LPMS

LINCOLN PARK MAIN STREET

4th Quarter Presentation

November 2026

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	Status
Lincoln Park Business/Merchant Association (minimum of 10 business owners)	*Established March 2026, regular monthly meetings March 18th, April 15th, May 20th, June 17th, July 15th, August 19th, September 16th 2026 at Bleu Clarinet & Phatz Sports Bar & Grille. Organization mission, vision and bylaws established, membership.*
New Business Attraction (contact at least one new business)	*Boxing Gym A Future Worth Fighting 4 March 2026;*
Job Creation & Retention	*Two part-time positions created for Gym.*
Business Workshops (2 "Doing Business with the City")	*August 24, 2026 Mt. Olive Missionary Baptist Church. Representative from Planning Department outlined the planning process for development of properties and redevelopment of historic barbershop*
Business Directory (compile & publish)	*Creation of a directory of properties in the district and to publish online by October 2026.*

Legacy Business Alliance





Working Meeting: 17 attendees

















Economic Vitality - Property Development

Key Deliverables	Status
Technical Assistance (provide technical assistance to at least one property owner, developer, or business on renovation/repurpose of commercial space)	*Cynthia's Alterations and More - Commercial Signage Grant, and Façade Grant;* *Apex – Registration for Federal Grants, and Grant Writing Development Process;* *A Future Worth Fighting 4 – Commercial Signage Grant;*
Property Listing (create, maintain, and publish a listing)	*LPMS Staff will monitor the District and record any change in the status of properties i.e., vacant lot, construction, empty building, occupied, abandoned, or renovation is or has occurred.*
Prospect Database (create and maintain a database of individuals interested in properties)	*LPMS updated the existing listing to show 908 Avenue D is no longer vacant. Publish a directory of available properties in the district online in .pdf format by September 2026.*

Waiting for Final Approval





Lincoln Park Main Street
Post Office Box 3224
Fort Pierce, FL 34948
Phone: 407-257-1678

Email:
lincolnparkmainstreet@live.com

Website: www.historiclpms.org

Historic Lincoln Park Home To
Zora Neale Hurston Dust Tracks & Hall of Fame Highwaymen Artists Heritage Trail

This Directory sponsored by:

THE SUNRISE CITY FORT PIERCE Florida

LPMS LINCOLN PARK MAIN STREET

Lincoln Park Main Street Directory of Properties

A Directory of Vacant Lots, Empty Buildings, Abandoned Properties



Presented by Lincoln Park Main Street

Property Identification

Site Address:	480 N 7TH ST
Sec/Town/Range:	10/35S/40E
Parcel ID:	**2410-601-0175-000-7**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**23276**
Map ID:	24/10N
Zoning:	General Co



Legal Description

FEE AND MAY`S RE-S/D BLK M LOTS 1, 4, 5 AND N 15 FT OF LOT 8 (OR 429-866)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.53
Land Size (SF):	23,100

Map



SLC Property Appraiser, State of Florida,... Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

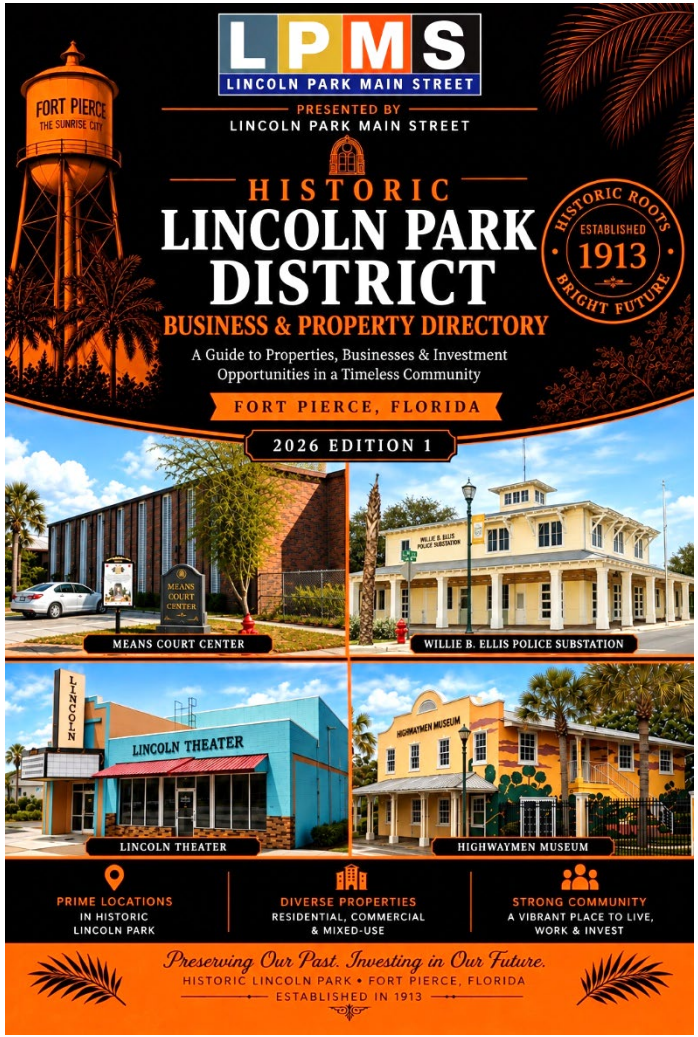
Sources/links:

Ownership

St Lucie County
% Management and Budget
2300 Virginia Ave
Fort Pierce, FL 34982-5632

Current Values

Just/Market value:	$60,900
Assessed value:	$55,902
Exemption value:	$55,902
Taxable value:	$0



Address: 421 US Hwy 1
Owner: Mak-N-Mooves LLC
Square Footage: 2,915 (under air) 4,107 (gross)
Current Tenant: PHATZ Chick N' Shack
Asking Rent: N/A
Sale Status: N/A
Building Condition: New Construction
Utilities: Fort Pierce Utilities
Zoning: General Commercial
Parking: Y
Historic Status: No
Development Potential: Newly Developed
Contact information:



Address: 431 N. 25th Street
Owner: Sombat Ratuppanant & Tassanaporn Ratuppanant
Square Footage: 1,000 (under air) 1,561 (gross)
Current Tenant: Chinese To Go
Asking Rent: N/A
Sale Status: N/A
Building Condition:
Utilities: Fort Pierce Utilities
Zoning: General Commercial
Parking: Yes
Historic Status: No
Development Potential: None
Contact information:

Sombat Ratuppanant & Tassanaporn Ratuppanant
1056 SW Placetas AVE
Port Saint Lucie, FL 34953-3478



Design - Physical Improvements, Historic Preservation & Architectural Standards

Key Deliverables	Status
Promote Façade Grant (promote/assist businesses with application)	*Program opened in May, LPMS began promoting in the May Showcase Newsletter*
Impact Fee Moratorium (provide/distribute information)	*Informed developers of the City's Impact Fee Moratorium has been extended through November 3, 2026. The notification will be published in the monthly LPMS Showcase newsletter through November 2026.*
Historic Designation (research and prepare applications for at least 1 building)	*Historic Lincoln Park Survey II project began July 1, 2026. Executive Director participated as a Diversity Scholar for the National Trust for Historic Preservation Summit in Washington, DC, September 22-25, 2026.*
Master Plan Input (coordinate with FPRA)	*LPMS worked with consultant by providing guided tour of area and participated in the master plan February 25th, April 1st, and facilitated a table group at the May 5th workshop.*
City Design Standards	*Copy on file*



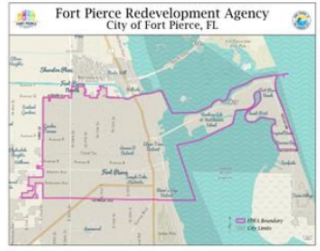


- ✓ Publish in Showcase Newsletter
- ✓ Remind and/or inform builders of the impact fee waiver expiring soon
- ✓ Distributed flyers to businesses in the District and community
- ✓ Printed application for business owners

City of Fort Pierce Extends Impact Fee Waiver for New Construction in Redevelopment Area

Thinking about building a new home or business in the heart of Fort Pierce? Now is the perfect time.

FORT PIERCE, FL – The City of Fort Pierce is proud to announce the extension of its impact fee moratorium, reaffirming a strong commitment to encouraging new residential and commercial construction within the Urban Infill and Redevelopment Area. First adopted in 2020, this initiative has helped reduce development costs and spark investment. With the City Commission's approval on November 3, 2025, the waiver will now continue through November 3, 2026.



Promotion – Events & Marketing

Key Deliverables	Status
Small Business Saturday Sidewalk Pop Up (2x/year)	*1st Popup -November 29, 2025; September 19, 2026*
Business/Merchant Networking Event (2x/year)	*June 10, 2026; September 26, 2026*
Flaming Knight Motorcycle Club Toy Drive	*December 6, 2025*
Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival	*December 13, 2025*
Community Engagement (Education/Workshops, Meetings)	*August 6, 2026 & August 24, 2026*
Business Assistance/education workshops with SBDC	*September 2026*
Plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events	*December 6th, 13th; March ; April; May; June; July; August, September*
Reach 1,000 social media impressions via various platforms and LPMS-powered website	*Reach of 3,149; 28,144 views; 63 3-second views; 57 1-minute views; 342 content interactions; 2,600 engagements; and 745 clicks over a 90-day period in the third quarter. The website was in assessable due to a hack to Cloudflare's security infrastructure, which is LPMS domain provider. We anticipate data being restored.*

Promotion – Events & Marketing

Key Deliverables	Status
Organized and facilitated the development of a business association in the Lincoln Park District.	*The business association, Legacy Business Alliance has been meeting at Phatz Sports Bar & Grille developing the mission, vision, nominating officers, and creating bylaws. Those meetings were July 15th, August 19th, and September 16th 2026 respectively.*
Community Engagement activities representing Fort Pierce and Lincoln Park History.	*Participated in the St. Lucie County Industry Destination Tour, is specifically designed tourism related business that interacts with visitors. The tour provides an experience of some of the best of Fort Pierce and St. Lucie County attractions, restaurants, etc.*
Reach 1,000 social media impressions via various platforms and LPMS-powered website	*Based on the data from Facebook Meta analytics, the performance of marketing and promoting of various business and community activities, including the community meeting on Doing Business With the City; Legacy Business Alliance meetings; the Stars Over St. Lucie July 4th Celebration; and the Avenue D Road Construction, via social media posts and reels had a reach of 28,144 views, 3,714 views; 2,600 engagement, 63 3-second views; 57 1-minute views; 172 content interactions; and 745 clicks over a 90-day period in the third quarter.*

Promotion - Branding & Positive Image

Key Deliverables	Status
Brand Recognition Surveys (conduct quarterly surveys with minimum 25 respondents (100 annually)	*LPMS conducted surveys November 29th, December 6th, December 13th, (31); January 30th, March 5th,March 18th (28 collected); Also, surveys for the Avenue D Road Construction project for a total of (28) surveys were collected in June.*
Lincoln Park Showcase Newsletter (publish digital newsletter monthly)	*LPMS published July, August, and September 2026 issues of the Lincoln Park Showcase Newsletter.*
Website & Social Media (complete website updates by March 2025 and increase traffic by 10% annually)	*LPMS increased it's website and social media traffic related to District information.*
Community Testimonials (collect testimonials from 12+ visitors and 6+ residents)	*November 29th, December 6th, December 13th, 2025 (8); January 19th 2026 (4) testimonials collected.*

LINCOLN PARK MAIN STREET
SHOWCASE
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.

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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

LINCOLN PARK MAIN STREET
SHOWCASE
The Official Newsletter of The Lincoln Park Main Street, Fort Pierce, FL • *"Revitalizing Avenue D"*
AUGUST/SEPTEMBER 2026 • *Volume 11 Issue 41*

Lincoln Park Main Street Honored With Two Secretary of State Awards at Florida Main Street Conference



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Lincoln Park Main Street received two prestigious Florida Secretary of State awards during the Florida Main Street Preservation on Main Street Annual Conference, held in July 2026 in historic Cocoa Village.

The recognition highlighted the ongoing preservation, revitalization and cultural contributions of Fort Pierce's Lincoln Park neighborhood, including efforts to celebrate the legacy of the Florida Highwaymen and bring that history to life through public art and community spaces.

Lincoln Park Main Street received the **Distinctive Preservation Action Award** for the **City of Fort Pierce Highwaymen Museum**, recognizing the significance of the museum and the community's work to preserve and showcase the history and artistic legacy of the Highwaymen.

Representing the museum at the conference were Doretha **Hair Truesdell**, **Pamela Carithers and Commissioner Arnold Gaines.** Their involvement reflects the collaborative efforts of community leaders and advocates to honor the Highwaymen, whose distinctive landscape paintings and entrepreneurial spirit have become an important part of Florida's cultural history.

The Highwaymen Museum provides a place to recognize the artists' contributions while helping introduce their story to residents, visitors and future generations. The preservation award underscores the importance of protecting not only historic buildings and places, but also the stories, people and cultural traditions that give a community its identity.

Lincoln Park Main Street also received the **Benjamin Franklin Booster Award** for the **Highwaymen Museum Mural**, a colorful public-art project that celebrates the Highwaymen and their connection to Fort Pierce.

The mural was created by **Street Art Revolution LLC**, whose work has helped transform the museum's exterior into a highly visible tribute to the artists and their legacy. Through large-scale public art, the mural brings the Highwaymen story into the streetscape and provides an engaging visual landmark for the Lincoln Park community.

The two awards recognize different but complementary aspects of preservation—one honoring the work surrounding the Highwaymen Museum and the other celebrating the mural as a creative expression of local history and culture. ***Included with the awards were partnership awards presented to the City of Fort Pierce, The Fort Pierce Redevelopment Agency, City of Fort Pierce Art in Public Places, and Street Art Revolution.***

For Lincoln Park Main Street, the recognition at the annual Florida Main Street conference represents more than two awards. It reflects the organization's continuing commitment to strengthening the Lincoln Park community through historic preservation, cultural heritage, economic revitalization and community pride.

The Florida Main Street program encourages communities throughout the state to preserve their historic character while creating vibrant downtowns and commercial districts. The annual conference brings together Main Street organizations, community leaders, preservation advocates and professionals to share ideas and recognize accomplishments.

Story Continues on Page 5

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	Status
Organization Partnerships	*LPMS partnered with the Highwaymen Organization; Treasure Coast Connections; Southern Soul Rodeo; and Flava Inc.*
Volunteer Engagement	*November 29, 2025: Small Business Pop Up = 12 Hours* *December 6, 2025: Toy Drive: = 80 hours* *December 13, 2025: 5K Run/Walk: = 40 hours* *December 13, 2025: Toy Give-a-way: = 174 hours* *February 20, 2026: Grave Unveiling & Museum Soft Opening = 7 hours* *February 21, 2026: Highwaymen Festival: = 8 hours* *Museum Volunteer Weekend Hours: = 48 hours* *Museum Board Meetings: = 24 hours* *Stars Over St. Lucie: = 20 hours* *LPMS Board Meetings: = 150 hours* *LPMS Promotions Committee: = 210 hours* ***Total Volunteer Hours: 797 hours * $35.00 = $27,895.00***
Resource Management	*Lincoln Park Main Street continues to pursue partnerships that will build, develop, and revitalize the district with sustainable housing, cooperative opportunities, and co-sharing office space.*

Lincoln Park Main Street Partnerships



















Lincoln Park Main Street Partnerships

Diversity Scholars - Washington, DC








FL Main Street Conference - Cocoa Village







Lincoln Park Main Street Year In Review

Measure	2026 total	Source or Record
Community Meetings and Outreach Events	4	Doing Business With The City
Residents and Participants Reached	17,480 Reached	Community Memorial for Founders of Granny's Kitchen
Active Volunteers and Volunteer Hours	797 Hours	Christmas on Moore's Creek;
Businesses Assisted	4	Bleu Clarinet; Cynthia's Alterations & More; A Future Worth Fight 4; Coe's BBQ
Properties Improved or Rehabilitation Projects	2	Bleu Clarinet Restaurant & Lounge
Funds Raised or Grants Received	4	State Grants and Donations

Community Engagement and Outreach

Meetings and Neighborhood Priorities

➢*Share their knowledge, memories, and personal experiences to help preserve the history and identify important buildings and places.*

➢*Neighborhood Priorities focus on improving residents' quality of life, strengthening neighborhood safety, preserving housing, and creating economic opportunities respecting the community's history and identity.*

Highlights of the Year

15th Annual Flaming Knights Motorcycle Club Toy Drive, hosted 25 motorcycle Clubs; attendance was an estimated number of 410 bike clubs members, attendees and community members.

10th Annual Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Fair, Frank L. Watkins 5K Run/Walk, 5K Run/Walk hosted 55 runners/walkers and 18 volunteers; and Toy Give-a-way and Health and Wellness Fair hosted 312 attendees: 179 kids, 70 parents/guardians, 63 volunteers, and 15 healthcare and information vendors.

Legacy Business Alliance, March 2026 kickoff meeting of business owners, property owners, businesses, food trucks, home based businesses, and persons interested in business; 40 active members to date.

Lincoln Park Main Street Year In Review

Featured Project

Avenue D Road Construction Project Surveys

The Project addressed the need for safer, more accessible, and better-connected transportation infrastructure, particularly for the historic Lincoln Park and Edgartown neighborhoods.

Key Responsibilities of Lincoln Park Main Street

- Community Outreach:
- Survey Collection:
- Assessing Business Impacts
- Documenting Concerns
- Representing Community Interests

2026 Key Milestones & Timelines

2025 – Completed Phase 1

The survey identified previously undocumented historic properties and collected building information, photographs, and location data along the selected Avenue D survey area.

July 1 2026 Phase II Began

- Launched the Historic Lincoln Park Survey II Project
- 2026-2027 Prepare Consolidated Survey and Designation Documentation
- June 2027 Complete the Historic Lincoln Park II Project
- July 2027 Submit Survey Report to State

Lincoln Park Main Street Year In Review























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 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	$6,500.00	$1,645.00	$3,150.00	$2,000.00	$13,295.00
Fundraising Events					
Membership Fees	$125.00	$130.00	$75.00	$367.00	$697.00
Program Service Revenue	$6,400.00		$500.00	$12,500.00	$19,400.00
Other Income (Specify)	$3,000.00	$1,000.00	$250.00	$1,625.00	$5,875.00
Total Revenue	**$28,525.00**	**$15,275.00**	**$16,475.00**	**$28,992.00**	**$89,267.00**

Budget

Expense:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	$4,923.81	$4,923.81	$4,923.81	$4,923.81	$19,695.24
Rent/Utilities	$52.00	$92.00	$64.00	$82.00	$290.00
Office Supplies	$403.00	$356.21	$645.00	$637.00	$2,041.21
Program Expenses	$6,159.44	$568.00	$1,282.50	$2,728.00	$10,737.94
Marketing/Outreach	$175.00	$600.00	$250.00	$463.29	$1,588.29
Training			$894.00	$1,000.00	$1,894.00
Travel			$261.00	$387.00	$648.00
Professional Services	$10,875.00	$350.00		$10,675.00	$21,900.00
Other Expenses	$3,437.53	$3,912.11	$2,935.00	$2,648.00	$12,932.64
Total Expenses	**$26,025.48**	**$10,802.13**	**$11,255.31**	**$23,994.10**	**$71,927.32**

Budget

Summary:

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	$28,525.00	$15,275.00	$16,475.00	$28,992.00	$89,267.00
Total Expenses	$26,025.48	$10,802.13	$11,255.31	$23,994.10	$71,926.99
Net Surplus/Deficit	**$2,499.52**	**$4,472.87**	**$5,219.31**	**$4,997.90**	**$17,340.01**


Q&A