



2nd Quarter Presentation

April 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

Form a Lincoln Park Business/Merchant Association

Establish a Business/Merchant Association of a minimum of 10 business owners.

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
Lincoln Park Business/Merchant Association	<i>First Meeting was held March 18, 2026 at The Bleu Clarinet Restaurant & Jazz Lounge</i>
New Business Attraction	<i>Boxing Gym A Future Worth Fighting 4 moved into the district March 2026 offering boxing instruction and training.</i>
Job Creation & Retention	<i>Two part-time positions created for the Lion of Judah Gym.</i>
Business Workshops	<i>Plans for May and August 2026 for workshops are being proposed.</i>
Business Directory	

Insert photos that supports deliverable (1 page):

COME JOIN US!

WHO: Business Owners; Food Trucks; Home Businesses

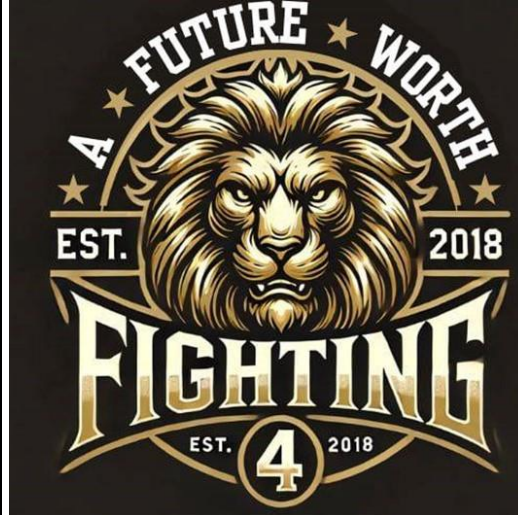
WHERE: 901 Avenue D
Bleu Clarinet Restaurant & Jazz Lounge
(Formerly Granny's Kitchen & Banquet Hall)

WHEN: Wednesday, March 18th
9:00 a.m. – 10:00 a.m.



Lincoln Park Business/Merchant Association Organization Meeting

For more information please contact Lincoln Park Main Street:
lincolnparkmainstreet@live.com or (407) 257-1678



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	
Property Listing	<i>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.</i>
Prospect Database	<i>LPMS will update the existing listing as necessary.</i>

Insert photos that supports deliverable (1 page):

ParcelID	LandUse		Neighborhood	Neighborhood Description	Improved Status	Total Area	District Group Description	Appraisal Area	Subdivision	Subdivision Description	Zoning	Building Count	Year Built
	Code	Land Use Code Description											
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	Z290	Z290	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	Z290	Z290	Vacant	64,943.00	Fort Pierce	Road	2408501		2408501	1	
2408-502-0021-000-2	8000	VAC GOVT	Z299	Z299	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

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	
Impact Fee Moratorium	<i>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.</i>
Historic Designation	
Master Plan Input	<i>LPMS is working with the consultant on the Lincoln Park Master Plan.</i>
City Design Standards	

Insert photos that supports deliverable (1 page):

**FORT PIERCE
LINCOLN PARK**

**COMMUNITY MASTER PLAN
PUBLIC WORKSHOP**

**FEBRUARY 25, 2026
5:30 PM – 7:30 PM**

Refreshments
will be Provided

Please provide your input to ensure this effort will be a success for the entire Lincoln Park community!

The Fort Pierce Redevelopment Agency (FPRA) and the Treasure Coast Regional Planning Council (TCRPC) are developing a Master Plan for Lincoln Park to examine:

- Infill and affordable housing opportunities
- Streetscape and tree canopy assessments
- Improvements to parks and public facilities
- Strategies and designs for new investment on Avenue D
- Other needs and opportunities identified by the community

Painting by
George Duckner

LOCATION
Lincoln Park Community Center
1306 Avenue M
Fort Pierce, Florida 34950
P: 772.462.1788

For more information,
please contact us:
Jessica Williams, FPRA,
jwilliams@cityoffortpierces.com
or
Dana P. Little, Urban Design Director, TCRPC,
772.221.4060, dlittle@tcrpc.org

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

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.

Promotion - Marketing and Events

Key Events

Small Business Saturday Sidewalk Pop Up (2x/year)

Business/Merchant Networking Event (2x/year)

Flaming Knight Motorcycle Club Toy Drive

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

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
Small Business Saturday Sidewalk Pop Up (2x/year)	
Business/Merchant Networking Event (2x/year)	
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	
Community Engagement (Education/Workshops, Meetings)	
Business Assistance/education workshops with SBDC	
Plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events	
Reach 1,000 social media impressions via various platforms and LPMS-powered website	<i>Social media posts and reels had a reach of 3,149; 7,530 views; 705 3-second views; 208 1-minute views; 472 content interactions over a 90-day period in the second quarter.</i>

Insert photos that supports deliverable (1 page):

Title	Date published ↓	Views 📊 T1	Reach 📊 T1	Viewers 📊 T1	Interactions
Lincoln Park Community, Fort Pierce come...	Tue Mar 31, 7:26pm	189	159	159	4
Experience a night of R&B and Jazzy Soul,...	Wed Mar 18, 5:31pm	241	144	144	5
https://www.facebook.com/SHARE/173q4...	Sat Feb 21, 9:05pm	49	39	32	2
Fort Pierce, Treasure Coast, come out for a...	Wed Feb 11, 1:59pm	508	271	288	9
https://www.facebook.com/SHARE/1828JH...	Wed Feb 4, 12:26am	26	27	20	1
Lincoln Park Main Street, Inc. updated t...	Thu Jan 22, 3:38pm	0	0	0	5
WELCOME 2026! Rejuvenating Avenue D...	Thu Jan 22, 3:33pm	2,440	1,157	1,157	36
https://www.facebook.com/SHARE/1Durg...	Thu Jan 22, 8:28am	49	60	40	4
Fort Pierce, St. Lucie County, and the Treas...	Tue Jan 20, 1:40pm	2,640	1,322	1,360	44

Top content by views Boost content See all content

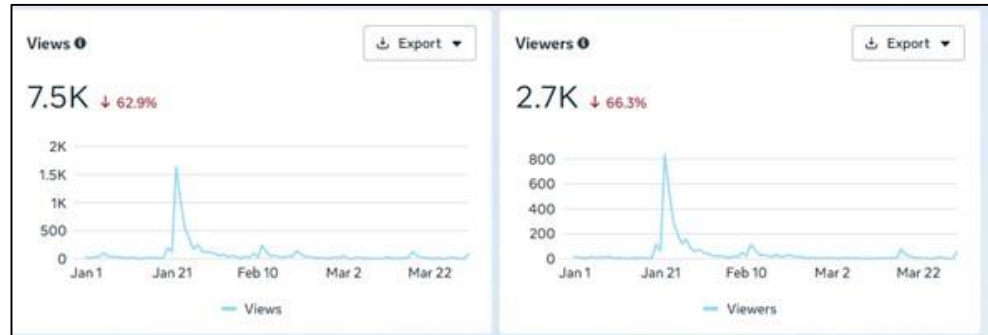
Fort Pierce, St. Lucie County, and the...
Tue Jan 20, 1:40pm
👁️ 2.6K ❤️ 11
👍 1 ➕ 45

WELCOME 2026! Rejuvenating Avenue...
Thu Jan 22, 3:33pm
👁️ 2.4K ❤️ 18
👍 3 ➕ 15

Fort Pierce, Treasure Coast, come out for a...
Wed Feb 11, 1:59pm
👁️ 508 ❤️ 4
👍 1 ➕ 4

Experience a night of R&B and Jazzy Soul,...
Wed Mar 18, 5:31pm
👁️ 241 ❤️ 3
👍 0 ➕ 2

Lincoln Park Community, Fort...
Tue Mar 31, 7:26pm
👁️ 189 ❤️ 1
👍 0 ➕ 3



Promotion – Events & Marketing

Key Deliverables	Status
<p>Promoted the 9th Annual Highwaymen Heritage Trail Art Show & Festival</p>	<p><i>Guided two tours of Lincoln Park District during the 9th Annual Highwaymen Heritage Trail Art Show & Festival. Marketed and promoted the Lincoln Park District’s unique characteristics and rich history. Total of 48 attendees.</i></p>
<p>Promoted the City of Fort Pierce Florida Highwaymen Museum Soft Opening</p>	<p><i>Served as Mistress of Ceremony at the Pine Grove Cemetery Highwaymen Artist Grave Cap Unveiling; participated in the opening day events.</i></p>
<p>Reach 1,000 social media impressions via various platforms and LPMS-powered website</p>	<p><i>Based on the data from Facebook Meta analytics, the performance of marketing and promoting of various business and community activities, including the soft opening of the City of Fort Pierce Florida Highwaymen Museum, the 9th Annual Highwaymen Festival and Art Show, the Lincoln Park Master Plan Workshop #1, and the Business/Merchant Association organizing meeting via social media posts and reels had a reach of 3,149; 7,530 views; 705 3-second views; 208 1-minute views; 472 content interactions over a 90-day period in the second quarter.</i></p>

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	<i>LPMS conducted surveys at the MLK Parade, Westwood High School Black History Program, The Bleu Clarinet live performances January 30th, March 5th; and at the organizing meeting for Business Association March 18th. A total of 28 surveys were collected.</i>
Lincoln Park Showcase Newsletter	<i>LPMS published January, February, and March 2026 issues of the Lincoln Park Showcase Newsletter.</i>
Website & Social Media	<i>LPMS increased it's website and social media traffic related to District information.</i>
Community Testimonials	<i>There were four testimonials collected this quarter, all during the MLK Parade.</i>

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
Organization Partnerships	<i>LPMS partnered with the Highwaymen Organization for the soft opening of the City of Fort Pierce Florida Highwaymen Museum and the grave cap unveiling.</i>
Volunteer Engagement	<i>Four new volunteers joined Lincoln Park Main Street. Pine Grove Cemetery Grave Cap Unveiling: 3 hrs * 1 members = 3 hours Soft Opening and Reception: 4 hrs * 1 members = 4 hours Highwaymen Festival: 8 hrs * 1 members = 8 hours Weekend Volunteer Hours: 4 hrs * 1 members * 5 = 20 hours Museum Board Meetings: 2 hrs * 1 members * 3 = 6 hours <i>Total Volunteer Hours: <u>41 hours</u></i></i>
Resource Management	<i>Lincoln Park Main Street is partnered with a Community Development Housing Organization, Sunrise City Community Housing Development Organization Inc., to develop a model for sustainable housing within Lincoln Park. The model is being presented in the application for grant funding in the acquisition and construction of properties by the Department of Justice Second Chance Act Grant.</i>

Lincoln Park Main Street Low-Cost Sustainable Housing Model

Low cost sustainable housing model combines smart design, local materials and scalable construction methods.

1. *Incremental / Core Housing*

Concept: Build a small, essential “core” house (kitchen, bathroom, structure), and let residents expand it over time.

2. *Modular / Prefabricated Housing*

Concept: Homes are built in factories and assembled on-site.

3. *Earth-Based Construction (Vernacular Models)*

Promoted by architects like Hassan Fathy

4. *Tiny House / Micro-Housing Model*

Concept: Small, highly efficient homes (100–400 sq ft)

6. *Passive Solar + Climate-Responsive Design*

Based on principles of Passive Solar Design

(Orient buildings for natural light and heat; Cross-ventilation for cooling; Shade structures and insulation)

7. *Recycled / Upcycled Material Housing*

(Shipping container homes; Reclaimed wood structures; Plastic brick systems)

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

Revenue:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	\$12,500.00				\$12,500.00
Donations					
Fundraising Events					
Membership Fees					
Program Service Revenue					
Total Revenue	\$12,500.00				\$12,500.00

Expense:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	\$4,923.81	\$4,923.81			\$9,847.62
Rent/Utilities	\$52.00	\$92.00			\$144.00
Office Supplies	\$403.00	\$356.21			\$759.21
Program Expenses	\$6,159.44	\$568.00			\$6,727.44
Marketing/Outreach	\$175.00	\$600.00			\$775.00
Training					
Travel					
Professional Services	\$500.00	\$350.00			\$850.00
Other Expenses	\$3,437.53	\$3,912.11			\$7,349.64
Total Expenses	\$15,650.78	\$10,802.13			\$26,452.91

Budget

Summary:

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	\$12,500.00				\$12,500.00
Total Expenses	\$15,650.78	\$10,802.13			\$26,452.91
Net Surplus/Deficit	(\$3,150.78)	(\$10,802.13)			(\$13,150.78)

