



LINCOLN PARK MASTER PLAN



PROJECT OVERVIEW

The Fort Pierce Redevelopment Agency (FPRA) has selected Treasure Coast Regional Planning Council (TCRPC) to execute a community-based master plan for the Lincoln Park neighborhood. The study area is generally bounded by Orange Avenue to Taylor Creek, and US-1 to 33rd Street.

The master plan will prioritize neighborhood stabilization and targeted reinvestment, with a focus on infill housing, redevelopment of vacant parcels, and strategies for business retention and attraction. Particular attention will be given to revitalization of the historic Avenue D corridor.

This initiative will build upon and align with previous planning efforts, including the 2024 Lincoln Park Economic Analysis, the 2022 Downtown Master Plan, and the 2020 Fort Pierce Redevelopment Plan.

Consultant: Treasure Coast Regional Planning Council
Location: Orange Avenue to Taylor Creek, and US-1 to 33rd Street
Total Fee: \$152,500
Expected Completion Date: August 2026

PROJECT MILESTONE	%	PYMT AMT
Execution of Agreement	10%	\$15,250.00
Task 2 Stakeholder Interviews (Up-to 30 individual interviews)	25%	\$38,125.00
Task 3 Public Workshops (Facilitate up-to four public workshops in the Lincoln Park Community)	35%	\$53,375.00
Task 4 Lincoln Park Master Plan Draft Report (At submittal of the draft report)	20%	\$30,500.00
Submittal of Lincoln Park Master Plan Final Report	10%	\$15,250.00
TOTAL	100%	\$152,500.00



KEY SERVICES & DELIVERABLES

Undertake due diligence research to assess land use, planning, and physical conditions in and around the Lincoln Park community focusing primarily on potential redevelopment sites along the Avenue D corridor, surrounding areas, and neighborhood infill opportunities;

- Conduct a structured series of public input activities, including stakeholder interviews, meetings with property owners, public workshops, and presentations to the City Commission and FPRA Board;
- Develop real estate market projections for the commercial/retail and residential sectors. This work will be a continuation of the 2024 Lincoln Park Economic Analysis;
- Generate redevelopment design concepts driven by the community vision for those sites identified as most likely to redevelop, test appropriate densities and intensities, and include renderings and data and analysis – with a specific focus on Avenue D; and
- Develop an implementation approach, including recommendations for incentivizing investment in the community, emphasizing the unique character and history of the community, and any additional regulatory or policy updates as appropriate.



AREA OF FOCUS

Lincoln Park District



STAFF RECOMMENDATIONS

Staff recommends approval of the Interlocal Agreement with the Treasure Coast Regional Planning Council to support the development of the Lincoln Park Master Plan.

Thank You!

