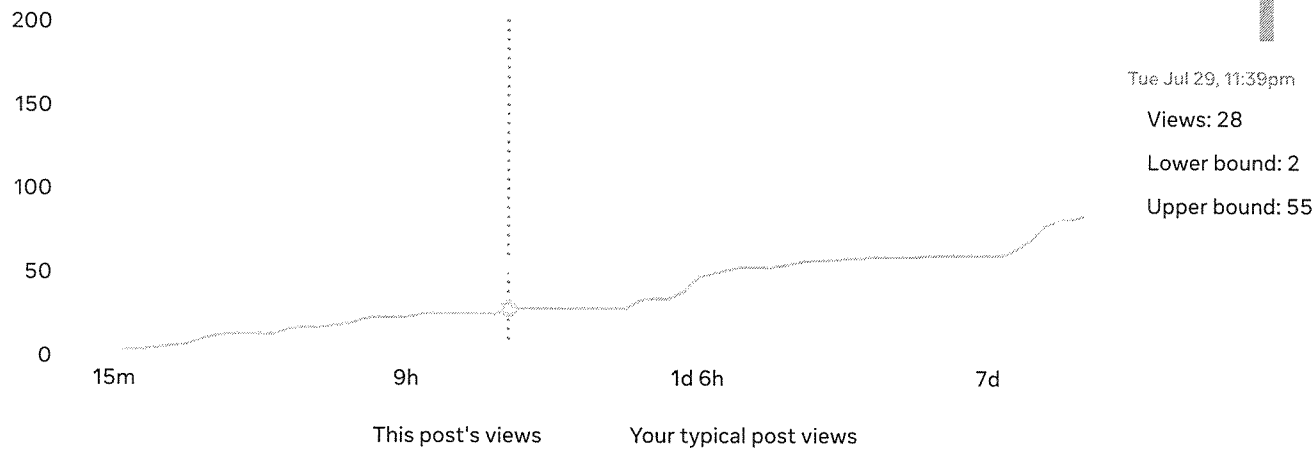
0 reactions 0 comments 0 shares Boost

Overview Performance Feed preview

This post received more views compared to your recent Facebook posts.

Views
142

Total Followers



This post received **less interactions** compared to your recent Facebook posts.

Content

Schedule, publish and manage posts, ree...

Export data Create reel

All videos you post on Facebook are now reels

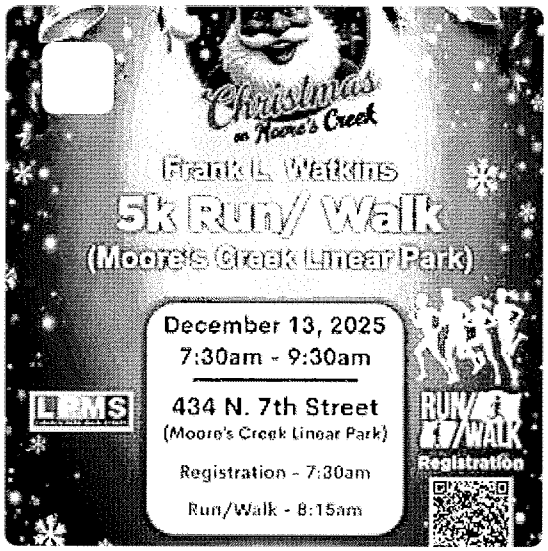
We're simplifying the way you create.

Learn more

Published Scheduled Drafts

Post type

Title



Ready, Set,

September 20, 2025, 3

ID: 1226229906168434

Interactions

1 reaction

Overview Performance Feed preview

Performance

Overview

Views

104

Interactions

3

This post received more views compared to your recent Faceb

Views

Export data | Last 90 days: Jul 16, 2025 - Oct 13, 2025

All content

Create post

Posts and stories | Media type | Filter | Clear | Search by ID or caption | Columns

Title		Date published	Views	Reach	Viewers	Interactions
Fort Pierce and the Treasure Coast, Jazz o... Reel • Jazz on Moore's Creek	Boost	Mon Aug 11, 10:58pm	103	59	62	3
Fort Pierce and the Treasure Coast, Jazz o... Reel • Jazz on Moore's Creek	Boost	Mon Aug 11, 10:58pm	226	133	152	6
Jazz on Moore's Creek Disco night, Friday, ... Photo • Jazz on Moore's Creek	Boost	Wed Aug 6, 8:57pm	1,852	860	840	19
Jazz on Moore's Creek is Friday, August 15t... Photo • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:07pm	296	182	--	9
Jazz on Moore's Creek is Friday, August 15t... Event • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:00pm	129	82	--	9
Jazz on Moore's Creek Event • Jazz on Moore's Creek	Boost	Sun Jul 27, 12:00pm	--	16	--	--

All content

Create post

Posts and stories | Media type | Filter | Clear | Search by ID or caption | Columns

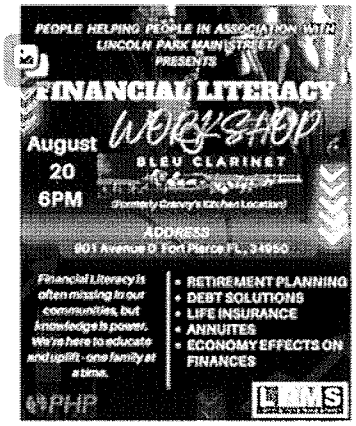
Title		Date published	Views	Reach	Viewers	Interactions
It's Almost Time to Sleigh the Day! ... Photo • Lincoln Park Main Street, Inc.	Boost	Thu Oct 9, 10:23am	59	47	47	2
Come one Come all!! This is an event that y... Photo • Lincoln Park Main Street, Inc.	Boost	Tue Oct 7, 2:41pm	78	58	58	4
Ready, Set, Sleigh! Get in the ... Event • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:31pm	49	18	18	1
Frank L. Watkins Event • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:31pm	--	122	--	--
Your story Story • Lincoln Park Main Street, Inc.	Boost	Sat Sep 20, 12:06pm	0	--	0	0

All content

Create post

Columns

Title		Date published	Views	Reach	Viewers	Interactions
Ready, Set, Sleigh! Get in the ... Photo • Lincoln Park Main Street, Inc.	Boost ···	Sat Sep 20, 12:04pm	104	67	67	3
Workshops on Permitting and Planning & Z... Reel • Lincoln Park Main Street, Inc.	Boost ···	Wed Sep 17, 12:29pm	39	30	27	0
Your reel Reel • Lincoln Park Main Street, Inc.	Boost ···	Sun Sep 14, 9:47pm	49	37	34	1
Are you smart with finances? Have you ma... Photo • Lincoln Park Main Street, Inc.	Boost ···	Tue Aug 19, 10:51am	435	250	251	3
Are you smart with finances? Have you ma... Photo • Lincoln Park Main Street, Inc.	Boost ···	Tue Jul 29, 7:39am	142	68	--	0



Boost ··· ×

Are you smart with finances? Have you mastered your finan...

August 19, 2025, 1:51PM

ID: 1200313938760031

Interactions

1 reaction | 0 comments | 3 shares

Overview Performance Feed preview

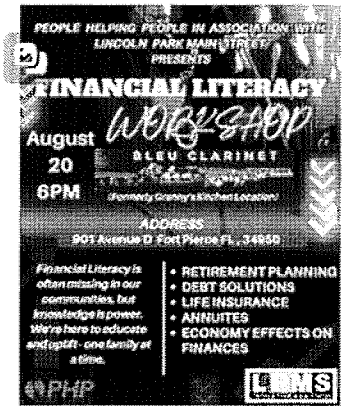
Performance

Overview

Views	Interactions	Link clicks
435	3	--

This post received more views compared to your recent Facebook posts

Time Remaining: 5:11 | Other Options | End Session



Boost

Are you smart with finances? Have you mastered your finan...
July 29, 2025, 10:39 AM
ID: 1183173360474089

Interactions

0 reactions 0 comments 0 shares

Overview Performance Feed preview

Performance

Overview

Views	Reach	Interactions	Link clicks
142	68	0	--

Views Export

1.8K ↓ 61.6%



Viewers Export

--

Data unavailable
This data is currently unavailable

Content interactions Export

20 ↓ 51.2%

Link clicks Export

4 ↓ 90.5%



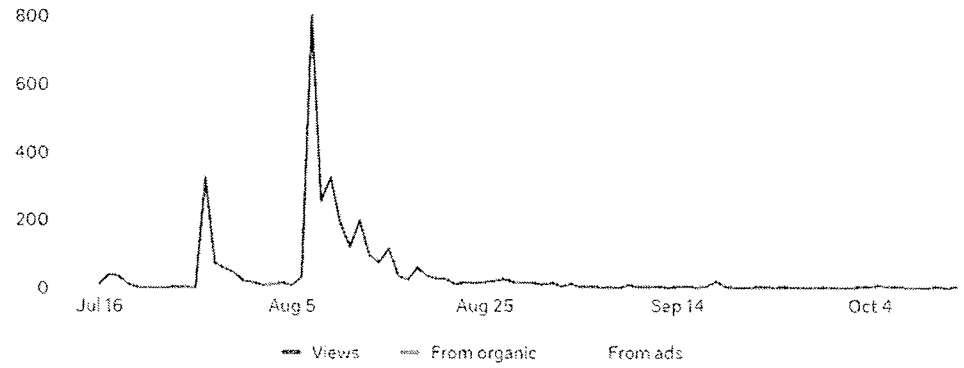
Facebook ▾ Last 90 days: Jul 16, 2025 - Oct 13, 2025 ▾

Content overview

Breakdown: Organic/ads ▾

All Posts Stories Reels Live

Views	3-second views	1-minute views	Content interactions	Watch time
3.4K ↑ 120%	159 ↑ 57.4%	0 0%	93 ↑ 78.8%	42m 7s ↑ 35.7%



Views breakdown

Jul 16 - Oct 13

Total
3,370 ↑ 120%

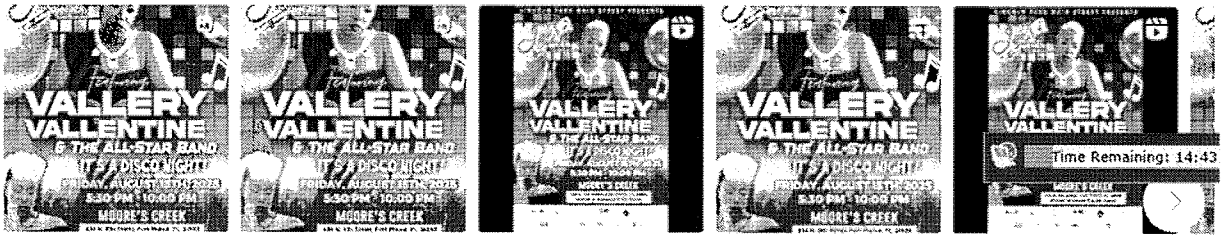
From organic
3,370 ↑ 120%

From ads
0 0%

Viewers
--

Top content by views

Boost content | See all content

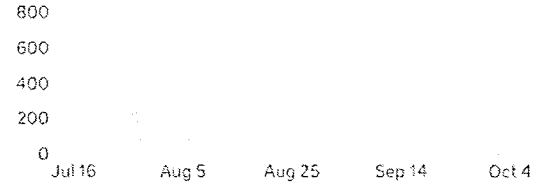


Facebook ▾ Last 90 days: Jul 16, 2025 - Oct 13, 2025 ▾

Set a goal, track progress and learn helpful tips for your professional success. Start new goal

Views Export ▾

3.4K ↑ 120%



Views

Viewers Export ▾

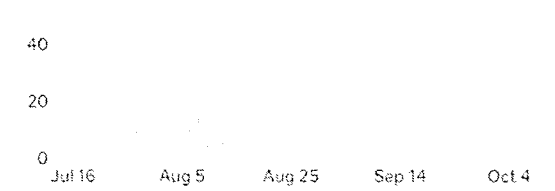
--

Data unavailable

This data is currently unavailable.

Content interactions Export ▾

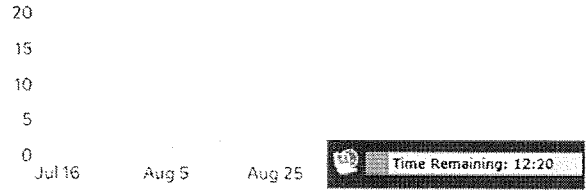
93 ↑ 78.8%



Content interactions

Link clicks Export ▾

38 ↑ 850%



Facebook link clicks

Content interactions Export ▾

20 ↓ 51.2%



Content interactions

Link clicks Export ▾

4 ↓ 90.5%



Facebook link clicks

Visits Export ▾

450 ↑ 54.6%



Facebook visits

Follows Export ▾

9 ↑ 50%



Facebook follows

Ready, Set, Slei...
September 20, 2025, 3:04 PM

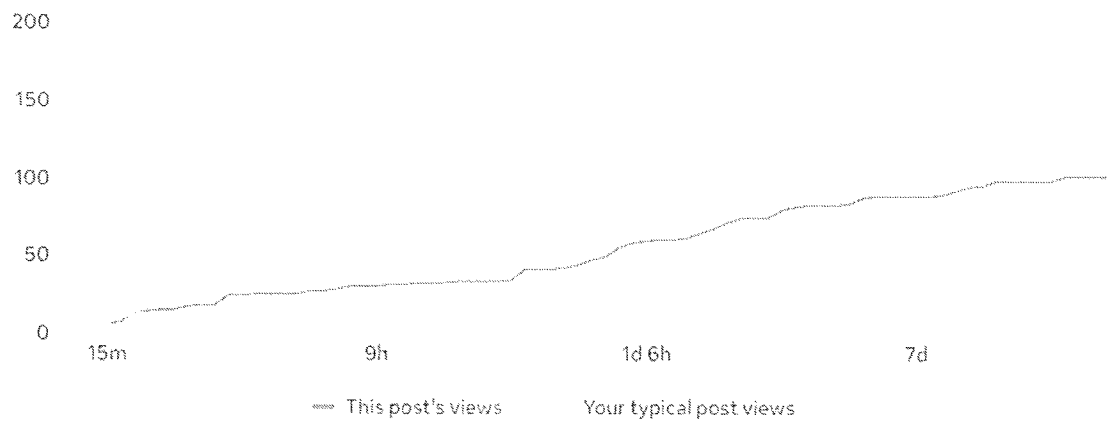
1 reaction | 0 comments | 2 shares | Boost | ··· | ×

Overview Performance Feed preview

This post received more views compared to your recent Facebook posts.

Views
104

Total Followers



AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND LINCOLN PARK MAIN STREET, INC.

THIS AGREEMENT ("Agreement") is made and entered into on this 12th day of May, 2025, by and between the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, whose address is 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("City"), and LINCOLN PARK MAIN STREET, INC., a Florida not-for-profit corporation, with its principal office located at 532 N. 13th Street, Fort Pierce, FL 34950 ("LP Main Street") (collectively, "Parties").

WITNESSETH:

WHEREAS, the City seeks to promote and facilitate revitalization of communities within its jurisdiction to enhance the overall prosperity, preservation-based economic development, and quality of life for its residents; and

WHEREAS, LP Main Street has expertise, resources, and a mission aligned with boosting prosperity and improving the well-being and livability for community members; and

WHEREAS, since LP Main Street has assisted the City to achieve its revitalization and economic development goals pursuant to Federal Community Development Block Grant Agreements; and

WHEREAS, LP Main Street is willing to continue to assist the City to achieve its revitalization and economic development goals pursuant to this Agreement;

WHEREAS, the City Commission approved $50,000 in grants and aid to LP Main Street as part of its budget approval for Fiscal Year 2024-2025.

NOW THEREFORE, the Parties do hereby agree as follows:

1. **SCOPE OF SERVICES.** LP Main Street's responsibility under this Agreement is to provide those Services and Deliverables supporting the City's revitalization and economic development goals set forth in Exhibit A ("Services").

2. **TERM.** The term of this Agreement shall be one (1) year beginning on October 1, 2024

3. **COMPENSATION.** The City agrees to compensate LP Main Street for services rendered pursuant to this Agreement in four installments as follows:

   October 1, 2024 Payment 1 $12,500
   (or within thirty (30) days of Agreement approval, whichever is later)

March 1, 2025 Payment 2 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)
June 1, 2025 Payment 3 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)
September 1, 2025 Payment 4 $12,500
(or within thirty (30) days of City Commission approval, whichever is later)

The City's obligation to pay LP Main Street under this Agreement does not arise if LP Main Street fails to satisfactorily perform those Services delineated in Exhibit A, fails to meet its Reporting and Accountability obligations set forth in Paragraph 4, or violates any terms of this Agreement.

The City shall deduct from any amount owed to LP Main Street under this Agreement all monies owed to the City or its affiliates under any other agreement or understanding if the amount owed by LP Main Street to the City or its affiliate has been outstanding for more than 30 days.

4. **REPORTING AND ACCOUNTABILITY.**

a. Quarterly Written Reports: LP Main Street shall provide the City with quarterly reports on or before January 15, 2025; April 15, 2025; July 15, 2025; and September 15, 2025 according to the requirements of Exhibit A and on the forms provided in Exhibit B and Exhibit C. Time is of the essence, and the City's obligation to pay LP Main Street any installment does not arise if LP Main Street fails to meet this obligation.

b. Quarterly Presentations: LP Main Street shall provide the City with quarterly presentations on or before February 28, 2025; May 31, 2025; and August 31, 2025; that shall include at least the information contained in Exhibit B and Exhibit C. It shall be LP Main Street's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay LP Main Street any installment does not arise if LP Main Street fails to meet this obligation.

c. Financial Statements: LP Main Street shall submit financial statements quarterly with each quarterly report outlined in paragraph 4(a) above and within seven (7) days upon request of the City at any time, in the City's sole discretion, for any reason. LP Main Street shall submit the Main Street Quarterly Revenue and Expense Reporting Form in the form provided in Exhibit C each quarter, as outlined above and herein. Time is of the essence, and the City's obligation to pay LP Main Street any installment does not arise if LP Main Street fails to meet this obligation.

d. Annual Reports: LP Main Street shall make an annual presentation to the City Commission on or before September 30, 2025, detailing its activities for the

preceding months, progress of the economic development activities, project updates, and any other relevant information. It shall be LP Main Street's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay LP Main Street any installment does not arise if LP Main Street fails to meet this obligation.

5. **AUDIT.** LP Main Street agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three years, or as otherwise applicable under law, to include Public Records Laws, after receipt of any Payment under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of LP Main Street involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved.

6. **NON-DISCRIMINATION.** LP Main Street covenants and agrees that it shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.

7. **TERMINATION.** This Agreement may be terminated by either party with sixty (60) days written notice if either party believes that the other party has failed to meet its obligations. Upon termination, the City shall have no further obligation to pay LP Main Street any additional money as contemplated in Paragraph 3 above.

8. **INDEPENDENT CONTRACTOR.** LP Main Street is and shall be an independent contractor and not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent contract between the City and LP Main Street, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement.

9. **INSURANCE REQUIREMENTS.** LP Main Street will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, and professional liability insurance.

   Limits of liability for automobile liability insurance shall be, at a minimum, $1,000,000.00 combined single limit.

   Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability.

Limits of liability for professional liability insurance shall be, at a minimum, $1,000,000.00 per occurrence/claim and $1,000,000.00 aggregate.

If the general liability insurance coverage and/or the professional liability insurance coverage is on a claims-made basis, LP Main Street will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph.

LP Main Street is responsible for the payment of any deductibles or self-insured retentions.

City will be named as additional insured under LP Main Street's general liability insurance and automobile liability insurance policies.

10. **INDEMNIFICATION.** LP Main Street shall, to the maximum extent permitted by law, indemnify the City and its officials, officers, agents, and employees from and against any and all liability, claims, demands, penalties, court costs, judgments, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of LP Main Street and persons employed by or utilized by LP Main Street in its performance of this Agreement.

    LP Main Street's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon LP Main Street whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

    LP Main Street's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

11. **E-VERIFY SYSTEM.** All requirements of Section 448.095, Florida Statutes, shall be complied with by LP Main Street

    In accordance with, Section 448.095, Florida Statutes, LP Main Street shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If LP Main Street enters into a contract with a subcontractor performing work or providing services on its behalf, LP

Main Street shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.

Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify.

LP Main Street shall, upon request, provide evidence of compliance with this provision to the City.

A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. LP Main Street is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

12. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

13. **PUBLIC RECORDS.** LP Main Street shall abide by all public records laws, and specifically:

    a. Keep and maintain public records required by the public agency to perform the service.

    b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

    c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

    d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and

exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 N. US HIGHWAY 1, FORT PIERCE, FL 34950.

14. **SUCCESSORS AND ASSIGNS, ASSIGNMENT.** The City and LP Main Street each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract.

    Neither the City nor LP Main Street shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other.

    Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the City and LP Main Street.

15. **AMENDMENTS.** Any amendments or modifications to this Agreement must be made in writing and signed by authorized representatives of both parties.

16. **NOTIFICATION.** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

    CITY:
    City of Fort Pierce
    City Manager's Office
    100 North US Highway 1
    Fort Pierce, FL 34950

    WITH COPIES TO:
    City Attorney's Office
    100 North US Highway 1
    Fort Pierce, FL 34950

    LP Main Street:
    Lincoln Park Main Street, Inc.
    c/o Pamela Carithers
    P.O. Box 3224
    Fort Pierce, FL 34948

Either party may change the above-listed address at which it receives written notices by so notifying the other Party in writing. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

17. **JURISDICTION; VENUE; AND WAIVER OF JURY TRIAL.** EACH OF THE PARTIES IRREVOCABLY AND UNCONDITIONALLY: (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING FROM OR RELATING TO THIS AGREEMENT SHALL BE BROUGHT IN THE STATE COURT SITUATED IN ST. LUCIE COUNTY, FLORIDA; AND (B) WAIVES ANY OBJECTION WHICH IT MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION, OR PROCEEDING IN ANY OF SUCH COURTS. EACH PARTY KNOWINGLY AND VOLUNTARILY WAIVES ALL RIGHTS TO A TRIAL BY JURY IN ALL LITIGATION RELATING TO OR ARISING FROM THIS AGREEMENT.

18. **SEVERABILITY.** If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

19. **WAIVER.** No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other, provision, or the enforcement thereof. City's consent to or approval of any act by LP Main Street requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by LP Main Street requiring consent or approval, whether or not similar to the act so consented or approved.

20. **COMPLIANCE WITH LAWS.** LP Main Street, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise LP Main Street, upon request, as to any such laws of which it has present knowledge.

    Before beginning services under this Agreement, LP Main Street shall complete, execute and deliver the Affidavit Regarding the Use of Coercion for Labor or Services (Exhibit D) to the City. LPMS agrees to secure all permits required for all events, including Special Event permits, and agrees to comply with all permit conditions.

21. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the City and LP Main Street and supersedes all prior agreements, understandings, or negotiations, whether written or oral.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives, as of the date first above written.

ATTEST:

Linda W. Cox
Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson
Linda Hudson, Mayor

5/12/2025
Date:

APPROVED AS TO FORM AND CORRECTNESS:

Sara Hedges, City Attorney

WITNESSES:

By:
Name: Brittany Meredith
Address: 100 N US Hwy 1 Fort Pierce FL. 34950

By: Lisa Gittens
Name: LISA GITTENS
Address: 100 N US HWY 1 FORT PIERCE, FL 34950

LINCOLN PARK MAIN STREET, INC

Pamela Carithers, Executive Director

5/12/2025
Date:

EXHIBIT A

Lincoln Park Main Street, Inc. Program Scope of Services and Deliverables

During the Term of this Agreement, Lincoln Park Main Street, Inc. ("LPMS") agrees to provide the services set forth in the table below by the deadlines listed below in support of the City's revitalization and economic development goals for the Lincoln Park District. LPMS shall provide quarterly updates for all services and deliverables below on the forms provided in Exhibit B and Exhibit C.

Deliverables	
1. Economic Vitality Goals: • Strengthen the LPMS's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix; and • Achieve a 70% occupancy rate for commercial spaces	
A. Business Development	**Deadline to Complete**
Attract new businesses to the District – LPMS will make contact with at least one new business and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
Job creation/retention – LPMS will report on jobs created and/or retained within the Lincoln Park District quarterly.	September 30 of the current fiscal year.
LPMS will coordinate and host two Doing Business with the City Workshops.	• March 31 of the current fiscal year. • September of current fiscal year
LPMS will compile and publish a comprehensive business directory that provides detailed information about businesses within the Lincoln Park District and include its efforts and progress in quarterly reports.	June 30 of the current fiscal year.
B. Property Development	**Deadline to Complete**
LPMS will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. LPMS will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
LPMS will create and maintain a listing of vacant and occupied commercial properties within the Lincoln Park District with the interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options and include its efforts and progress in quarterly reports.	June 30, 2025 (publish)
LPMS will create and maintain a thorough database to capture and store detailed information about individuals interested in properties	June 30, 2025

enabling efficient connections with available vacant properties as they arise and include its efforts and progress in quarterly reports.	

2. Design

Goals**:**

- Assist in improving the physical appearance of the Lincoln Park District by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment
- Develop a plan to effectively communicate and promote Fort Pierce Redevelopment Agency programs and initiatives, including grants, incentives (such as the impact fee moratorium), community meetings, surveys, technical assistance for grant applications, and participation in the Lincoln Park Master Plan and potential design standards
- Encourage compliance with historic preservation guidelines
- Encourage adherence to Architectural Design Standards

A. Physical Improvements	
LPMS will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Lincoln Park business community and, during application cycles, assist businesses with completing the application process. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
LPMS will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. LPMS will include its efforts in quarterly reports.	September 30, of the current fiscal year.
B. Historic Preservation	**Deadline to Complete**
LPMS will facilitate the research and prepare applications to submit to the State for the historic designation of at least one church in the Lincon Park District. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
LPMS will coordinate with Fort Pierce Redevelopment Agency staff and the master plan consultant to provide input on future development and the formation of neighborhood identities for the Lincoln Park Master Plan. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
C. Architectural Standards	**Deadline to Complete**
Upon the City of Fort Pierce adoption of design standards, LPMS will maintain a copy on file to be shared with builders, developers, real estate investors, and the community. LPMS will interface with the City's standards beginning July 1, 2025 with the grant from the Department of State, Division of Historical Resources for work on design standards in the Lincoln Park District. LPMS will include its efforts and progress in quarterly reports.	Immediately

3. Promotion Goals**:** • Implement a marketing and community engagement plan that promotes the Lincoln Park District's unique characteristics and rich history to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract businesses. Implement ongoing creative programming that engages the Lincoln Park District businesses, residents, and visitors.	
A. Marketing and Events	**Deadline to Complete**
LPMS will plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events with an average attendance of 50 participants each, to include: • Lincoln Park May Day Freedom Celebration, to include live music, vendors, and community-oriented activities, etc. (annual) • Flaming Knight Motorcycle Club Toy Drive (annual) • Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival (annual) • Community Engagement event to be defined (community education/ workshops (2x/year) community meetings, collaborative engagement) • Jazz on Moore's Creek, to include live music, vendors, and community-oriented activities, etc. (quarterly) • Offer business assistance/education workshops with SBDC and other community partners. • Doing Business with the City Workshops (2x/year). LPMS will include its efforts and progress in quarterly reports	September 30, of the current fiscal year.
LPMS will reach 1,000 social media impressions of marketing campaigns via various social media and LPMS-powered website. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
B. Branding	**Deadline to Complete**
LPMS will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. LPMS will publish the results of its surveys. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
LPMS will publish the Lincoln Park Showcase Newsletter digitally. LPMS will include its efforts and progress in quarterly reports.	Monthly beginning October 1 of the current fiscal year.
LPMS will complete updates to LPMS website and publish online by March 2025. LPMS will increase website and social media traffic related to District information by 10%, annually. LPMS will include	March 2025 (website updates); September 30 of the current fiscal year (increase traffic by 10%.

its efforts and progress in quarterly reports including metrics related to website visits and social media activity.	
C. Positive Image	**Deadline to Complete**
LPMS will collect testimonials from 12 or more visitors and 6 or more residents. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.

4. Organization Goals: • Develop a strong foundation for a sustainable revitalization effort that aligns with the City's goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment	
A. Partnerships	**Deadline to Complete**
Collaborate with partner organizations – LPMS will complete two joint projects with partner organizations. LPMS will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
B. Volunteer Engagement	**Deadline to Complete**
LPMS will recruit and/or retain 25 volunteers annually. LPMS will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
LPMS will attain 500 volunteer hours annually. LPMS will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
The LPMS Executive Director will maintain active participation on two volunteer committees. LPMS will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
C. Resource Management	**Deadline to Complete**
LPMS will spend no more than 40% of funds received from the City under this Agreement on salaries. LPMS will include its efforts and progress in quarterly reports.	For Each Quarterly Installment Payment. (see 5. Budget and Budget Report Form).
LPMS will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. LPMS will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year (see 5. Budget and Budget Report Form).

5. Budget
LPMS will include the following information in its quarterly financial reports and its quarterly presentations to the City Commission: **(a)** *Budget Summary*: LPMS will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).

(b) Income *Sources*: LPMS will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.

(c) Detailed *Expenses*: LPMS will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead).

(d) Budget *Justification*: LPMS will explain the rationale behind each expense.

(e) Conclusion: LPMS will summarize the financial performance. Mention any adjustments made during implementation

EXHIBIT B

Lincoln Park Main Street, Inc. Program Reporting Form

To be completed by LPMS for each Report Period: Fiscal Year Ending, September 30, _____		
Quarterly Reporting Period	**Quarterly Report Due**	**City Commission Presentations**
_____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
_____ Q3 – Reporting Period: April 1-June 30	_____ Q3 – Report due July 15	_____ Q3 – Aug. 2025 Quarterly Report
_____ Q4 – Reporting Period: July 31-Sept. 30	_____ Q4 – Report due Oct. 15	_____ Q4 – Oct. 2025 Quarterly Report

Deliverables

1. Economic Vitality: This point aims to strengthen the district's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

A. Business Development

1. Attract new businesses to the Lincoln Park District – LPMS will make contact with at least one new business and include its efforts and progress in quarterly reports. **LPMS will include its efforts and progress in quarterly reports.**

Status:

2. Job creation/retention – LPMS will report on jobs created and/or retained within the Lincoln Park District quarterly **LPMS will include its efforts and progress in quarterly reports.**

Status:

3. LPMS will coordinate and host two Doing Business with the City Workshops **LPMS will include its efforts and progress in quarterly reports.**

Status:
4. LPMS will compile and publish a comprehensive business directory that provides detailed information about businesses within the Lincoln Park District. **LPMS will include its efforts and progress in quarterly reports.**
Status:

B. Property Development
1. LPMS will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. **LPMS will include its efforts and progress in quarterly reports.**
Status:
2. LPMS will create and maintain a listing of vacant and occupied commercial properties within the Lincoln Park District with the interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options.**LPMS will publish listing by June 30, 2025. LPMS will include its efforts and progress in quarterly reports, thereafter.**
Status:
3. LPMS will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise.**LPMS will complete by June 30, 2025. LPMS will include its efforts and progress in quarterly reports.**
Status:

2. Design: This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.
A. Physical Improvements
1. LPMS will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Lincoln Park business community and, during application cycles, assist businesses with completing the application process. **LPMS will include its efforts and progress in quarterly reports.**
Status:
2. LPMS will provide and distribute information on the City's Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **LPMS will include its efforts in quarterly reports.**
Status:
B. Historic Preservation
3. LPMS will facilitate the research and prepare applications to submit to the State for the historic designation of at least one church in the Lincon Park District. **LPMS will include its efforts and progress in quarterly reports.**
Status:
4. LPMS will coordinate with Fort Pierce Redevelopment Agency staff and the master plan consultant to provide input on future development and the formation of neighborhood identities for the Lincoln Park Master Plan. **LPMS will include its efforts and progress in quarterly reports.**
Status:
C. Architectural Standards
1. LPMS will maintain a copy of the adopted City of Fort Pierce design standards on file to be shared with builders, developers, real estate investors, and the community. LPMS will interface with the City's standards beginning July 1, 2025, with a grant from the Department of

State, Division of Historical Resources for work on design standards in the Lincoln Park District **LPMS will include its efforts and progress in quarterly reports. Note: Design Standards have been adopted.**

Status:

3. Promotion: This involves marketing the district's unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.

A. Marketing and Events

1. LPMS will plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events with an average attendance of 50 participants each, to include:

- Lincoln Park May Day Freedom Celebration, to include live music, vendors, and community-oriented activities, etc. (annual)
- Flaming Knight Motorcycle Club Toy Drive (annual)
- Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival (annual)
- Community Engagement events to be defined (community education/ workshops (2x/year) community meetings, collaborative engagement).
- Jazz on Moore's Creek, to include live music, vendors, and community-oriented activities, etc. (quarterly)
- Offer business assistance/education workshops with SBDC and other community partners.
- Doing Business with the City Workshops (2x/year).

LPMS will include its efforts and progress in quarterly reports

Status:

2. LPMS will reach 1,000 social media impressions of marketing campaigns via various social media and LPMS -powered website.**LPMS will include its efforts and progress in quarterly reports.**

Status:

B. Branding
1. LPMS will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. LPMS will publish the results of its surveys.**LPMS will include its efforts and progress in quarterly reports.**
Status:
2. will publish the Lincoln Park Showcase Newsletter digitally on a monthly basis beginning October 1 of the current fiscal year**LPMS will include its efforts and progress in quarterly reports.**
Status:
3. LPMS will complete updates to LPMS website and publish online by March 2025. LPMS will increase website and social media traffic related to District information by 10%, annually. LPMS will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity.**LPMS will include its efforts and progress in quarterly reports.**
Status:
C. Positive Image
1. LPMS will collect testimonials from 12 or more visitors and 6 or more residents.**LPMS will include its efforts and progress in quarterly reports.**
Status:

4. Organization: This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.
A. Partnerships
1. Collaborate with partner organizations – LPMS will complete two joint projects with partner organizations.**LPMS will include its efforts and progress in quarterly reports.**
Status:
B. Volunteer Engagement
1. LPMS will recruit and/or retain 25 volunteers annually. **LPMS will include its efforts and progress in quarterly reports.**
Status:
2. LPMS will attain 500 volunteer hours annually. **LPMS will include its efforts and progress in quarterly reports.**
Status:
3. The LPMS Executive Director will maintain active participation on two volunteer committees.**LPMS will include its efforts and progress in quarterly reports.**
Status:
C. Resource Management
1. LPMS will spend no more than 40% of funds received from the City under this Agreement on salaries. LPMS will include its efforts and progress in quarterly reports. (see 5. Budget and Budget Report Form)**LPMS will include its efforts and progress in quarterly reports.**
Status:

2. LPMS will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. LPMS will include its efforts and progress in quarterly reports. (see 5. Budget and Budget Report Form).**LPMS will include its efforts and progress in quarterly reports.**
Status:

5. Budget: LPMS will include the following information in its quarterly financial reports and quarterly presentations to the City Commission**Also complete attached Exhibit C Revenue and Expense Reporting Form and submit.**
1. Budget Summary: LPMS will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).
2. Income Sources: LPMS will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.
3. Detailed Expenses with Budget Justification: LPMS will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). LPMS will explain the rationale behind each expense.
4. Conclusion: LPMS will summarize the financial performance. Mention any adjustments made during implementation.

EXHIBIT C

Main Street Quarterly Revenue and Expense Reporting Form

Fiscal Year ending September 30, _____

Organization Name:

Quarter ended: _____

Revenue Section

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants					
Donations					
Fundraising Events					
Membership Fees					
Program Service Revenue					
Other Income (specify)					
Total Revenue					

Expense Section

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages					

Rent/Utilities					
Office Supplies					
Program Expenses					
Marketing/Outreach					
Training					
Travel					
Professional Services					
Other Expenses (specify)					
Total Expenses					

Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue					
Total Expenses					
Net Surplus/Deficit					

Exhibit D

CITY OF FORT PIERCE
Affidavit Regarding the Use of Coercion for Labor or Services

Vendor Name: **Lincoln Park Main Street, INC.**
Authorized Representative's Name and Title: Pamela E. Carithers, Executive Director
Address: P.O. Box 3
City: Fort Pierce State: FL Zip Code: 34948
Phone Number: 407-257-1678 Email Address: lincolnparkmainstreet@live.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: _____ Pamela E. Carithers 5/9/2025
Authorized Signature | Printed Name and Title | Date

STATE OF FLORIDA
COUNTY OF St. Lucie

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 9th day of May, 2025 by Pamela E. Carithers, who is ☒ personally known or ☐ produced identification (ID produced: N/A).

Notary Public Signature: _____ (Seal)

Print Name: Solomon Lee My Commission Expires:

SOLOMON LEE
MY COMMISSION # HH 422601
EXPIRES: November 15, 2027

City Commission Day Meeting 9:00 AM **10. A.**

Meeting Date: 11/10/2025

Re: City Resolution 25-R72 Interlocal Funding Agreement between the Fort Pierce Redevelopment Agency and the City of Fort Pierce to support the Avenue D Resurfacing Project in the amount of $1,500,000 as to form and correctness.

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

SUBJECT:

Resolution 25-R72 Entering into an Interlocal Funding Agreement between the FPRA and the City of Fort Pierce for the Avenue D Resurfacing Project where the city will accept $1,500,000.00 in funding from the FPRA.

SUMMARY:

Resolution 25-R27 authorizes an Interlocal Funding Agreement between the Fort Pierce Redevelopment Agency (FPRA) and the City of Fort Pierce to support the Avenue D Resurfacing Project. The project, extending from US1 to 29th Street, includes roadway, streetscape, and public infrastructure upgrades consistent with the goals of the Fort Pierce Redevelopment Plan. The City has secured multiple funding sources for this project, including a State General Appropriation Grant, and infrastructure surtax funds. The FPRA has committed to contribute up to $1,500,000.00 toward the project. The Interlocal Funding Agreement ensures coordination between the City and FPRA and outlines the terms of the FPRA contribution.

RECOMMENDATION:

Approve Resolution 25-R72

ALTERNATIVES:

Deny or amend Resolution 25-R72

RESPONSIBLE STAFF:

Shyanne Harnage, Community and Economic Development Director

COORDINATED WITH:

Mark Zrallack P.E. - City Engineer
Selena Griffett, P.E. - Engineer
Jessica Williams - Redevelopment Specialist
City Attorney's Office
City Clerk's Office

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025-2026

OTHER INFORMATION:

There is no City funding associated with this Interlocal Funding Agreement. The Agreement outlines the FPRA's contribution of $1,500,000.00 toward the Avenue D Resurfacing Project. The City's funding sources for the project will be separately approved in connection with the construction contract.

Attachments

City Resolution 25-R72
Interlocal Funding Agreement for Avenue D Resurfacing Project
City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	10/31/2025 10:49 AM

Form Started By: Jessica Williams
Started On: 10/22/2025 08:58 AM
Final Approval Date: 10/31/2025

RESOLUTION NO. 25-R72

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FORT PIERCE REDEVELOPMENT AGENCY,** A DEPENDENT SPECIAL DISTRIST OF THE CITY OF FORT PIERCE**,** FLORIDA**, AND THE CITY OF FORT PIERCE FOR THE AVENUE D RESURFACING PROJECT**; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the Fort Pierce Redevelopment Agency (the "FPRA") was established by the City of Fort Pierce Ordinance H-239 in 1982 to rehabilitate, conserve, and redevelop slums and blighted areas of the City; and

WHEREAS, Section 163.01, Florida Statutes, the Florida Interlocal Cooperation Act of 1969, authorizes public agencies to enter into interlocal agreements to jointly exercise powers and responsibilities they share in common; and

WHEREAS, Sections 163.370 and 163.387, Florida Statutes, authorize the FPRA to expend redevelopment trust funds for infrastructure improvements within the redevelopment area in accordance with the adopted redevelopment plan; and

WHEREAS, on August 17, 2020, the Fort Pierce Redevelopment Plan (the "Plan") was adopted by the City of Fort Pierce Ordinance 20-019; and

WHEREAS, the Plan identifies public infrastructure and streetscape improvements as key objectives to eliminate blight, improve connectivity, enhance the pedestrian environment, and stimulate economic activity, particularly along key gateway corridors; and

WHEREAS, the City of Fort Pierce ("City") is undertaking the Avenue D Resurfacing Project (the "Project"), encompassing roadway, streetscape, and associated public infrastructure improvements between US1 and 29th Street, which are consistent with and advance the goals and objectives of the Redevelopment Plan; and

WHEREAS, the City posted the construction bid for the Project on May 20, 2025 and awarded the contract on September 2, 2025, to C.W. Roberts Contracting, Inc.; and

WHEREAS, the Project will be funded through a combination of A State General Appropriation Grant, infrastructure surtax funds, and FPRA contribution not to exceed $1,500,000.00; and

WHEREAS, the FPRA has found that entering into an Interlocal Funding Agreement with the City for the Project serves a valid public purpose, is consistent with the Redevelopment Plan, and is in the best interest of the redevelopment area; and

WHEREAS, the FPRA approved its entrance into this Agreement on November 12, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated as the findings of the City.

SECTION 2. The City hereby approves the Interlocal Funding Agreement between the FPRA and the City of Fort Pierce for the Avenue D Resurfacing Project, attached hereto as Exhibit “A,” and authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 3. The City Manager and City Attorney are hereby authorized to take all actions and execute all documents necessary to carry out the purposes of this Resolution.

SECTION 4. All resolutions or parts of a resolution in conflict herewith are hereby repealed.

SECTION 5. The provisions of this Resolution are declared to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

SECTION 6. This Resolution shall take effect upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this _____ day of _____, 2025.

_____
Linda Hudson, Mayor
Commissioner

ATTEST

_____
Linda Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara Hedges, City Attorney

INTERLOCAL FUNDING AGREEMENT

FOR THE AVENUE D RESURFACING PROJECT

BETWEEN THE CITY OF FORT PIERCE, FLORIDA

AND THE FORT PIERCE REDEVELOPMENT AGENCY

This Interlocal Funding Agreement (the "Agreement") is made and entered into as of this ____ day of _____2025, by and between the CITY OF FORT PIERCE, a Florida municipal corporation (the "City "), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a dependent special district of the City of Fort Pierce, FL and a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA").

WITNESSETH

WHEREAS, the City and the FPRA are authorized under Section 163.01, Florida Statutes, to enter into interlocal agreements to jointly exercise shared powers; and

WHEREAS, pursuant to Sections 163.370 and 163.387, Florida Statutes, the FPRA may expend redevelopment trust funds for infrastructure improvements supporting the agency's goals; and

WHEREAS, the FPRA was established by the City of Fort Pierce to revitalize both the physical and economic environment of the redevelopment area, counteract blight, encourage public and private investment, sustain an authentic and pedestrian-friendly historic character, and capitalize on the community character of Fort Pierce; and

WHEREAS, the City and the FPRA seek to improve infrastructure along Avenue D, a key corridor within the City and the FPRA, by promoting connectivity, public safety, economic vitality, and enhanced aesthetic appeal; and

WHEREAS, the City issued a construction bid for improvements to Avenue D (Bid No. 2025-019) on May 1, 2025 and awarded the contract C.W. Roberts Contracting, Inc. on July 18, 2025; and

WHEREAS, funding for the improvements to Avenue D (the "project") is drawn from multiple sources, $1,5000,000.00 a state general appropriation grant, $2,573,873.50 infrastructure surtax funds, and $1,500,000.00 FPRA funds not to exceed $4,072,873.50; and

WHEREAS, the FPRA has budgeted a contribution of $1,500,000 to the project; and

WHEREAS, the City will execute contracts and lead project delivery, while the FPRA will provide funding in support of redevelopment goals along Avenue D.

NOW, THEREFORE, in consideration of their mutual promises made herein, the parties agree as follows:

1. **Incorporation of Recitals.** The above set forth recitals are hereby incorporated into the terms of this Agreement.
2. **Scope of Project.** The scope of the project includes milling and resurfacing of Avenue D from N 29th Street to US 1, sidewalk updates, curb and gutter, driveway replacement, updates to ADA ramps, pavement marking, signing, video detection at signalized intersections and an overhead neighborhood Lincoln Park sign
3. **Lead Agency.** The City shall manage all aspects of the project including procurement, contracting, construction administration, inspections, and final acceptance.
4. **FPRA Contribution.** The FPRA shall contribute an amount not to exceed $1,500,000 toward eligible costs including design, permitting, construction, and contingency expenses aligned with the FPRA's goals.
5. **Payment.** The City shall provide invoices to the FPRA when costs are incurred for the project, identifying the requested contribution from the FPRA. The FPRA will provide payment to the City upon review that the invoice meets the FPRA's funding abilities.
6. **Reporting.** The City shall provide the FPRA with a final close-out report within sixty (60) days of project completion, documenting all expenditures and certifying that FPRA funds were expended solely for eligible purposes consistent with the Redevelopment Plan.
7. **No Changes.** Any requests to increase the FPRA's contribution or materially alter the scope of the project will require prior approval by the FPRA Board and be memorialized in a written amendment to this Agreement.
8. **Term; Termination.** The term of this Agreement begins on the date the Agreement is recorded with the Clerk of Court for St. Lucie County and ends upon the project completion date as denoted on the Notice to Proceed to the contractor, unless

extended in writing. This Agreement may be terminated upon mutual agreement of the parties upon thirty (30) days written notice to the other party.

9. **Notices.** All notices, requests, demands, and other communications which are required or may be given under this Agreement shall be in writing.
10. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.
11. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the venue of any proceeding shall be in St. Lucie County, Florida.
12. **Records & Audit.** The City shall retain all financial and project records in compliance with Chapter 119, Florida Statutes.
13. **Filing**. In accordance with Section 163.01(11), the City will file this Agreement with the Clerk of Court for St. Lucie County.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed hereto.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By: _____
Sara Hedges, City Attorney

ATTEST:

FORT PIERCE REDEVELOPMENT AGENCY:

_____
Linda Cox, City Clerk

_____
Linda Hudson, Chair

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By: _____
Sara Hedges, Agency Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: JESSICA WILLIAMS, REDEVELOPMENT SPECIALIST, COMMUNITY & ECONOMIC DEV, FPRA DIVISION

FROM: CAMILLE WALLACE, ESQ., SENIOR ASSISTANT CITY ATTORNEY CAW

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: INTERLOCAL FUNDING AGREEMENT, AVENUE D RESURFACING PROJECT

CAO RLS#: 25-305

DATE: OCTOBER 13, 2025

I have reviewed the above Request for Legal Services (RLS) related to the Interlocal Funding Agreement and accompanying Resolutions of the City Commission and FPRA Board regarding improvements related to the Avenue D resurfacing project. Please note the following comments:

1. City Commission and FPRA Resolutions: A red-lined version of the Resolutions reflects very minor edits and a comment to change the date the FPRA will approve the Resolution.
2. Interlocal Funding Agreement: A red-lined version showing very minor edits along with a clean version of the Interlocal Funding Agreement has been uploaded for the Department to use as a template for future agenda items.
3. Based on the comments above, **the City Commission & FPRA Resolutions and the Interlocal Funding Agreement are approved as to form and correctness with the red-line changes included**.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

City Commission Day Meeting 9:00 AM **10. B.**

Meeting Date: 11/10/2025

Re: Amendment to Interlocal Agreement for the Avenue D Model Block Project

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

SUBJECT:

Resolution 25-R77 Approving an Amendment to the Interlocal Agreement between the City of Fort Pierce, Fort Pierce Redevelopment Agency, and St. Lucie County for the Development of the Avenue D Model Block Project

SUMMARY:

The City of Fort Pierce, in partnership with St. Lucie County and the Fort Pierce Redevelopment Agency (FPRA), previously entered into an Interlocal Agreement for the Avenue D Model Block Project. Following a competitive solicitation process, Pinnacle Communities II, LLC was selected as the highest-ranked respondent. The FPRA and St. Lucie County have since negotiated terms for a long-term ground lease with Pinnacle to advance the project. This resolution approves an amendment to the Interlocal Agreement to reflect the current scope of the project, now excluding City-owned parcels in this phase, and to clarify the implementation responsibilities of the FPRA and St. Lucie County.

RECOMMENDATION:

Approve Resolution

ALTERNATIVES:

Amend or deny Resolution

RESPONSIBLE STAFF:

Shyanne Harnage, Director of Community and Economic Development

COORDINATED WITH:

City Attorney's Office
County Attorney's Office
Jennifer Hance, Director of Community Services, St. Lucie County

Fiscal Impact

OTHER INFORMATION:

There is no fiscal impact associated with this Resolution.

Attachments

25-R77

Amendment 1 to Agreement

Executed Interlocal Agreement for Development of Avenue D Model Block

City Attorney Approval

Form Review

Inbox	Reviewed By	Date

City Manager	Shyanne Harnage	10/29/2025 04:22 PM
City Manager	Richard Chess	11/03/2025 01:38 PM

Form Started By: Shyanne Harnage Started On: 10/29/2025 01:09 PM

Final Approval Date: 11/03/2025

RESOLUTION NO. 25-R77

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, THE FORT PIERCE REDEVELOPMENT AGENCY, AND ST. LUCIE COUNTY FOR THE DEVELOPMENT OF THE AVENUE D MODEL BLOCK PROJECT;** REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about April 18, 2023, the City of Fort Pierce ("City"), the Fort Pierce Redevelopment Agency ("FPRA"), and St. Lucie County ("County") (collectively, the "Parties") entered into an Interlocal Agreement for the development of the Avenue D Model Block Project (the "Project"); and

WHEREAS, on December 3, 2024, a selection committee established by the Parties evaluated the submissions received in response to RFP No. 24-044 and recommended Pinnacle Communities II, Inc. ("Pinnacle") for the Project; and

WHEREAS, on February 3, 2025, the City approved the selection of Pinnacle and authorized staff to enter into negotiations; and

WHEREAS, the City-owned parcels are no longer included in the current phase of the Project, and accordingly, the City will not have implementation responsibilities under this phase of the Interlocal Agreement; however, the Interlocal Agreement may be further amended should the Parties elect to include the City's parcels in a future phase of development; and

WHEREAS, the Parties now desire to amend the Interlocal Agreement to reflect the current scope of the Project and clarify the responsibilities of the FPRA and County moving forward.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated as the findings of the City.

SECTION 2. The Mayor is authorized to execute the Amendment and any related documents necessary to carry out the intent of this Resolution, subject to approval as to form and legal sufficiency by the City Attorney.

SECTION 3. All resolutions or parts of a resolution in conflict herewith are hereby repealed.

SECTION 4. The provisions of this Resolution are declared to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

SECTION 6. This Resolution shall take effect upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this _____ day of _____, 2025.

_____
Linda Hudson, Mayor
Commissioner

ATTEST

_____
Linda Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara Hedges, City Attorney

FIRST AMENDMENT TO
INTERLOCAL AGREEMENT
(DEVELOPMENT OF THE "AVENUE D MODEL BLOCK")

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT ("Amendment") is made and entered on the _____ day of _____ 2025, by and between the **CITY OF FORT PIERCE,** a Florida municipal corporation (the "City"), **FORT PIERCE REDEVELOPMENT AGENCY**, a dependent special district of the City of Fort Pierce, a municipal agency of the State of Florida (the "FPRA"), and **ST. LUCIE COUNTY,** a political subdivision of the State of Florida (the "County"), collectively the "Parties".

WITNESSETH

WHEREAS, On or about April 18, 2023, the Parties entered into Interlocal Agreement ("Interlocal Agreement"), for the Development of the Avenue D Model Block ("Project").

WHEREAS, on December 3, 2024, the selection committee established by the Parties evaluated the submissions, and recommended Pinnacle Communities II, Inc. ("Pinnacle") for the Project; and

WHEREAS, on February 3, 2025, and February 11, 2025, the City and the FPRA, respectively, approved the selection of Pinnacle for the Project and authorized staff to enter into negotiations with Pinnacle; and

WHEREAS, on March 3, 2025, the County approved the selection committee's recommendation for RFP No. 24-044 and granted permission to conduct negotiations with Pinnacle; and

WHEREAS, the City-owned parcels are no longer included in the Project, and accordingly the City shall have no further responsibilities under this Interlocal Agreement, provided that the

Interlocal Agreement may be further amended if the Parties elect for the City to participate in the development of its parcels in a future phase; and

WHEREAS, the Parties have determined that entering into negotiations with Pinnacle resulting in a Lease Agreement over the Parties' (County and FPRA) respective parcels is in the public interest; and

WHEREAS, the Parties now desire to amend the Interlocal to address the Lease Agreement, future phases, and responsibilities of the Parties.

NOW, THEREFORE, the Parties do hereby amend the Interlocal Agreement and agree as follows:

1. **RECITALS**

The recitals set forth above are incorporated herein by reference and made a part of this First Amendment as if fully set forth herein verbatim.

2. **AMENDMENT TO SECTION 2. GENERAL DESCRIPTION OF THE PROJECT**

Section 2. "General Description of the Project" is hereby amended to read:

The "Avenue D Model Block Project" ("Project") is comprised of multiple parcels of land owned separately by the County and FPRA generally located at the corner of Avenue D and N. 7th St. in Fort Pierce.

The specific parcels of land available will be identified in a 99-year lease agreement ("Lease Agreement") entered into by the FPRA, County, and Pinnacle and generally described in accordance with Section 3 ("Project Property"). The Parties desire to collaborate and enter into the Lease Agreement for the development of the Project Property with the collective goals of attracting businesses and mitigating affordable housing issues.

3. AMENDMENT TO 3. PROJECT PHASES; COOPERATION

Section 3. "Project Phases; Cooperation" is hereby amended to read:

The Parties agree to collaborate in the development of the Project as provided for herein. The Project is anticipated to be a multi-year project commitment that will be accomplished in ~~two~~ multiple phases, which may be further defined by agreement of the Parties.

PHASE 1:

- The County shall take the lead on the procurement process, drafting and issuing a Request for LOI's to prospective vendors to gauge private sector interest in the redevelopment of the Project Property, provide opportunities for interested parties to identify other entities that may be interested in participating as co-developers, and to potentially inform the preparation and issuance of a Request for Proposal (RFP) or other solicitation in Phase 2, if warranted.
- Once the Request for LOI's is issued, each party agrees to provide two representatives to serve on a review committee. The review committee shall review all submissions to the Request for LOI and recommend how to proceed to complete development of the Project ("Phase 2").
- The Parties agree Phase 1 has been completed in accordance with the terms of the Interlocal Agreement.

PHASE 2:

- The Parties agree to fully cooperate on Phase 2 of the Project, which may include drafting and issuing a Request for Proposals or other invitation for a specific use or possible group of uses and drafting an agreement with the

proposer approved by the Parties' respective boards and managing the development of the Project.

- The Parties agree to bring an agenda item before their respective boards for consideration and approval of any recommended proposer and authorization to negotiate an agreement.
- The Parties may amend this Interlocal Agreement, or, if all parties agree, the parties may choose to enter into separate agreement(s) to further specify, allocate, or reallocate responsibilities among themselves for completion of Phase 2.
- The Parties agree Phase 2 has been completed in accordance with the terms of the Interlocal Agreement.

PHASE 3 – LEASE NEGOTIATIONS:

- The Parties agree to fully cooperate to negotiate and prepare a proposed 99-year Lease Agreement with Pinnacle for the development of certain parcels owned by the County and FPRA ("Leased Premises").
- The County shall attempt to negotiate an agreement with the St. Lucie County Fire District for vehicular access to Fire Station 15.
- The Parties agree that if approved by FPRA, the FPRA-owned parcels, Parcel ID: 2410-601-0182-000-9 and 2410-601-0183-000-6, use shall be detailed and controlled by the Lease Agreement.
- The Parties agree no City-owned parcel(s) are included in the proposed Leased Premises.

- The Parties agree the Lease Agreement shall include all terms related to development including, but not limited to: parcels, buildings, and a construction timeline.

PHASE 4 – LEASE APPROVAL

- The Parties agree the Lease Agreement shall be presented to their respective governing bodies for approval or disapproval.
- Neither this Amendment nor the Interlocal Agreement binds any Party's governing body to approve a proposed Lease Agreement.

PHASE 5 – FINANCIAL CONTRIBUTIONS

- Upon approval of the Lease Agreement, the Parties shall assist Pinnacle in preparing the site control documents necessary to secure funding from the Florida Housing Finance Corporation ("Florida Housing").
- Pinnacle intends to apply for housing credits from Florida Housing through a Request for Applications (RFA) to fund the Project. The RFA includes a Local Government Area of Opportunity (LGAO) contribution (funding contribution) to make the Project eligible for points or other preferences in the selection process.
- St. Lucie County has allocated four hundred sixty thousand dollars ($460,000.00) as the LGAO funding contribution for Phase 1 of the Project development.
- For any subsequent phase(s) of the Project, the City or FPRA may, in its sole discretion and subject to all requisite approvals and the availability of funds,

consider providing an LGAO contribution. This statement of intent is non-binding and shall not be construed to obligate any Party to provide funding or to approve any future contribution.

- Nothing in the Interlocal Agreement or this Amendment shall obligate the Parties to provide any additional funding for the construction of the Project.

PHASE 6 – DEVELOPMENT APPROVAL AND REVIEW

- The Parties agree to negotiate and draft a Development Agreement with Pinnacle outlining the specific development requirements to include, but not limited to, number of units and timeline for construction.
- The parcels that proposed to be developed are located within the City and owned separately by FPRA and the County. The City has jurisdiction over all future land use, zoning, site plan and permitting approvals for the Project and shall be responsible for the processing of all zoning approvals, variances, and land use changes required for the Project.
- The City shall provide the County with copies of any submissions by Pinnacle for review and comment.
- The City may establish a timeline for reviews and approvals to keep the Project on schedule.

PHASE 7 – CONSTRUCTION

- The City shall process all building permit applications and conduct the necessary inspections.

PHASE 8 – IMPLEMENTATION AND ONGOING COLLABORATION

- Although Pinnacle bears the ultimate responsibility to ensure all required community outreach, engagement, meetings, and notice requirements are met, the Parties shall support Pinnacle's efforts with community outreach and engagement, as legally permitted.

4. TERMINATION

Section 4, Termination, of the Interlocal Agreement is hereby amended to read as follows:

Any Party may terminate this Agreement with, or without, cause by giving ninety (90) days prior written notice to the other Parties or upon written consent of all the Parties.

5. FILING

This Amendment and any subsequent amendments hereto shall be filed with the Clerk of the Circuit Court of St. Lucie County pursuant to Section 163.01(11), Florida Statutes. The Effective Date of this Amendment shall be the date the Amendment is recorded.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
Clerk

BY: _____
Mayor

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

_____

CITY OF FORT PIERCE REDEVELOPMENT AGENCY

BY: _____
Chair

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: _____
Chair

_____
Deputy Clerk

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

INTERLOCAL AGREEMENT C23-04-306
(DEVELOPMENT OF THE "AVENUE D MODEL BLOCK")

THIS INTERLOCAL AGREEMENT is made and entered into this 18th day of April 2023, by and between the **CITY OF FORT PIERCE,** a Florida municipal corporation (the "City"), the **CITY OF FORT PIERCE REDEVELOPMENT AGENCY** (the "FPRA"), a public body corporate and politic, and **ST. LUCIE COUNTY,** a political subdivision of the State of Florida (the "County").

WITNESSETH

WHEREAS, the parties will potentially realize mutual advantage and substantial economic benefit from the development of the "Avenue D Model Block" (the "Project") to provide affordable workforce housing, jobs, expanded commerce, enhanced public service provision with the redevelopment of the community services facility, and an enhanced tax base; and

WHEREAS, Chapter 163, Florida Statutes provides for the execution of an interlocal agreement as a means for enabling local governments to cooperate and make the most efficient use of their powers; and

WHEREAS, the City has the authority to impose and enforce comprehensive plan goals, objectives and policies as well as land development regulations covering the property within the Project; and

WHEREAS, the FPRA has adopted the 2020 FPRA Community Redevelopment Plan covering the property within the Project between Avenue D, N 8th Street and N 7th Street for mixed-use redevelopment with apartment housing and commercial uses a portion of which is shown in the attached Exhibit A; and

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5188086 05/04/2023 09:19:19 AM
OR BOOK 4985 PAGE 1025 - 1033 Doc Type: AGR
RECORDING: $78.00

WHEREAS, an interlocal agreement may provide for the parties to cooperate in the development of the Project and allocate responsibilities among themselves and designate one or more parties to the agreement to administer or execute the agreement.

NOW, THEREFORE, in consideration of the premises and undertaking contained herein the parties hereto agree as follows:

1. **AUTHORITY**

This Agreement is entered into pursuant to Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act.

2. **GENERAL DESCRIPTION OF THE PROJECT**

The "Avenue D Model Block Project" is comprised of multiple parcels of land owned separately by each of the parties and generally located at the corner of Avenue D and N. 7th St. in Fort Pierce. The specific parcels of land available will be identified in a Request for Letters of Interest (LOI) to be issued in accordance with Section 3 ("Project Property"). The parties desire to collaborate and solicit LOI's for the development of the Project Property collectively with the goals of attracting businesses, mitigating the affordable housing issue in Fort Pierce and the County, and constructing a new County facility to more effectively provide services to the community.

3. **PROJECT PHASES; COOPERATION**

The parties agree to collaborate in the development of the Project as provided for herein. The Project is anticipated to be a multi-year project commitment that will be accomplished in two phases, which may be further defined by agreement of the parties.

PHASE 1:

- The County shall take the lead on the procurement process, drafting and issuing a Request for LOI's to prospective vendors to gauge private sector interest in the redevelopment of the Project Property, provide opportunities for interested parties to identify other entities that may be interested in participating as co-developers, and to potentially inform the preparation and issuance of a Request for Proposal (RFP) or other solicitation in Phase 2, if warranted.
- Once the Request for LOI's is issued, each party agrees to provide two representatives to serve on a review committee. The review committee shall review all submissions to the Request for LOI and recommend how to proceed to complete development of the Project ("Phase 2").

PHASE 2:

- The parties agree to fully cooperate on Phase 2 of the Project, which may include drafting and issuing a Request for Proposals or other invitation for a specific use or possible group of uses and drafting an agreement with the proposer approved by the parties' respective boards and managing the development of the Project.
- The parties agree to bring an agenda item before their respective boards for consideration and approval of any recommended proposer and authorization to negotiate an agreement.
- The parties may amend this Interlocal Agreement, or, if all parties agree, the parties may choose to enter into separate agreement(s) to further specify,

allocate, or reallocate responsibilities among themselves for completion of Phase 2.

4. TERMINATION

Any party may terminate this Agreement without cause by giving ninety (90) days prior written notice to the other parties, provided however, that once the parties issue a Request for Proposal or other invitation as part of Phase II, the parties agree not to terminate the Interlocal Agreement with the understanding that all parties must agree on the approval of the selection of a proposer and authorization to negotiate an agreement with the selected proposer. If, after the issuance of one (1) Request for Proposal or other invitation as part of Phase II, the parties do not unanimously approve a proposer and a negotiated agreement, then any party may terminate this agreement without cause by giving ninety (90) days written notice to the other parties.

5. WHOLE AGREEMENT

This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

6. AMENDMENTS

The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of Circuit Court of St. Lucie County, Florida.

7. NOTICES

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand

delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:

Fort Pierce City Manager
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

With a Copy to:

Fort Pierce City Attorney
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

As to FPRA:

Fort Pierce City Manager
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

With a Copy to:

Fort Pierce City Attorney
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

As to County:

St. Lucie County Administrator
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

With a Copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

8. FILING

This Agreement and any subsequent amendments hereto shall be filed with the Clerk of the Circuit Court of St. Lucie County pursuant to Section 163.01(11), Florida Statutes. The Effective Date of this Agreement shall be the date the Agreement is recorded.

9. LIABILITY

The parties to this Agreement shall not be deemed to have assumed any liability for the negligent or wrongful acts or omissions of the other party, or their respective officers, employees, servants or agents. Nothing contained herein shall be construed as a waiver, by either party, of the liability limits established in Section 768.28, Florida Statutes, or any other source of applicable governing law.

10. GOVERNING LAW AND VENUE

This Agreement and the rights of the parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida. Venue for any action arising out of this Agreement is in the courts of St. Lucie County, Florida. Any action shall be tried as a non-jury case.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ATTEST:

Linda W. Cox
Clerk

CITY OF FORT PIERCE, FLORIDA

BY: Linda Hudson
Mayor

DATE: 4/17/2023

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

Linda W. Cox

CITY OF FORT PIERCE REDEVELOPMENT AGENCY

BY: Linda Hudson
~~**Mayor**~~ Chairwoman

DATE: 4/11/2023

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

Deputy Clerk

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

BY: _____
Chair

Date: 4/18/23

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

EXHIBIT A

AVENUE D *Model Block*

OVERVIEW

Local retail markets depend on local consumers and residents to activate them. The Avenue D 'model block' seeks to help mitigate the affordable housing issue in Fort Pierce, and Florida. No longer are large vacant lots simply used as residual, symptomatic spaces for parking lots and service areas. The proposed model block includes low apartment buildings and provides ample opportunities for renters and owners to set down roots in Fort Pierce. The model block also provides existing residents options in their living experience.

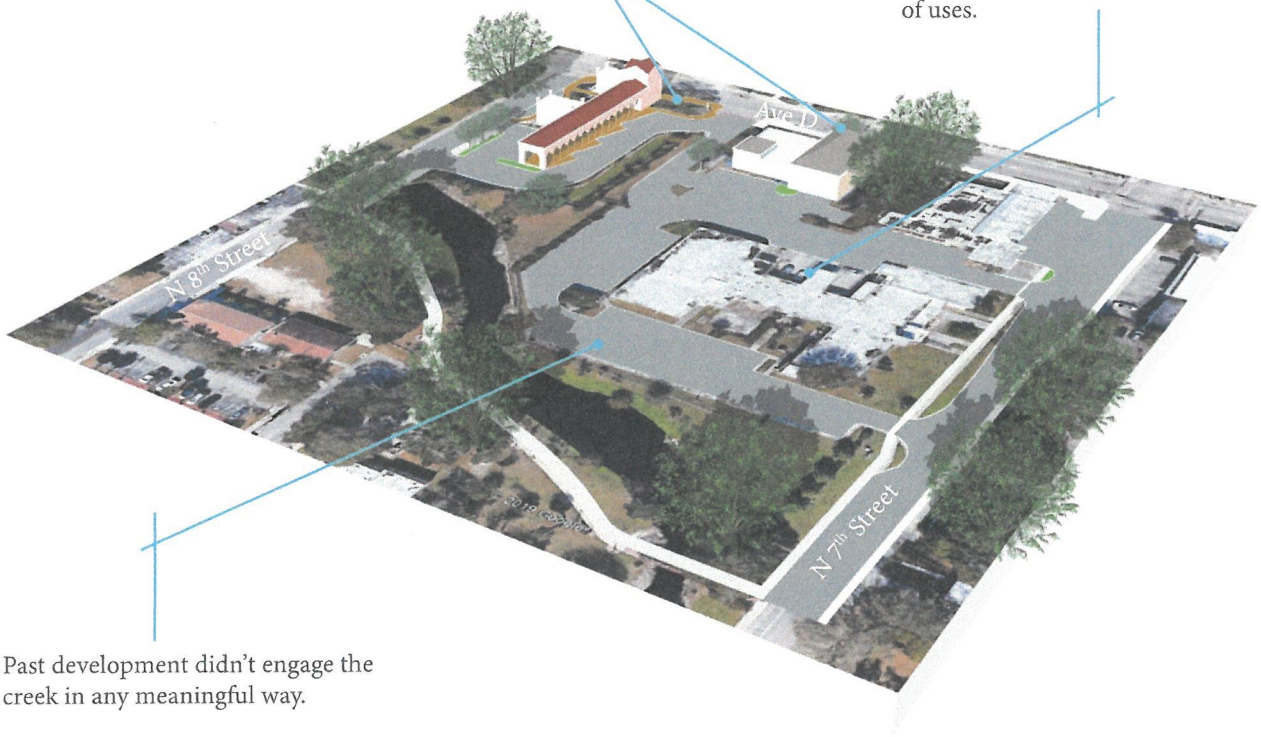
Capitalizing on the existing green corridor, the residences are oriented to highlight views towards Moore's Creek and the downtown area. Large parking lots have been diminished and landscaping helps to break the 'heat island' up into smaller, more manageable spaces.

Additional retail and commercial structures are proposed immediately adjacent Avenue D. Here, a Multi-Modal central station is finally afforded a population for its use, and commercial opportunities to further the reach of a major retail thoroughfare.

EXISTING

Varied setbacks, need to engage street better.

Expansive vacant lot would allow for numerous different land uses, or a mix of uses.



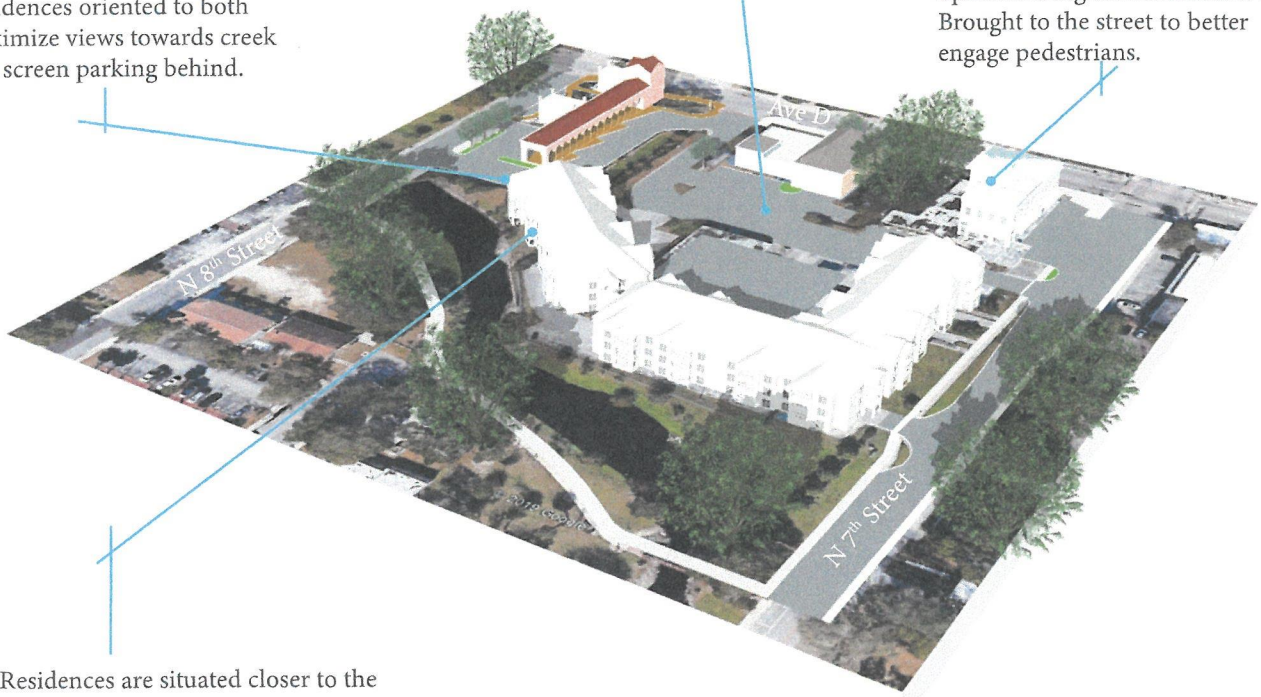
Past development didn't engage the creek in any meaningful way.

PROPOSED

New parking maintains access to fire station while better defining parking use areas.

Residences oriented to both maximize views towards creek and screen parking behind.

Mixed use development allowing for upstairs living and downstairs retail. Brought to the street to better engage pedestrians.



Residences are situated closer to the street to diminish deeper setbacks and better engage the street.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	SHYANNE HARNAGE, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
FROM:	SARA HEDGES, CITY ATTORNEY *SH*
RE:	AMENDED AND RESTATED ILA FOR DEVELOPMENT OF AVENUE D MODEL BLOCK REVIEW OF GROUND LEASE FOR THE AVENUE D MODEL BLOCK
CAO RLS FILE:	RLS 25-99 RLS 25-266
DATE:	NOVEMBER 4, 2025

I have reviewed the above Requests for Legal Services (RLS's) related to the Avenue D Model Block project. Numerous documents have been provided for review. Each is discussed below.

Amendment to Interlocal Agreement:

After numerous meetings, discussions, and versions of the Amendment, the County, FPRA, and City have agreed to a final version of the Amendment. As discussed, it completes the steps required for the first phase of development of the Project, removes the City's parcels from the current development, includes entering into a Ground Lease for the FPRA parcels, and does not include any specific requirement that the City or FPRA contribute any money to Pinnacle's Florida Housing Finance Corporation application. *The final version of the Amendment has been uploaded to Agenda Quick and is approved as to legal form and correctness.*

Ground Lease Agreement:

The Ground Lease Agreement has also undergone numerous meetings, discussions, and versions. Two main concerns arose during negotiations of the Ground Lease Agreement. First was the concern that restrictive covenants existed on the City and FPRA parcels. For this reason, the City parcels were removed from the Ground Lease Agreement. A question still exists as to whether restrictive covenants exist on the FPRA parcels. While it is believed they do not, FPRA staff has expressed that belief is not absolute certainty. Fort that reason, language was built into the Ground Lease Agreement to attempt to insulate the FPRA from legal liability should a restrictive covenant exist that would prohibit development as expected. Pinnacle has refused to agree to any terms, however, that would allow the FPRA to terminate or cancel the Ground Lease Agreement for this reason or any other, as they believe it will jeopardize their ability to show the control needed to obtain financing from the Florida Finance Housing Corporation. The Ground

Lease Agreement that Pinnacle will agree to is one sided in their favor in the ability to terminate or cancel the Ground Lease Agreement. Language allowing the FPRA to terminate or cancel the Ground Lease Agreement is still recommended to best protect the FPRA.

The second concern that arose was the fact that there is no concrete development plan currently in place. To address this concern, language was built into the Ground Lease Agreement to require the parties enter into a Development Agreement before Pinnacle closes on the lease. There is not, however, a specific term allowing the FPRA to terminate the Ground Lease Agreement if the development terms are not satisfactory to the FPRA.

It should be understood that this development will be substantially dependent on Pinnacle's ability to obtain financing approval from the Florida Housing Finance Corporation. If they are not able to obtain this financing, this project will not move forward. The Ground Lease Agreement gives Pinnacle until December 31, 2029 to obtain this financing. If they do not do so, the Ground Lease Agreement terminates automatically.

A final point, under the Ground Lease Agreement that has been drafted, the FPRA will not have the ability to retake the property under the terms Pinnacle will agree to. If Pinnacle defaults under the Agreement, goes bankrupt, or becomes insolvent, the FPRA is required to enter into a new Ground Lease Agreement with the Mortgagee. The Mortgagee will be selected unilaterally by Pinnacle without agreement or vetting by the FPRA. The terms of the Ground Lease Agreement would be applicable to the new lease holder, however, there is a possibility (albeit likely very remote) of an endless loop for 99 years of this project passing to Mortgagee after Mortgagee without the project being finalized before the FPRA could regain possession of its property.

The Ground Lease Agreement, as negotiated, has been uploaded to Agenda Quick. As drafted, it may be entered into legally. For that reason,*the Ground Lease Agreement is approved as to legal form and correctness.*

City Resolution Approving Amendment to Interlocal Agreement:
Please include a new Section 2 as written below and renumber the remaining Sections accordingly:

> **Section 2.** The City Commission hereby approved the Amendment to the Interlocal Agreement for the Avenue D Model Block Project, attached hereto at Exhibit "A".

With the above changes, the City Resolution is approved as to legal form and correctness.

FPRA Resolutions:
As discussed, I have combined the FPRA's Resolutions approving the amendment to the Interlocal Agreement and the Ground Lease Agreement into one Resolution. The combined Resolution has been uploaded to Agenda Quick for your review. Please review it carefully to ensure it is accurate and meets your desired intent for both documents. You will need to attached the Amendment as Exhibit A and the Ground Lease Agreement as Exhibit B to the Resolution. *The combined FPRA Resolution is approved as to legal form and correctness.*

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

City Commission Day Meeting 9:00 AM **11. A.**

Meeting Date: 11/10/2025

Re: Discussion of Annexation Strategy

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Discussion of the City's Annexation Strategy in relation to:

1. The Fort Piece Utility Authority (FPUA) Service Area.
2. Existing Development Enclaves.

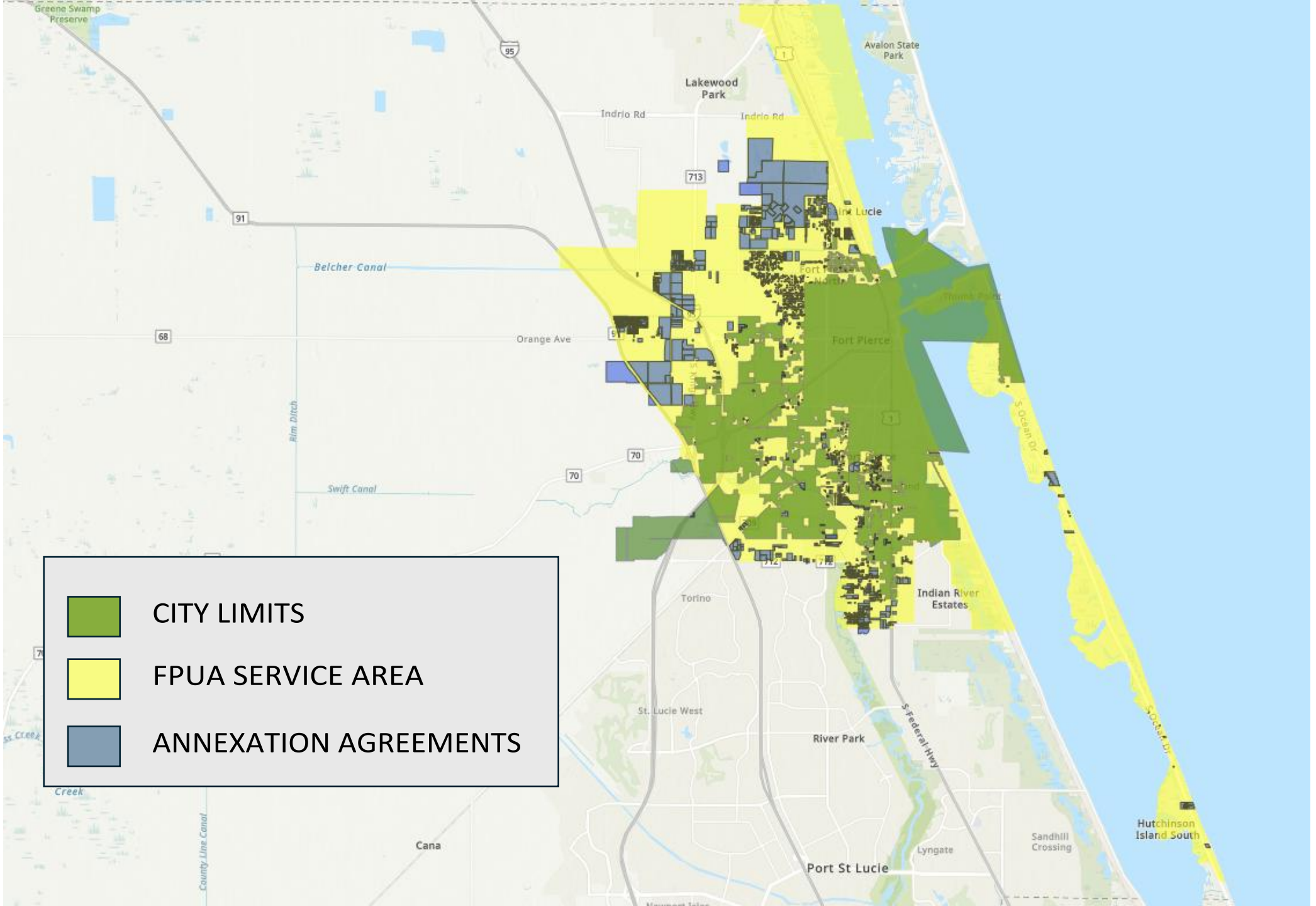
Attachments

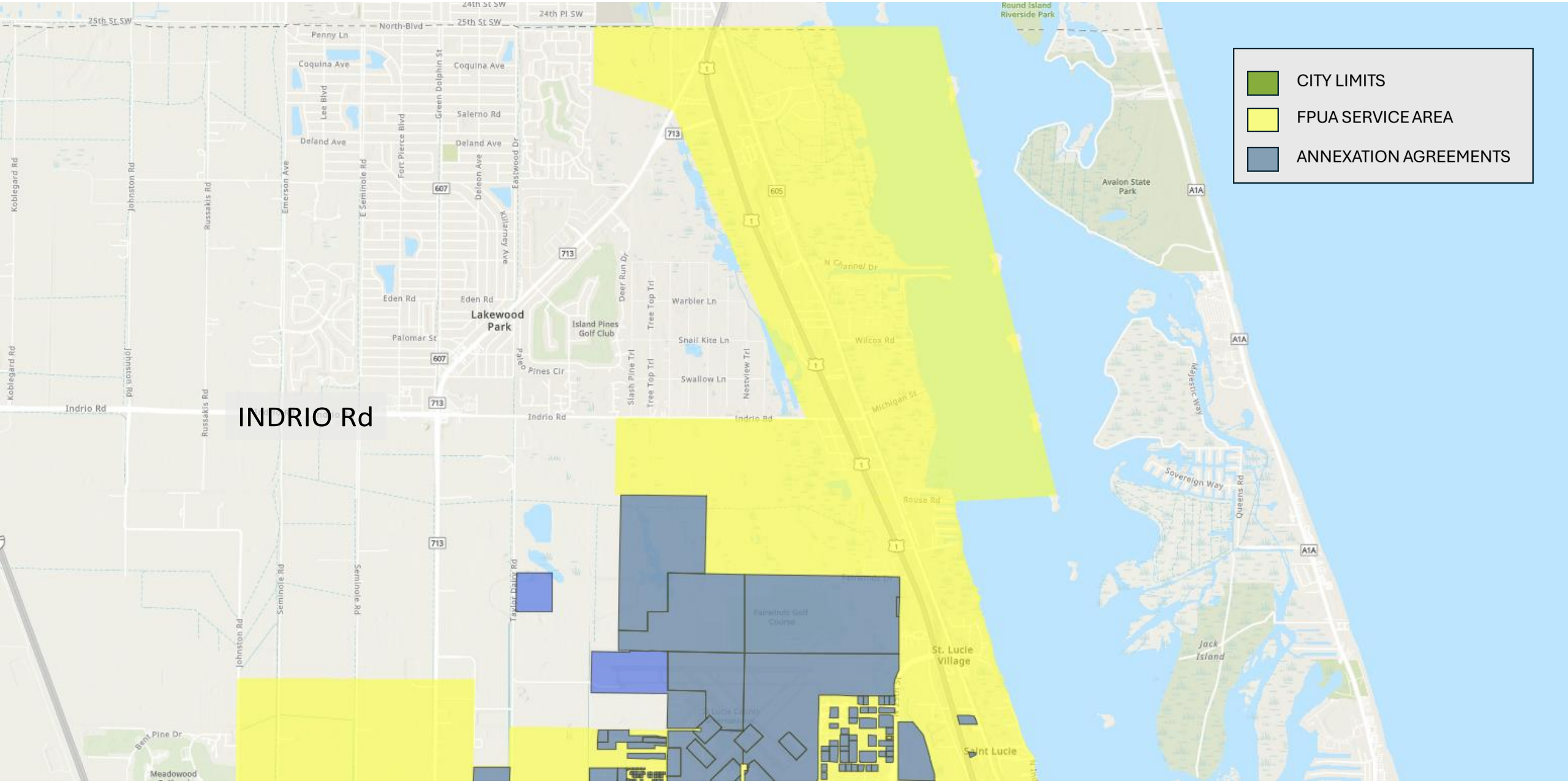
Maps

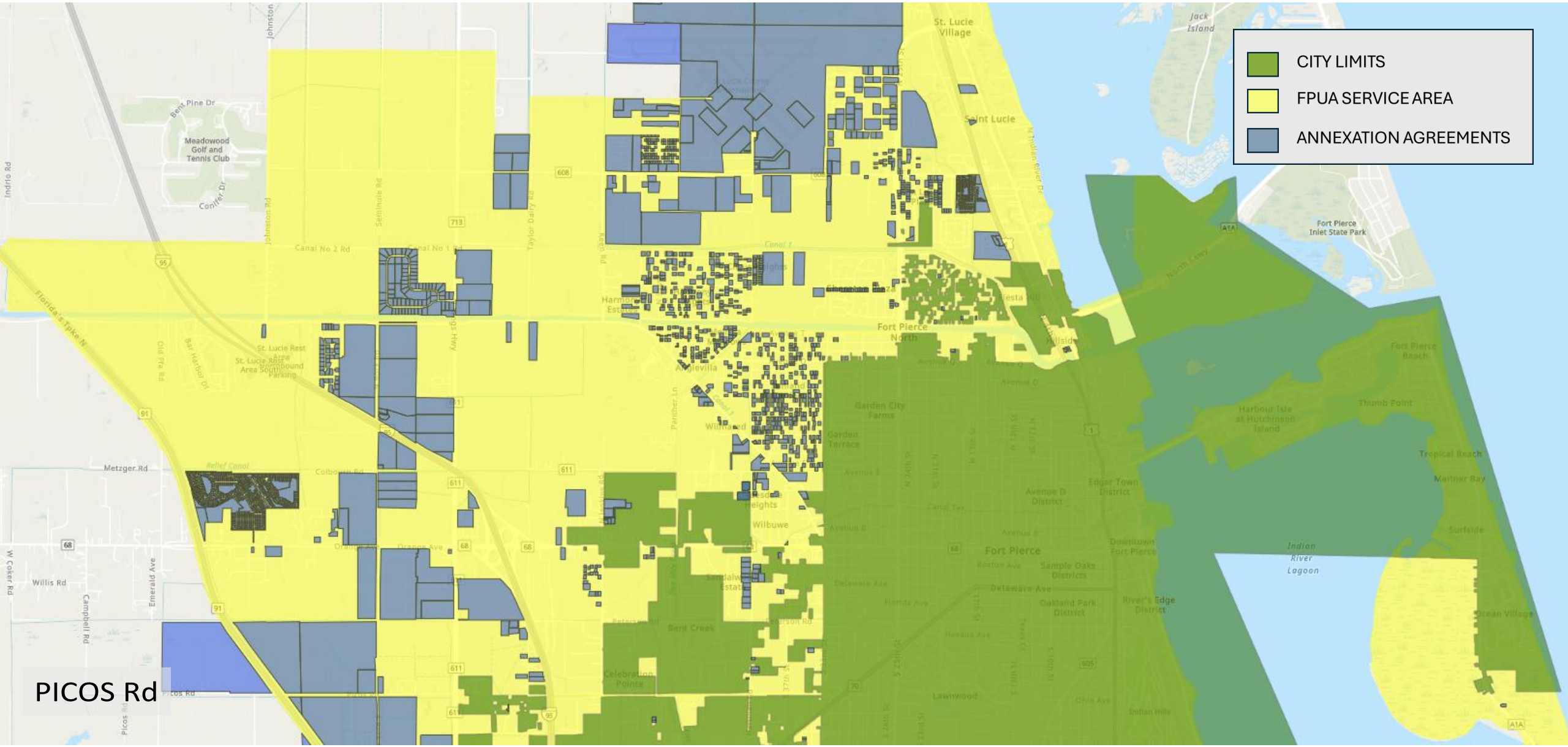
Form Review

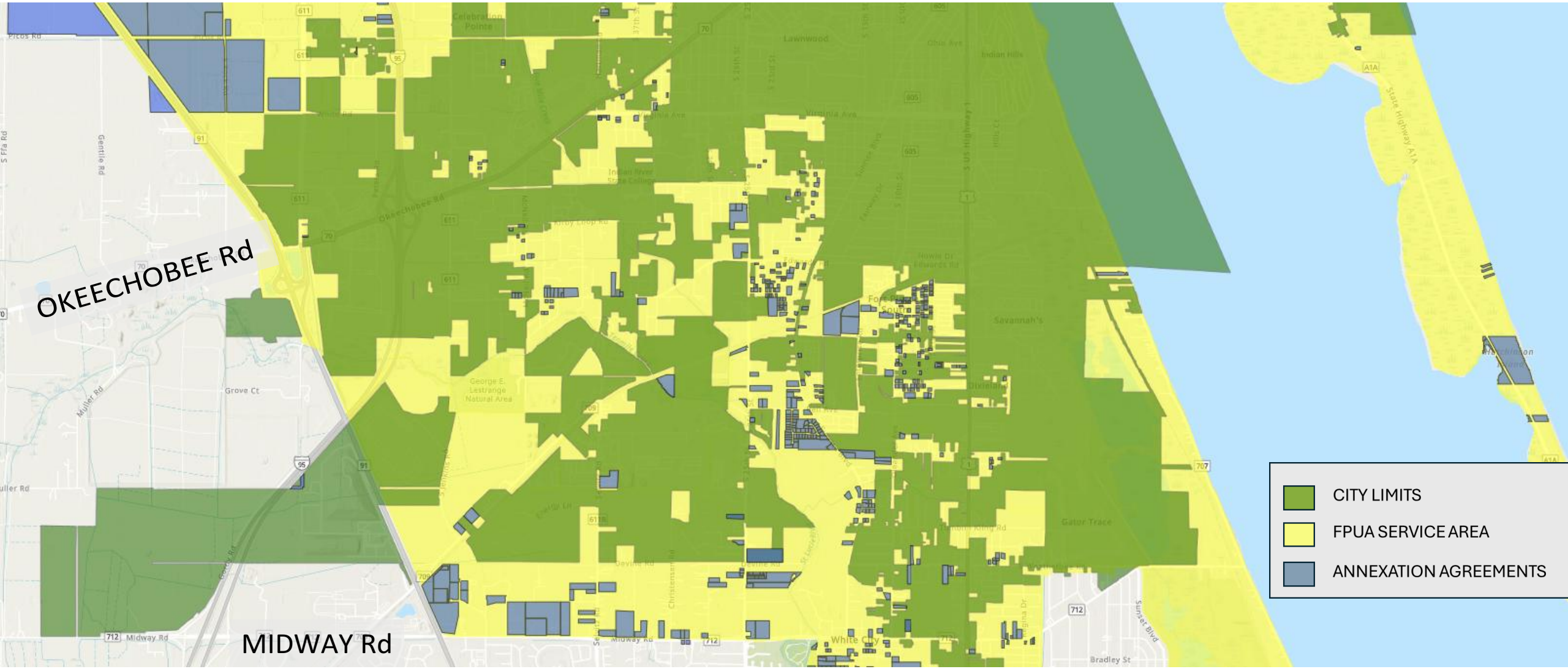
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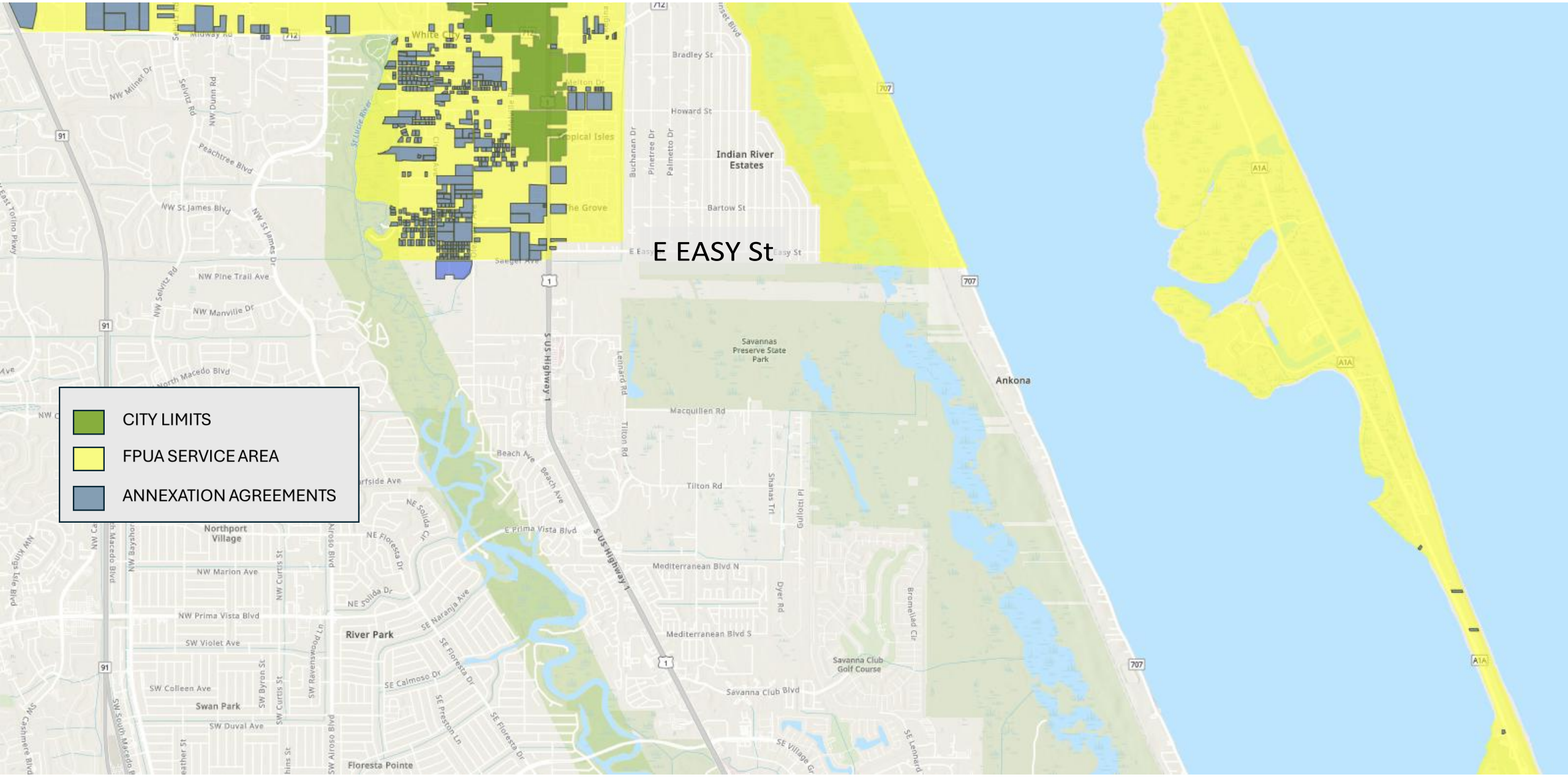
Final Approval Date: 09/25/2025


CITY LIMITS
FPUA SERVICE AREA
ANNEXATION AGREEMENTS
Greene Swamp Preserve
Avalon State Park
Lakewood Park
Indrio Rd
Belcher Canal
Orange Ave
Fort Pierce
Rim Ditch
Swift Canal
Torino
Indian River Estates
St. Lucie West
River Park
S Federal Hwy
Cana
Port St Lucie
Lyngate
Sandhill Crossing
Hutchinson Island South
County Line Canal
Creek


CITY LIMITS
FPUA SERVICE AREA
ANNEXATION AGREEMENTS
INDRIO Rd
Indrio Rd
Lakewood Park
Eden Rd
Palomar St
Island Pines Golf Club
Warbler Ln
Snail Kite Ln
Swallow Ln
Wilcox Rd
Rouse Rd
Sovereign Way
Avalon State Park
St. Lucie Village
Jack Island
Saint Lucie
Meadowood
Coquina Ave
Salerno Rd
Deland Ave
Penny Ln
North Blvd
25th St SW
24th St SW
24th Pl SW
Round Island Riverside Park
Michigan St
Queens Rd
Johnston Rd
Seminole Rd
Russakis Rd
Koblegard Rd
Emerson Ave
Fort Pierce Blvd
Green Dolphin St
Eastwood Dr
Deleon Ave
Tree Top Trl
Slash Pine Trl
Nestview Trl
Deer Run Dr
Taylor Dairy Rd
Bent Pine Dr
A1A
713
607
605
1


CITY LIMITS
FPUA SERVICE AREA
ANNEXATION AGREEMENTS
PICOS Rd
St. Lucie Village
Jack Island
Saint Lucie
Fort Pierce Inlet State Park
Fort Pierce North
Fort Pierce Beach
Harbour Isle at Hutchinson Island
Thumb Point
Tropical Beach
Martner Bay
Surfside
Indian River Lagoon
Fort Pierce
Downtown Fort Pierce
Edgar Town District
Avenue D District
Sample Oaks Districts
Oakland Park District
River's Edge District
Lawnwood
Dream Village
Garden City Farms
Garden Terrace
Wilbuwe
Bent Creek
Celebration Pointe
Meadowood Golf and Tennis Club
Bent Pine Dr
Conifer Dr
Canal No 2 Rd
Canal No 1 Rd
Florida's Turnpike N
St. Lucie Rest Area Southbound Parking
St. Lucie Rest Area Northbound Parking
Old Dixie Hwy
Bar Harbor Dr
Metzger Rd
Relief Canal
Colbourn Rd
Orange Ave
Willis Rd
Campbell Rd
Emerald Ave
W Coker Rd
Log Rd
Picos Rd
Johnston Rd
Seminole Rd
Taylor Dairy Rd
Panther Ln
Indrio Rd
N Indian River Dr
Ocean Dr
A1A
Delaware Ave
Florida Ave
Havana Ave
Ohio Ave
Indian Hills
Canal 1
Canal Ext.
Avenue D
Avenue O
Avenue I
Avenue E
Avenue B
N 24th St
N 13th St
N 11th St
S 25th St
S 13th St
S 11th St
37th St
95
91
68
611
713
608
70
905
1


OKEECHOBEE Rd
MIDWAY Rd
CITY LIMITS
FPUA SERVICE AREA
ANNEXATION AGREEMENTS


E EASY St
CITY LIMITS
FPUA SERVICE AREA
ANNEXATION AGREEMENTS
White City
Tropical Isles
The Grove
Indian River Estates
Bradley St
Howard St
Bartow St
Buchanan Dr
Pinetree Dr
Palmetto Dr
Melton Dr
Seibert Ave
St Lucie River
NW Milner Dr
Selvitz Rd
NW Dunn Rd
Peachtree Blvd
NW St James Blvd
NW St James Dr
NW Selvitz Rd
NW Pine Trail Ave
NW Manville Dr
North Macedo Blvd
East Torino Pkwy
Savannas Preserve State Park
Ankona
Lennard Rd
Tilton Rd
Macquillen Rd
Beach Ave
E Prima Vista Blvd
S US Highway 1
Shanas Trl
Gullotti Pl
Mediterranean Blvd N
Mediterranean Blvd S
Dyer Rd
Bromeliad Cir
Savanna Club Golf Course
Savanna Club Blvd
SE Village Green Dr
SE Leonard St
Northport Village
NW Marion Ave
NW Curtis St
NW Bayshore Dr
NW Macedo Blvd
Altoso Blvd
NE Solida Dr
NE Floresta Dr
NW Prima Vista Blvd
River Park
SE Naranja Ave
SE Floresta Dr
SE Calmoso Dr
SE Preston Ln
SW Violet Ave
SW Colleen Ave
SW Byron St
SW Curtis St
SW Ravenswood Ln
Swan Park
SW Duval Ave
SW Solida Dr
SW Macedo Blvd
Floresta Pointe
NW Kings Isle Blvd
SW Carrington Blvd
91
712
707
1
A1A