CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN



DRAFT **OCTOBER 2026**

PREPARED BY

TREASURE COAST REGIONAL PLANNING COUNCIL

PREPARED FOR

FPRA
FORT PIERCE
REDEVELOPMENT AGENCY

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ABBREVIATIONS & TERMS COMMONLY USED IN THIS REPORT:

ADU ..... Accessory Dwelling Unit

CLT of PBCTC..... Community Land Trust of Palm Beach County and the Treasure Coast

CDBG ..... Community Development Block Grant

FAR ..... Floor Area Ratio

FDEP ..... Florida Department of Environmental Protection

FDOT..... Florida Department of Transportation

FPRA ..... Fort Pierce Redevelopment Agency

FPUA..... Fort Pierce Utility Authority

PSA ..... Public Service Agency

RFQ..... Request for Qualifications

R.I.C.H. House ..... Resources In Community Hope (R.I.C.H.) House

ROW ..... Right-of-way

TCRPC ..... Treasure Coast Regional Planning Council

YIGBY ..... Yes in God's Back Yard

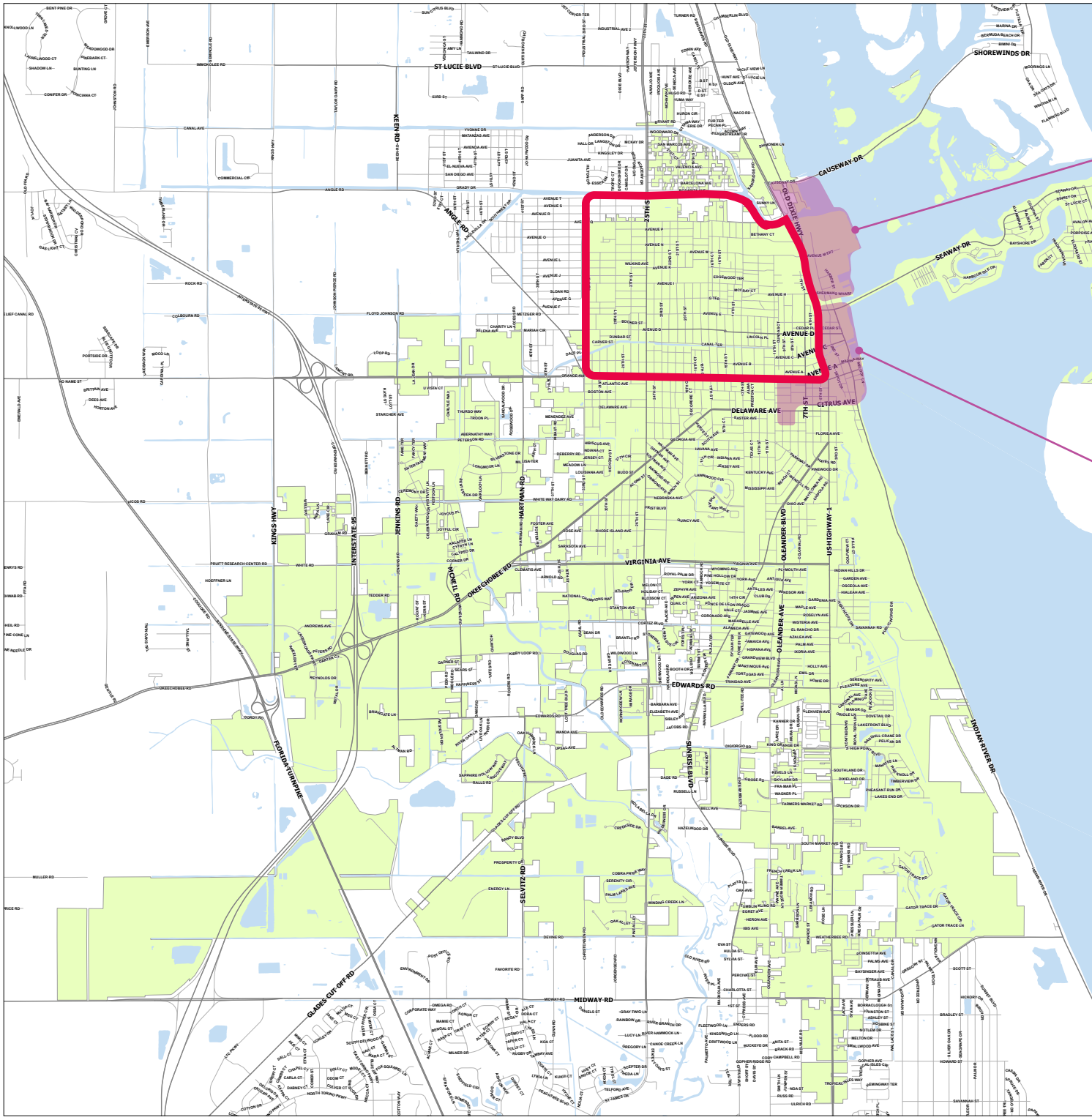
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EXECUTIVE SUMMARY



LINCOLN PARK MASTER PLAN - STUDY AREA

CONTEXT MAP

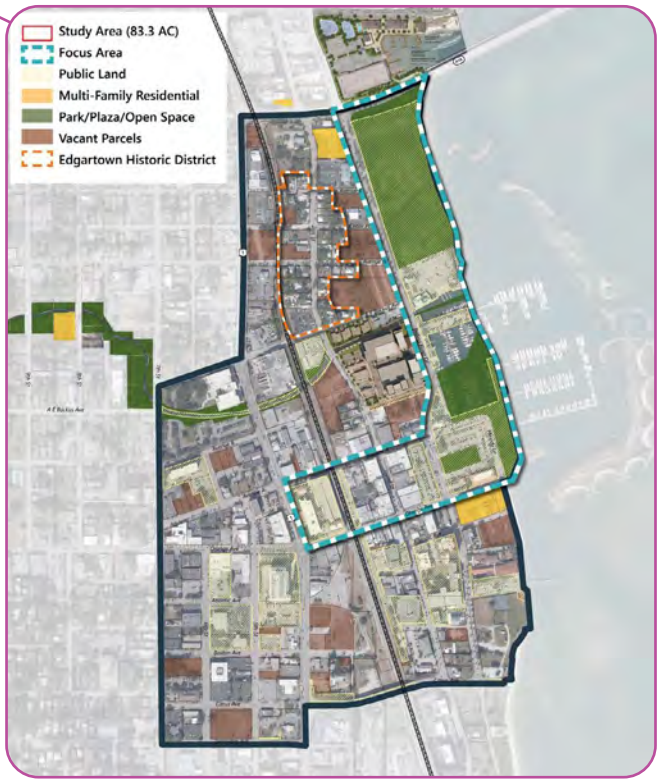




PORT OF FORT PIERCE



DOWNTOWN FORT PIERCE



INTRODUCTION

The map to the left depicts the study area (outlined in red) in context to the City of Fort Pierce (highlighted in yellow). This map is also helpful in depicting the area for the proposed Harbour Pointe Park (large undeveloped area north of the existing Port) which is an important component to the Port of Fort Pierce 2026 Master Plan Update.

MAP KEY

City of Fort Pierce

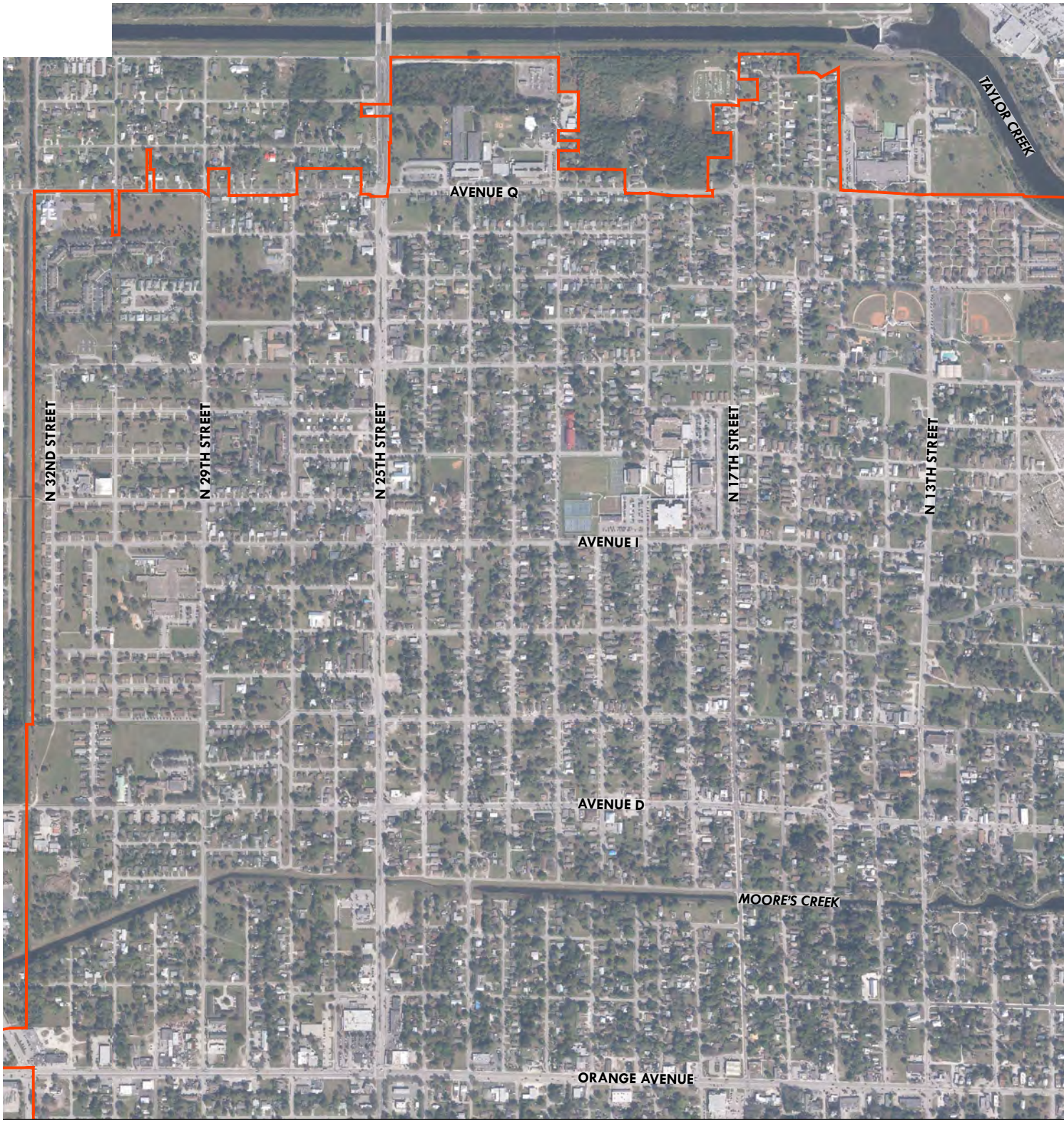
Lincoln Park Study Area

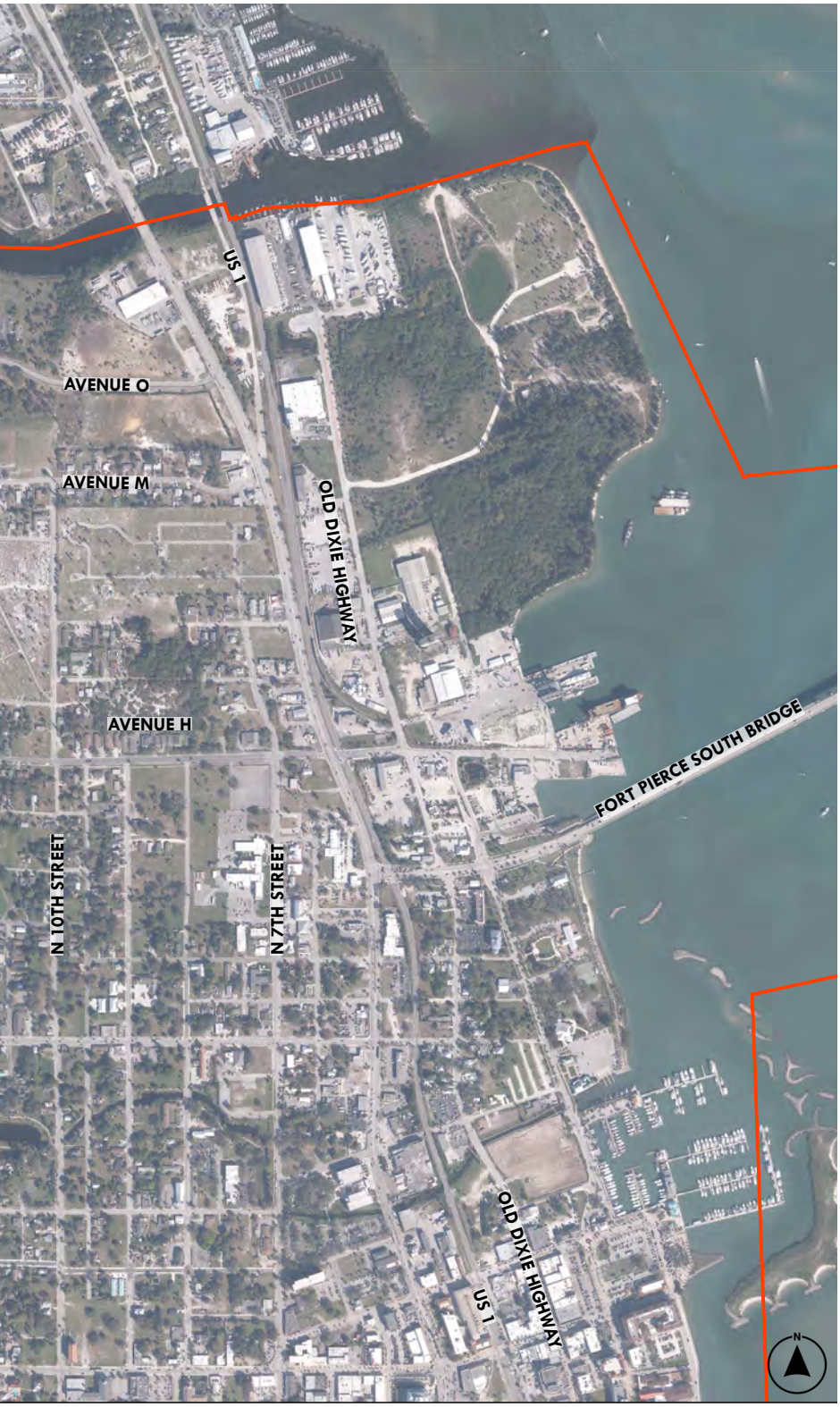


Lincoln Park Community Center

LINCOLN PARK MASTER PLAN - STUDY AREA

AERIAL MAP





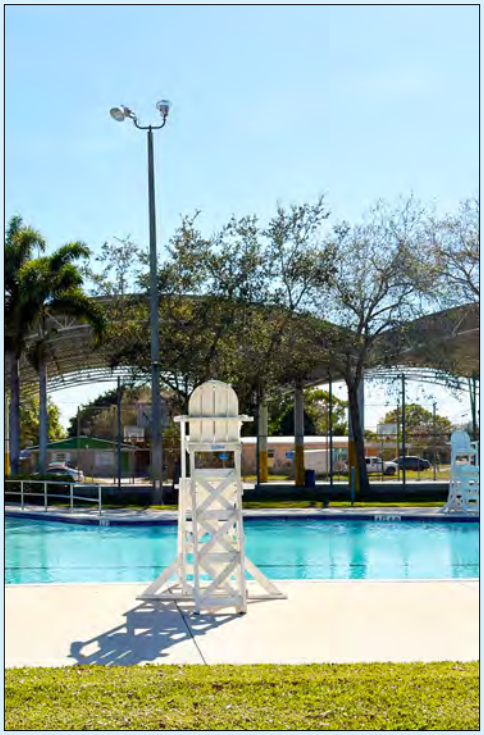
INTRODUCTION

The aerial of the study area to the left identifies the FPRA boundaries (outlined in red). The project boundaries span from Orange Avenue to the south, Taylor Creek to the north, US-1 to the east, and 32nd Street to the west.

Note Moore's Creek just north of Orange Avenue. There have been significant improvements and beautification to the creek over the years that have resulted in it becoming a popular public amenity.

MAP KEY

FPRA Boundary



Arthur Lee Boatwright Pool

GENESIS OF THE PLAN

Located immediately west of US-1 and north of Orange Avenue, the historic Lincoln Park community is a cornerstone of the history of Fort Pierce. One of the most historically significant African American communities in the country, Lincoln Park saw its heyday in the 1950's and 1960's. Desegregation, the suburban flight from traditional cities, and changes in the St Lucie County agricultural industries were a few of the reasons that Lincoln Park, and Fort Pierce in general, saw a period of decline in the 1970's and 1980's. Despite this period of decline, the rich culture and strong community bonds have endured and, indeed, are flourishing in Lincoln Park.

Avenue D was known as the premier African American Main Street with shops, restaurants, businesses and a theater. The cultural amenities and history of the community are remarkable: the Lincoln Theater, the legacy of author Zora Neale Hurston, the astounding story and beautiful works of the Highwaymen artists, the Lincoln Park Academy Magnet School, and the strong sense of pride and community are thriving today.

There are challenges, however, that need to be addressed. Avenue D has lost many of its businesses over the years and there are many vacant lots on the corridor. There are also many vacant lots throughout the community where homes once stood. While there are signs of growing investment in Lincoln Park with new homes being built in the neighborhood, there has not been a comprehensive, detailed plan tailored specifically to the unique needs of Lincoln Park today.

Lincoln Park is within the boundaries of the Fort Pierce Redevelopment Agency (FPRA), the Community Redevelopment Agency for the city. In July 2025 the FPRA engaged the Treasure Coast Regional Planning Council (TCRPC) to facilitate a robust public outreach and input effort in the Lincoln Park community to better understand resident concerns and aspirations. Through that outreach and input, this plan has been developed to reflect strategies and policies to address those concerns and aspirations.

PUBLIC OUTREACH SUMMARY

Facilitating broad, comprehensive, and meaningful public outreach efforts for the community was essential to the development of this master plan. Community engagement was encouraged in multiple forms: individual interviews at the beginning of the process; staffing event booths at the 2026 Highwaymen and the Zora Neale Hurston Experience festivals to provide information on the master plan process; attendance at multiple church gatherings with interactive input posters; and three public workshops at different locations in Lincoln Park. Below is a list of some of the most comment themes heard during those efforts.

- There is a need for more affordable housing within the community;
- Promote single family infill on the vacant lots in the neighborhood;
- Avenue D needs infill development with the neighborhood services and uses discussed by the residents including housing, healthy food shopping, salons, and restaurants;
- Code Enforcement needs to be consistent with visible improvements;

- Improvements are needed at the Lincoln Park Community Center – more hours and programs at the pool are needed;
- Sidewalks, streetlights, shade trees, and traffic calming are needed infrastructure elements in the community;
- There needs to be some assistance with Heirs' Property issues;
- Community policing, and creating a better relationship between the police and the residents is important.

A comprehensive list of community input is provided in Appendix A: Creation of the Plan.

HOUSING AND RETAIL DEMAND ANALYSIS

WTL+a, a national real estate and economic development consulting firm in Washington, DC and Massachusetts, with significant project experience throughout Florida, was retained in November 2025 by TCRPC to prepare a retail demand analysis as part of the Master Plan for the historic Lincoln Park neighborhood located in Fort Pierce, FL. As part of the master plan, the city requested a market study to evaluate market demand and development potentials focused on general retail uses.

This analysis builds upon a previous study completed by WTL+a and Retail & Development Strategies LLC in April 2024. The purpose of that previous study was to collect and analyze demographic and economic data on two separately designated "Main Street" districts—Lincoln Park and Fort Pierce Downtown—located within the central area of the City of Fort Pierce. The current retail market study focuses solely on the Lincoln Park Main Street district. The boundaries of the Lincoln Park Main Street district are Avenue B to the south; Avenue E to the north; US-1 to the east, and N 29th Street to the west.

KEY FINDINGS

- The population of Lincoln Park's Main Street district totaled 2,600+ residents in 950 households in 2025 (accounting for 5% of the City's total population of 49,820);
- Lincoln Park added almost 430 new residents in 160+ new households since 2010, reflecting an average annual growth rate of 1.20% per year. Notably, the district's growth rate exceeded the growth rate of the City of Fort Pierce (1.12% per year) - the 160 new households is an extroplated number from the actual 2020 census number of 430 new residents;
- ESRI population forecasts suggest an increase to 2,890 residents by 2030 (270+ new residents in 110+ new households);
- Median and average household incomes in Lincoln Park are low, and significantly below those of both the City of Fort Pierce and St. Lucie County as a whole. In 2025, average household income was $31,550 with a 2030 forecast of $33,960. Median household income is forecast to rise from $21,760 per year in 2025 to $24,500 per year in 2030;
- Long-term trends indicate employment in Lincoln Park decreased over the past 15 years, from 610 jobs in 2009 to 480 jobs in 2023 (latest Census data available). Dun & Bradstreet reported

465 jobs in 110 businesses in 2025. Job creation and retention, disinvestment, and limited private economic growth remain ongoing issues in Lincoln Park;

- Household retail spending in Lincoln Park is markedly lower than in St. Lucie County and Fort Pierce. Annual household retail spending was $7,410 per household in 2025 ($7.04 million per year) as compared to $14,730 per household in Fort Pierce and $20,560 per household in St. Lucie County;
- WTL+a notes that the April 2024 inventory—prepared as part of the previous 2024 report on demographic and economic conditions—was not updated. The Lincoln Park Main Street district contains an estimated 96,570 sq. ft. of commercial space in 55 businesses, with an estimated 2024 vacancy rate of 14%. Commercial properties and businesses are scattered on Avenue D and other streets but do not provide a 'sense of place';
- Lincoln Park has a number of vacant lots that could accommodate new, infill housing and additional commercial development. According to the St. Lucie County Property Appraiser, there are an estimated 370 Vacant Residential parcels on 70.6 acres of land (*note: the Housing and Retail Demand Analysis only focused on the area of Avenue D within the Lincoln Park Main Street boundaries);
- According to the Property Appraiser, 25 new housing units have been built over the past 15 years, equating to an annual average of only two units built each year since 2010;
- If all 370 vacant parcels are developed with new housing, this could result in more than 1,000 new residents in Lincoln Park (assuming average household size of 2.75 people per household remains the same). The housing demand analysis reveals that:
    - The Low-Growth Scenario (using the historic 2010—2020 growth rate) indicates market support for up to 87 new housing units—consuming only 24% of existing vacant parcels;
    - The Moderate-Growth Scenario (using the historic 2010—2025 growth rate) indicates market support for up to 112 new housing units—consuming 30% of existing vacant parcels; and
    - The High-Growth Scenario (using the recent 2020—2025 growth rate) indicates market support for up to 162 new housing units—consuming 44% of existing vacant parcels.

The full Housing and Retail Demand Analysis has been provided to the FPRA.

KEY RECOMMENDATIONS

The Lincoln Park Master Plan is the culmination of over a year of public input, meetings, and concept design development. This effort is a reflection of the community's aspirations, and concerns, and is presented as a combination of policy recommendations, infill development designs and renderings, and suggestions on near-term, intermediate-term, and long-term implementation projects. The following is a summary of key recommendations:

- As described in greater detail in Appendix C: Code Recommendations, revise and update the Land Development Regulations to reduce minimum lot sizes, reduce minimum lot widths, permit Accessory Dwelling Units (for Homesteaded properties), and clarify the regulatory language as it relates to Lincoln Park zoning districts and land uses.
- Create new urban land development regulations that reflect the community character desired development pattern, uses, and parking requirements for the commercial areas in Lincoln Park as illustrated in this plan.
- Consider eliminating on-site parking requirements within the Lincoln Park Historic District.
- Based upon the recommendations in this plan, pursue the design and construction of new sidewalks, streetlights, and traffic calming measures in the Lincoln Park neighborhood.
- Pursue redevelopment of the 13th Street plaza and surrounding FPRA properties to create a smaller plaza adjacent to new mixed-use (commercial/artist studio/residential) buildings that have a direct relationship to the plaza and Avenue D.
- Work closely with St Lucie County and the Port of Fort Pierce on the Port to Parks plan as illustrated in this report.
- Work closely with St Lucie County on improvements to the Lincoln Park Community Center and adjacent recreational facilities (including additional parking as illustrated in this plan).
- Using the conceptual designs illustrated in this plan for Avenue D and 25th Street, work with property owners of those parcels to initiate discussions about redevelopment.
- Work with the Housing Authority of Fort Pierce to expand residential opportunities at the Buell Brown Center campus as illustrated in this plan.
- Coordinate with the eligible church-owned properties identified in this plan to take advantage of recent "YIGBY" (Yes in God's Backyard) legislation to foster infill residential redevelopment on those parcels.
- Establish a Request for Qualifications (RFQ) process for architects to develop model infill housing prototypes that will be pre-permitted for residential development focusing on small lots, and those lots owned by the city, FPRA, and St Lucie County.
- Work with local real estate and land use law experts to establish an "Heirs' Property" program to educate and assist property owners on how to obtain clear record title, or "clear and marketable title" of their property. The Legal Aid Society of Palm Beach County has such a program in the Heirs' Property Project, Heirs' Property Project - Legal Aid Society of Palm Beach County.
- Work with St Lucie County Parks and Recreation Department to refurbish and maintain the Arthur Lee Boatwright pool at Lincoln Park Regional Park. A plan should be developed for funding additional hours of operation and swimming lessons for Lincoln Park residents.
- Maintain communication and coordination with the Lincoln Park community, through biannual (twice a year) public workshops, to monitor the progress of implementing the recommendations identified through this effort.

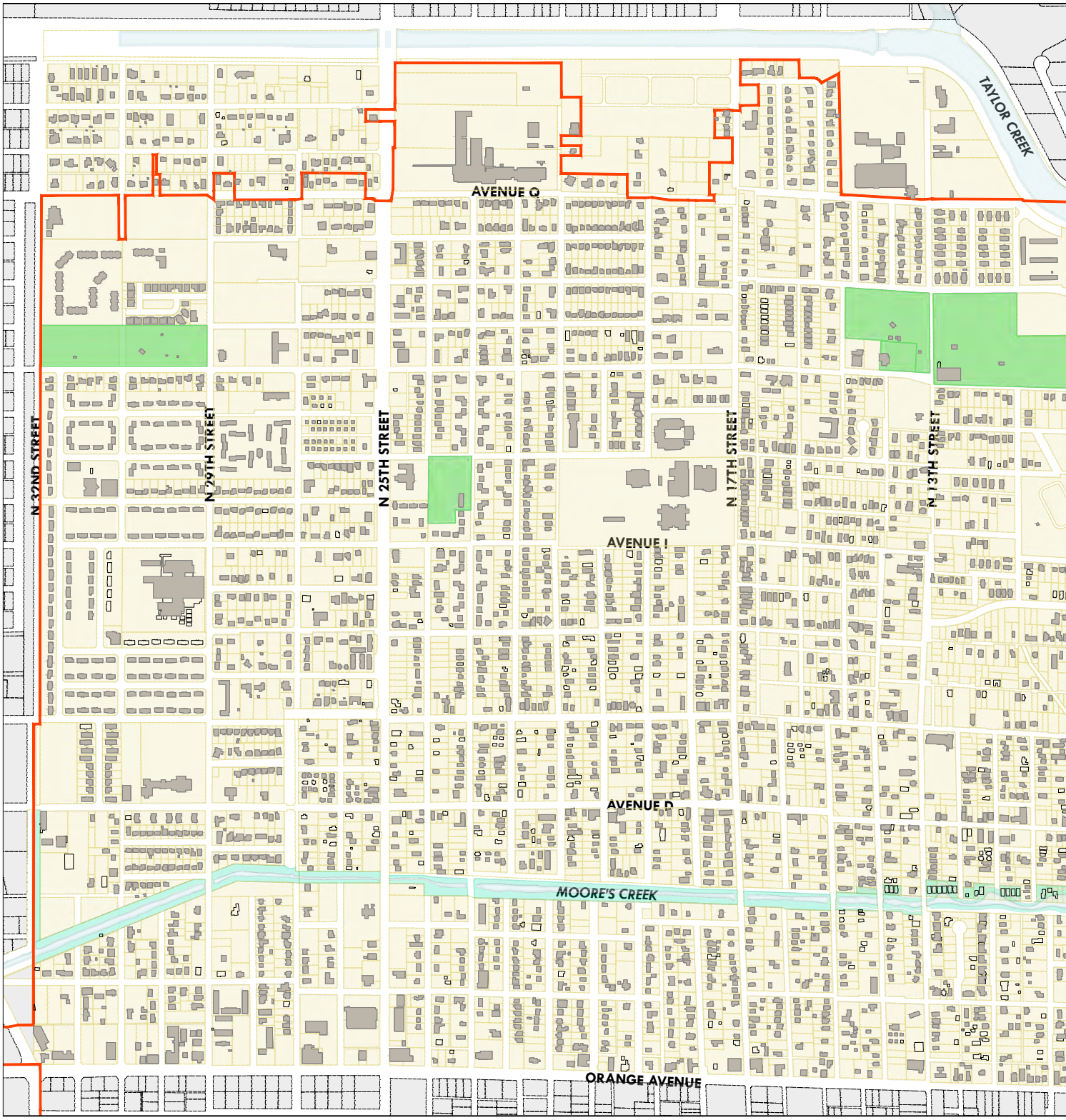
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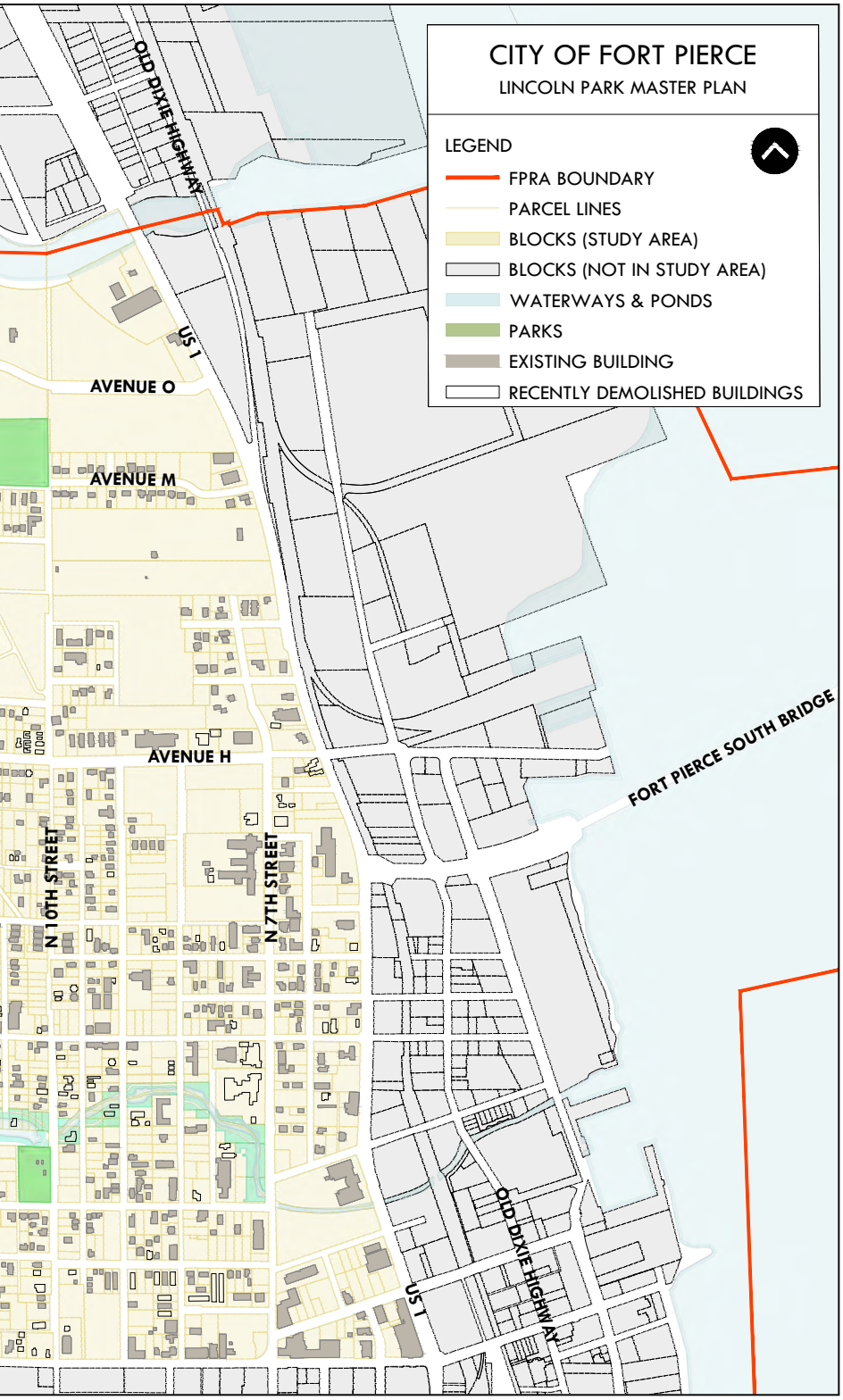
TOUR OF THE PLAN



LINCOLN PARK MASTER PLAN - STUDY AREA

EXISTING CONDITIONS





STUDY AREA

The map to the left illustrates the study area (shaded in yellow). A series of analytical diagrams were developed to understand the existing components of the community. For example, a diagram identifying all of the currently vacant parcels is helpful in understanding not only the quantity of empty lots, but their locations and context within the neighborhood. Avenue D is the historic commercial corridor within the community and N 25th Street is the more regional commercial corridor.



Beth Ryder Intermodal Facility

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TOUR OF THE PLAN

HOUSING AND REDEVELOPMENT



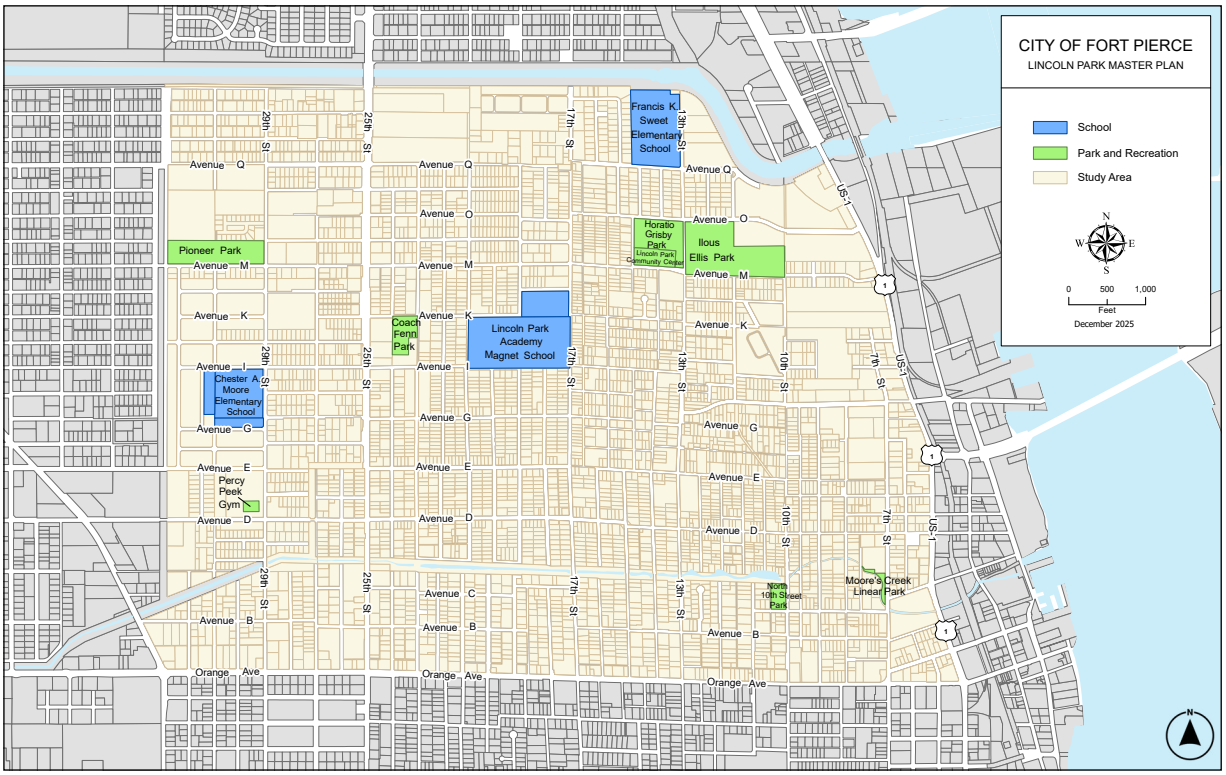
HOUSING AND REDEVELOPMENT

INFILL HOUSING

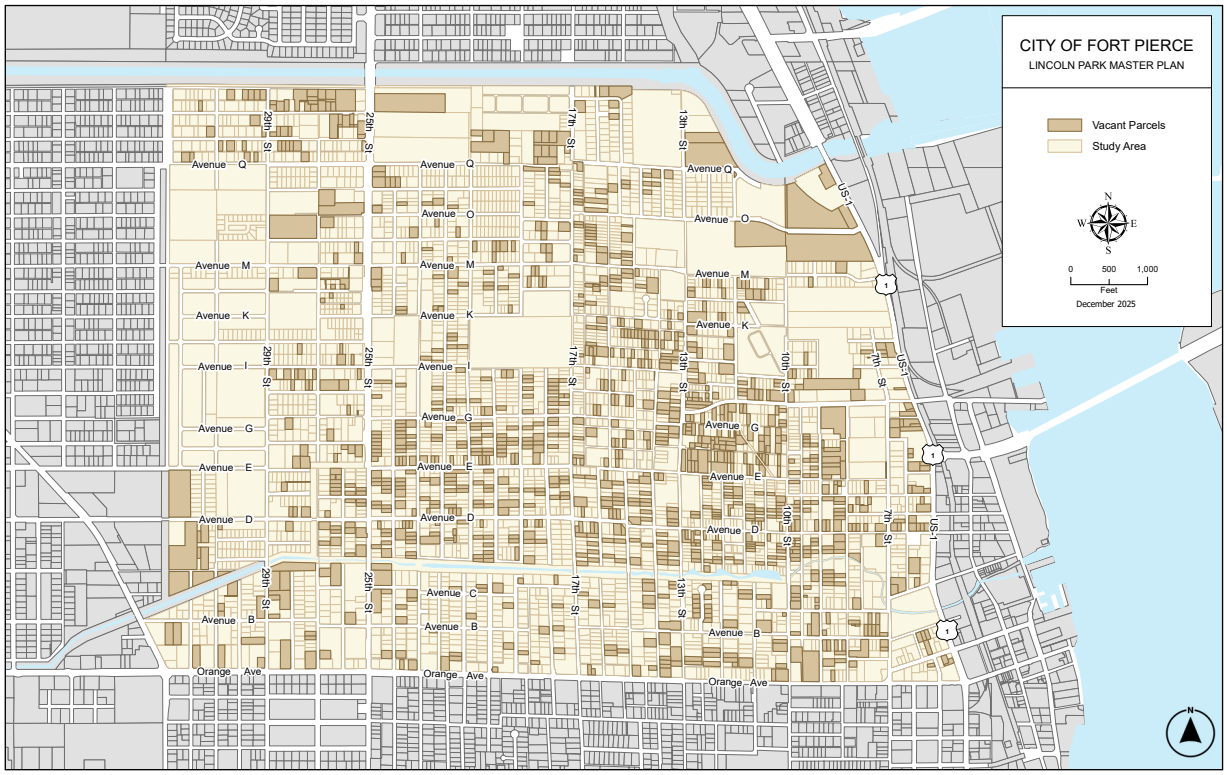
The study area for the Lincoln Park Master Plan is approximately 1,708 acres, or 2.67 square miles. The majority of the study area is residential property; primarily single-family, duplex, and triplex units. There are a considerable number of vacant parcels in the study area as is depicted in the map to the upper right. Of the 4,333 parcels within the study area, 1,156 are vacant (27%). This represents an enormous opportunity to accommodate infill redevelopment without displacement of existing residents.

Through the public input and outreach efforts, the community advocated for new, affordable, infill single-family housing. The current R-3 and R-4 zoning designations permit duplex and triplex units however, single-family infill is challenging in many cases because the existing land development regulations require lot widths and sizes larger than the existing lots of record. This could actually encourage the combining of lots and the building of multi-dwelling projects. By reducing the lot size requirements to match the predominant existing lot sizes in the community, the provision of new infill single-family homes becomes feasible and more desirable. The map to the lower right illustrates those properties that currently have a Homestead Exemption (thereby owned by full-time residents). The plan illustrates a number of different infill opportunities along Avenue D which include commercial, mixed-use, and residential. There is also a discussion on the recent "YIGBY" legislation and the recommendation for developing a pre-permitted infill housing program. The question of developing new, affordable single-family housing is challenging and would most certainly require some degree of public subsidy. One approach would be to focus an affordable housing program on the parcels currently owned by the city, the Fort Pierce Redevelopment Agency, and St Lucie County. The map below identifies the publicly-owned parcels (excluding schools).

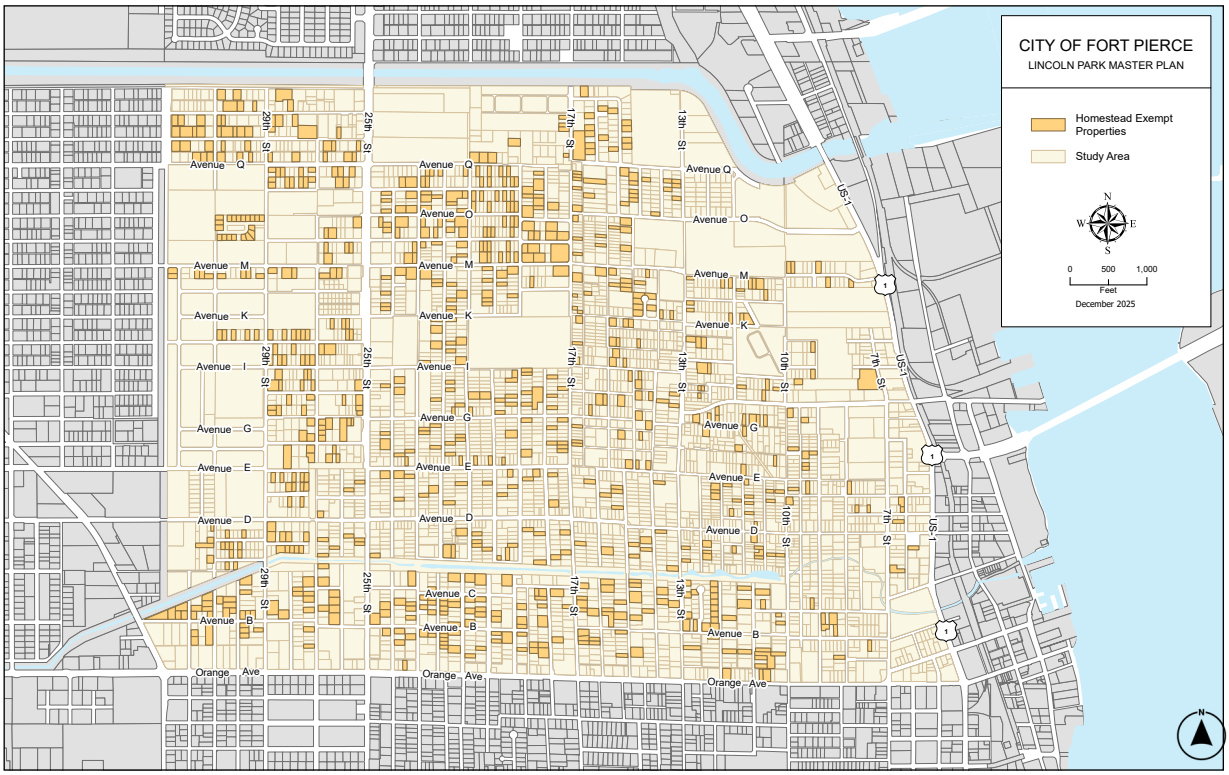
PUBLICLY OWNED



VACANT PARCELS MAP



HOMESTEAD EXEMPT PROPERTIES MAP



HOUSING AND REDEVELOPMENT

"YIGBY" OPPORTUNITIES

The term "YIGBY" (Yes in God's Backyard) is the nickname for recent state legislation that enables the provision of affordable housing on properties that are owned by an operating church on the property housing the church or church property immediately adjacent to it. Florida Statutes, Section 166.04151 (6) and (7)(a), excerpted below, provides the enabling language to ease regulations for providing affordable housing on property owned by a religious institution. Fort Pierce should embrace this approach and work proactively with the religious institutions on taking advantage of this rule change to facilitate infill affordable housing in the neighborhood. The map on the next page identifies the approximately 140 church-owned parcels in Lincoln Park.

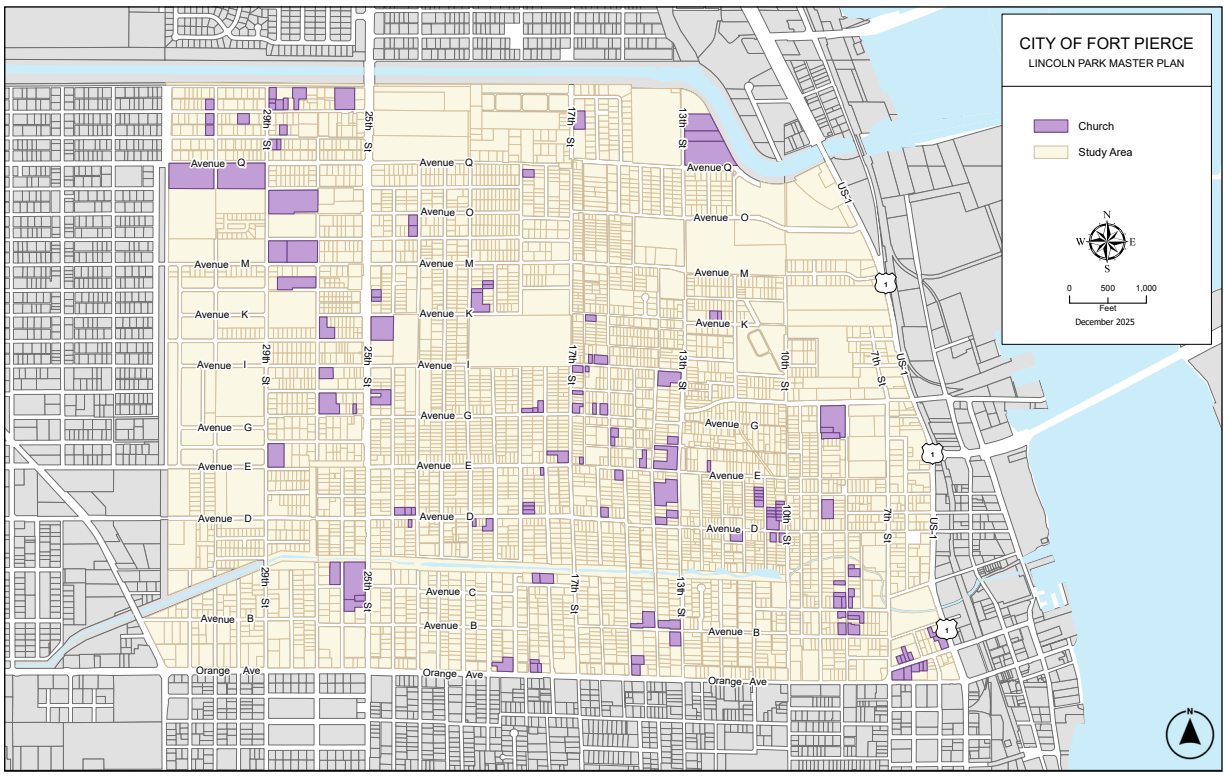
"(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, or on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2) which contains a house of public worship, regardless of underlying zoning, so long as at least 10 percent of the units included in the project are for housing that is affordable. The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a)1. A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use; in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use; on property owned by a county, municipality, or school district; and on property that is more than 3 acres in size and owned by a religious institution, as defined in s. 170.201(2), which has contained a house of public worship for at least 10 years before the proposed development, regardless of the underlying zoning, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, transfer of density or development units, amendment to a development of regional impact, amendment to a municipal charter, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The municipality may not require that more than 10 percent of the total square footage of such mixed-use residential projects be used for nonresidential purposes. A proposed development on property owned by a county, municipality, or school district must be within the geographic boundaries of the respective county, municipality, or school district, and the respective county, municipality, or school district must be a party to the application for the proposed development. A proposed development on property owned by a religious institution must be applied for by both the applicant and the religious institution, and the house of public worship must continue to operate on the property after the proposed development is constructed."



Church owned land along N 29th St between Ave N and Ave P

CHURCH OWNED PARCELS MAP



HOUSING AND REDEVELOPMENT

BUELL BROWN CENTER/CHURCH CAMPUS

The Buell Brown Center is a 95 unit affordable housing apartment complex located at 707 N 7th Street. Owned by the Fort Pierce Housing Authority, the site was the Fort Pierce Memorial Hospital until it was converted to housing units in the 1970's. The whole campus is nearly 10 acres with approximately 5 acres of vacant property. The following pages depict a concept to infill much of the vacant property with single-family and townhouse units and create new public open space along Avenue H.

Immediately west of the campus, at the SE corner of Avenue H and N 9th Street are a number of contiguous parcels owned by the Deliverance Outreach Ministries, Inc. that total approximately 2.99 acres. A small existing church is on the southern edge of the property. The concept plan for these parcels illustrates single-family and townhouse units as well. The property did have a sign with a rendering of a new church. If that project is not realized, the design concept suggests how the parcels might be redeveloped for housing.



Buell Brown Center / Church Campus



View of the Buell Brown Center and Church Campus at the intersection of Ave H and N 8th St



Townhouses in Abacoa, FL

HOUSING AND REDEVELOPMENT

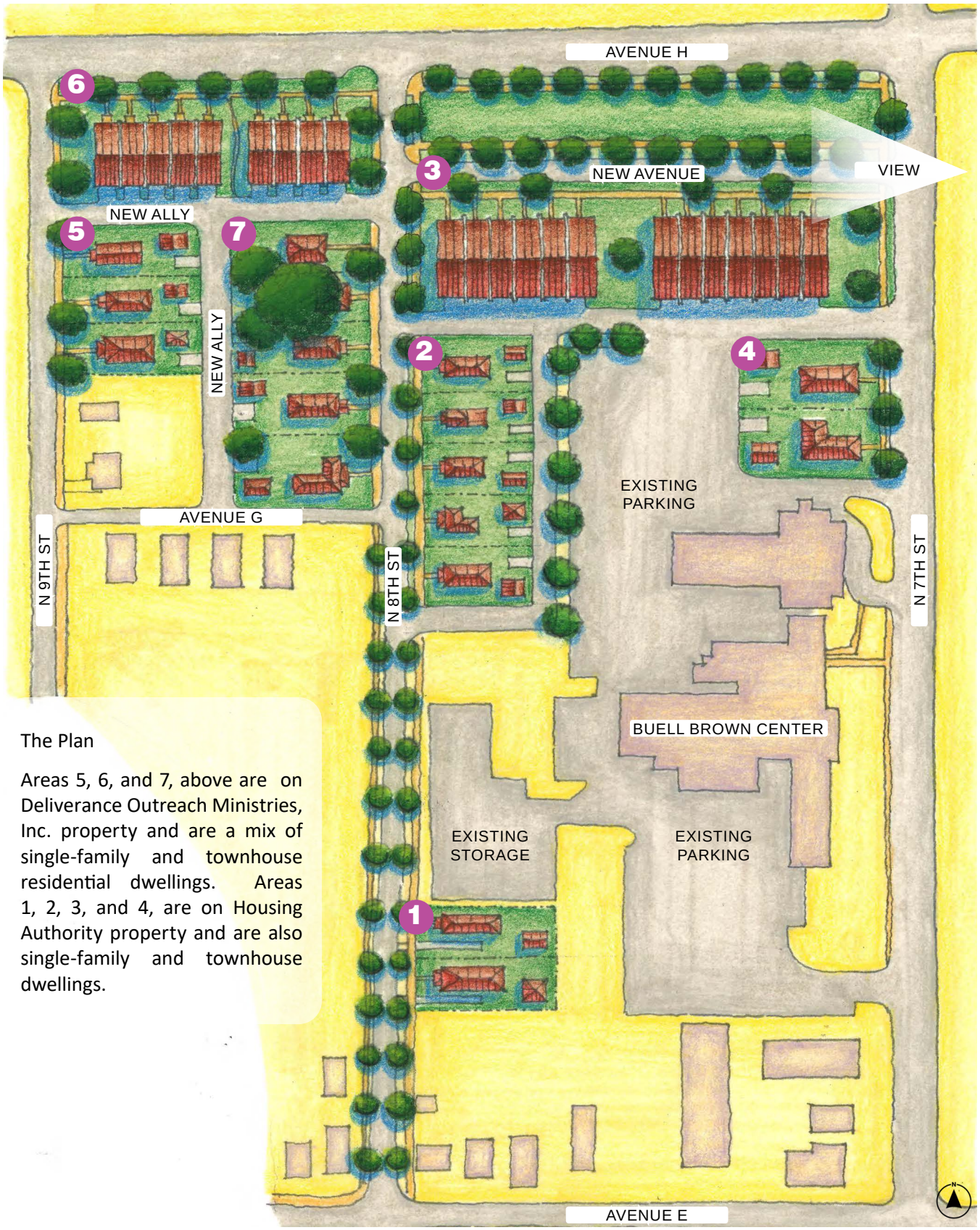
BUELL BROWN CENTER/CHURCH CAMPUS

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
1	SINGLE FAMILY/ADU	N/A	2	6.6	1	N/A
2	SINGLE FAMILY/ADU	N/A	5	7.7	1	N/A
3	TOWNHOMES	N/A	13	12	2	N/A
4	SINGLE FAMILY/ADU	N/A	2	5	1	N/A
5	SINGLE FAMILY/ADU	N/A	3	7	1	N/A
6	TOWNHOMES	N/A	9	13	2	N/A
7	SINGLE FAMILY/ADU	N/A	5	6	1	N/A
	TOTAL	-	39	-	-	-

ADUs are not considered in density calculations.



View of the Townhouses along the attached green



The Plan

Areas 5, 6, and 7, above are on Deliverance Outreach Ministries, Inc. property and are a mix of single-family and townhouse residential dwellings. Areas 1, 2, 3, and 4, are on Housing Authority property and are also single-family and townhouse dwellings.

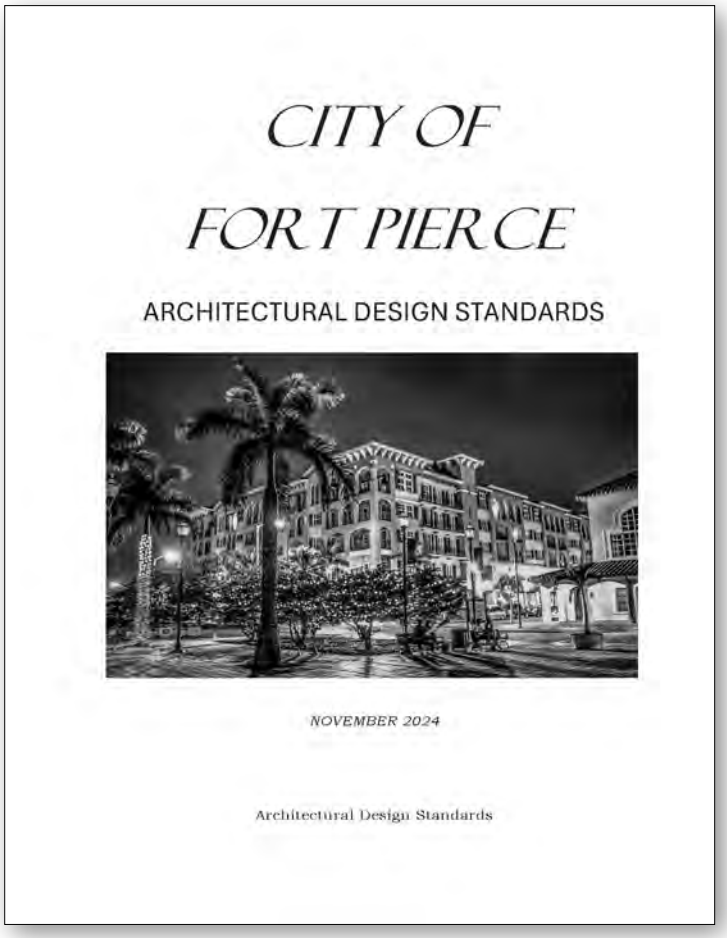
HOUSING AND REDEVELOPMENT

ARCHITECTURAL DESIGN STANDARDS

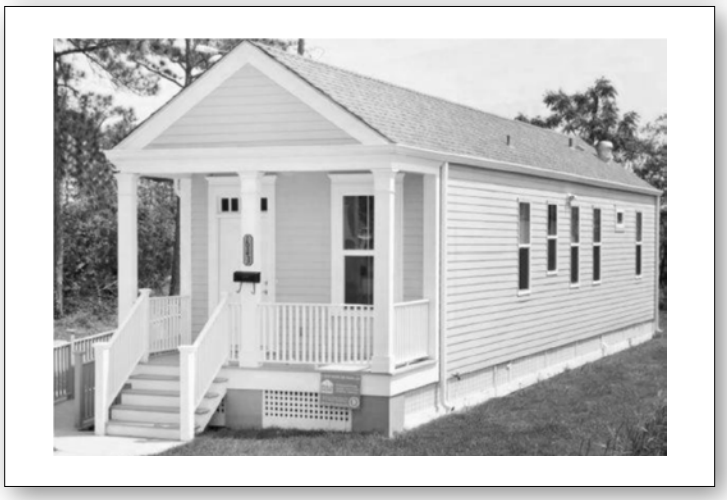
Architectural Design Standards are often a good way for a local government to convey the preferred design intent and expectations in new construction and renovations. They can be developed to apply to residential, commercial, mixed-use, or any desired use or building type. Often they represent specific, recognized architectural styles like Mediterranean Revival or Florida Bungalow styles. Usually the components that define a particular style are identified and illustrated in an effort to convey authentic design approaches.

The City of Fort Pierce currently has Architectural Design Standards that were developed in November 2024. The standards identify six architectural styles deemed appropriate for the City of Fort Pierce based upon history and architectural precedent: South Florida Style, Anglo-Caribbean, Mediterranean Style, Classical Style, Art Deco Style, and Masonry Modern Style.

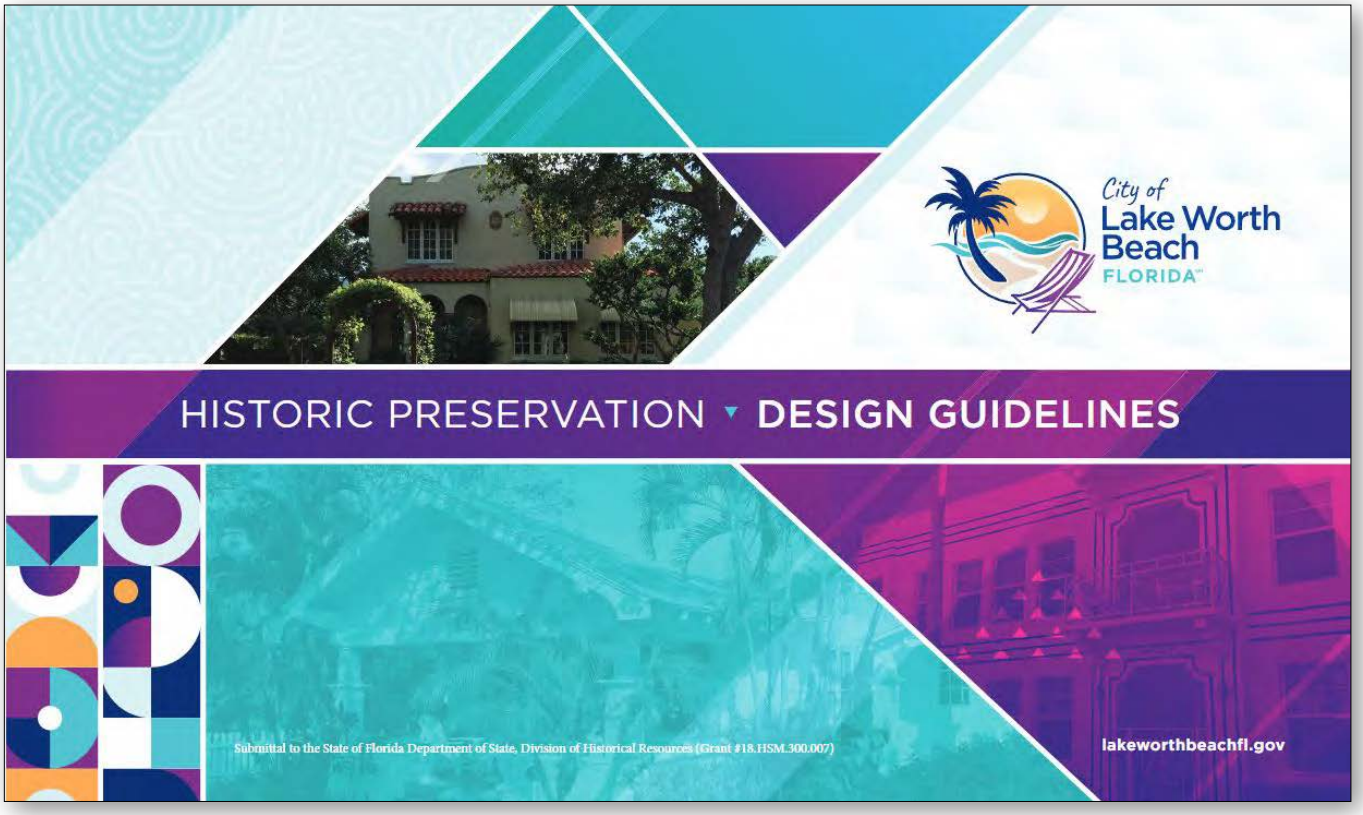
The standards apply to the Fort Pierce Redevelopment Area, historic districts, planned developments, and Innovative Community Developments. The standards are encouraged everywhere else.



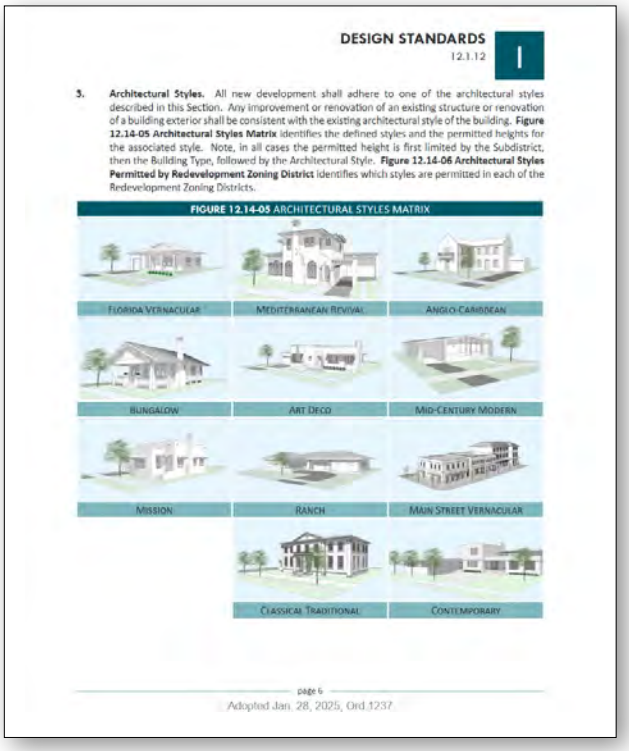




Images from the City of Fort Pierce Architectural Design Standards



Lake Worth Beach Historic Preservation Design Guidelines



DESIGN STANDARDS
12.1.12

3. **Architectural Styles.** All new development shall adhere to one of the architectural styles described in this Section. Any improvement or renovation of an existing structure or renovation of a building exterior shall be consistent with the existing architectural style of the building. **Figure 12.14-05 Architectural Styles Matrix** identifies the defined styles and the permitted heights for the associated style. Note, in all cases the permitted height is first limited by the Subdistrict, then the Building Type, followed by the Architectural Style. **Figure 12.14-06 Architectural Styles Permitted by Redevelopment Zoning District** identifies which styles are permitted in each of the Redevelopment Zoning Districts.

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX

page 6
Adopted Jan. 28, 2025, Ord.1237

Martin County Design Standards

The existing design standards provide a very good framework for architectural direction and cover a broad range of topics. It is recommended, however, that the next update to the design standards provide more graphics in the form of drawings, diagrams, and photographs. It is the experience of TCRPC that the more graphics provided in design standards the more effective they can be.

Shown here are other architectural design guidelines with examples of more detailed drawings and diagrams clarifying the architectural expectations of the standards. The Lake Worth Beach Historic Preservation Design Guidelines followed the requirements of the Secretary of Interior's Standards for Rehabilitating Historic Buildings and goes into great detail defining different elements of historic architecture.

The Martin County Design Standards were developed to accompany the new Martin County CRA code updates.

HOUSING AND REDEVELOPMENT

PRE-PERMITTED INFILL HOUSING PROGRAM

Discussions with the FPRA and city staff regarding different approaches to providing more affordable housing included the concept of developing a pre-permitted infill housing program. The concept is that the City/FPRA would contract with local architects to develop designs and construction documents for various single-family infill homes, which would be pre-permitted with the building department and made available to builders with certain conditions. These might be limited to City, FPRA, or St. Lucie county-owned parcels, require more affordable sales price-points, and might include additional assistance for the home buyer. The advantage to focusing on the publicly owned land is the land itself could be part of the write-down for affordability (especially considering these properties are not on the tax rolls today). The images provided include examples of similar approaches in other cities.



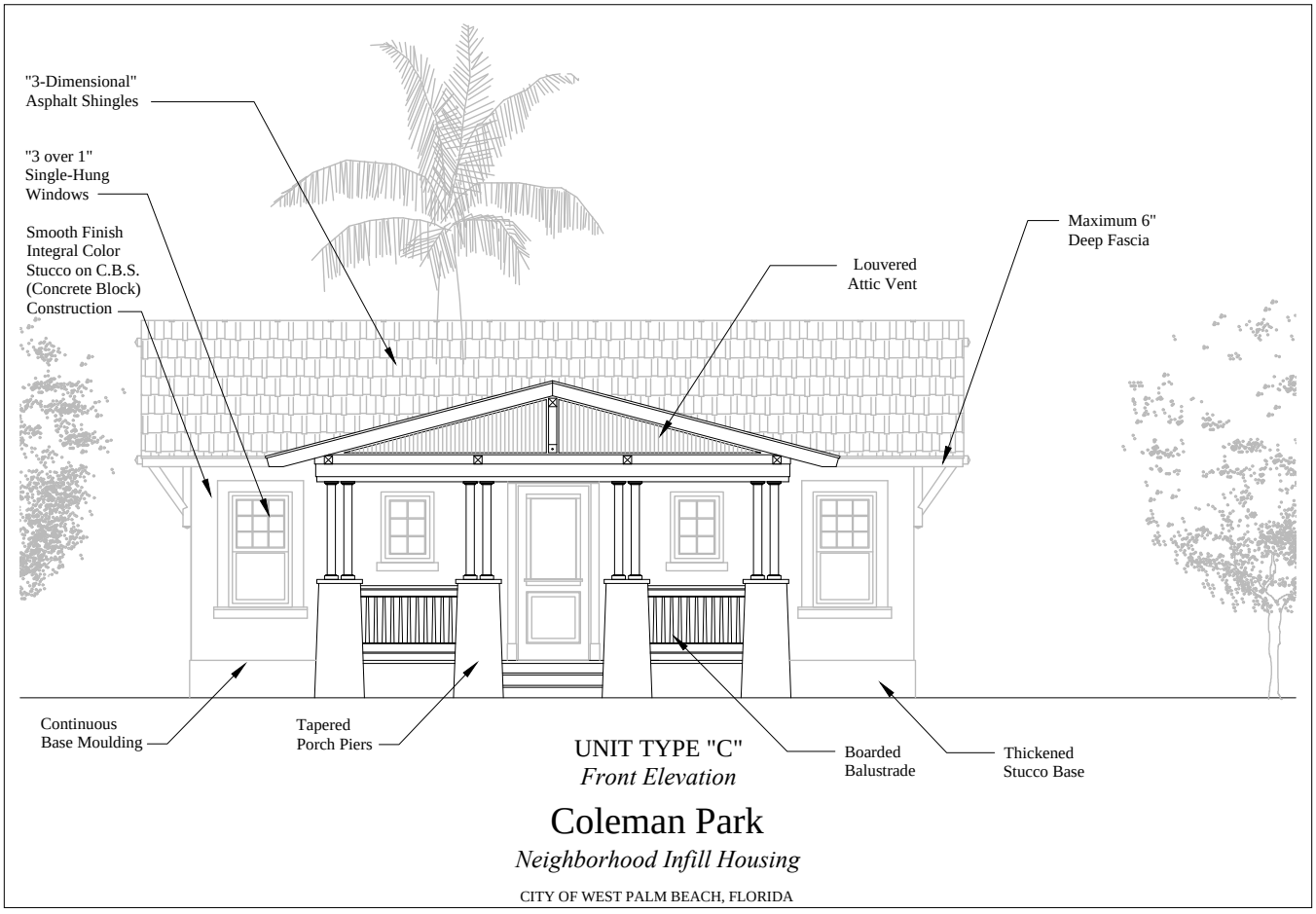


Image of sample infill home elevation from the Coleman Park neighborhood in West Palm Beach

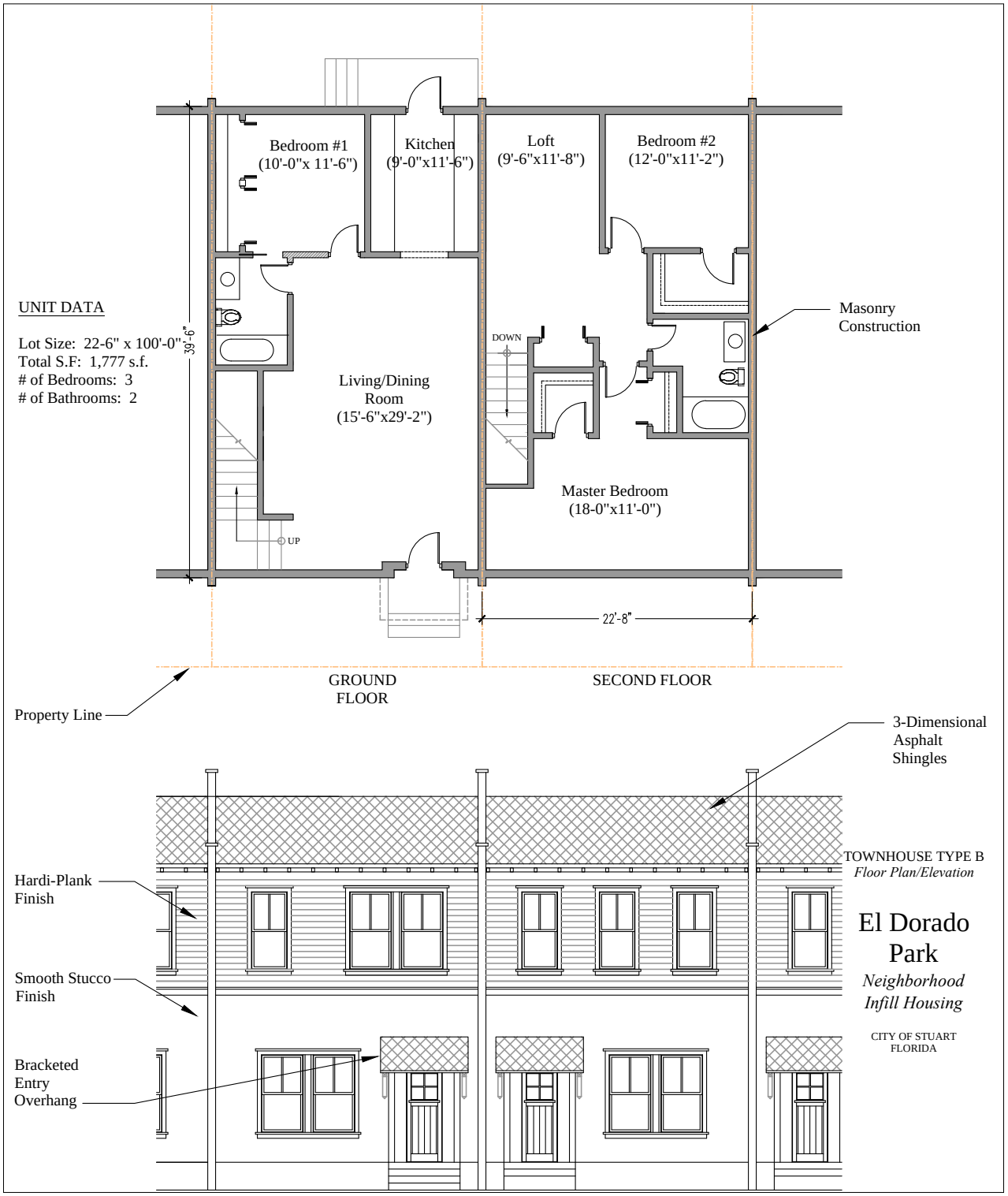


Image of sample infill home elevation and plan from the El Dorado neighborhood in Stuart

HOUSING AND REDEVELOPMENT

25TH STREET OPPORTUNITIES

25th Street, Dr. Martin Luther King Boulevard, is an important N-S commercial corridor at the western end of Lincoln Park. While primarily zoned C-3 (General Commercial), there is a small area zoned R-4 residential. There is a mixture of existing residential and commercial uses on the corridor, which is a four-lane divided facility with a landscaped median.

There are many vacant parcels on the corridor which provides an opportunity for infill mixed-use and commercial redevelopment. The map to the right identifies several potential redevelopment sites that could be catalytic to new investment in the area. These sites were selected based upon their size, being primarily or completely vacant, and exhibiting unified ownership. A few of the identified sites would also be candidates for "YIGBY" redevelopment opportunities.

The sites flanking the intersection of 25th Street and Moore's Creek were selected for more detailed conceptual design and analysis. These were chosen because they could tie into the proposed extensions of the Moore's Creek parkway, multi-purpose pathway, and creek improvements. This could be an opportunity to bring more attention to Moore's Creek at this location, which currently is an unremarkable experience. The following pages illustrate the conceptual designs and development quantities.



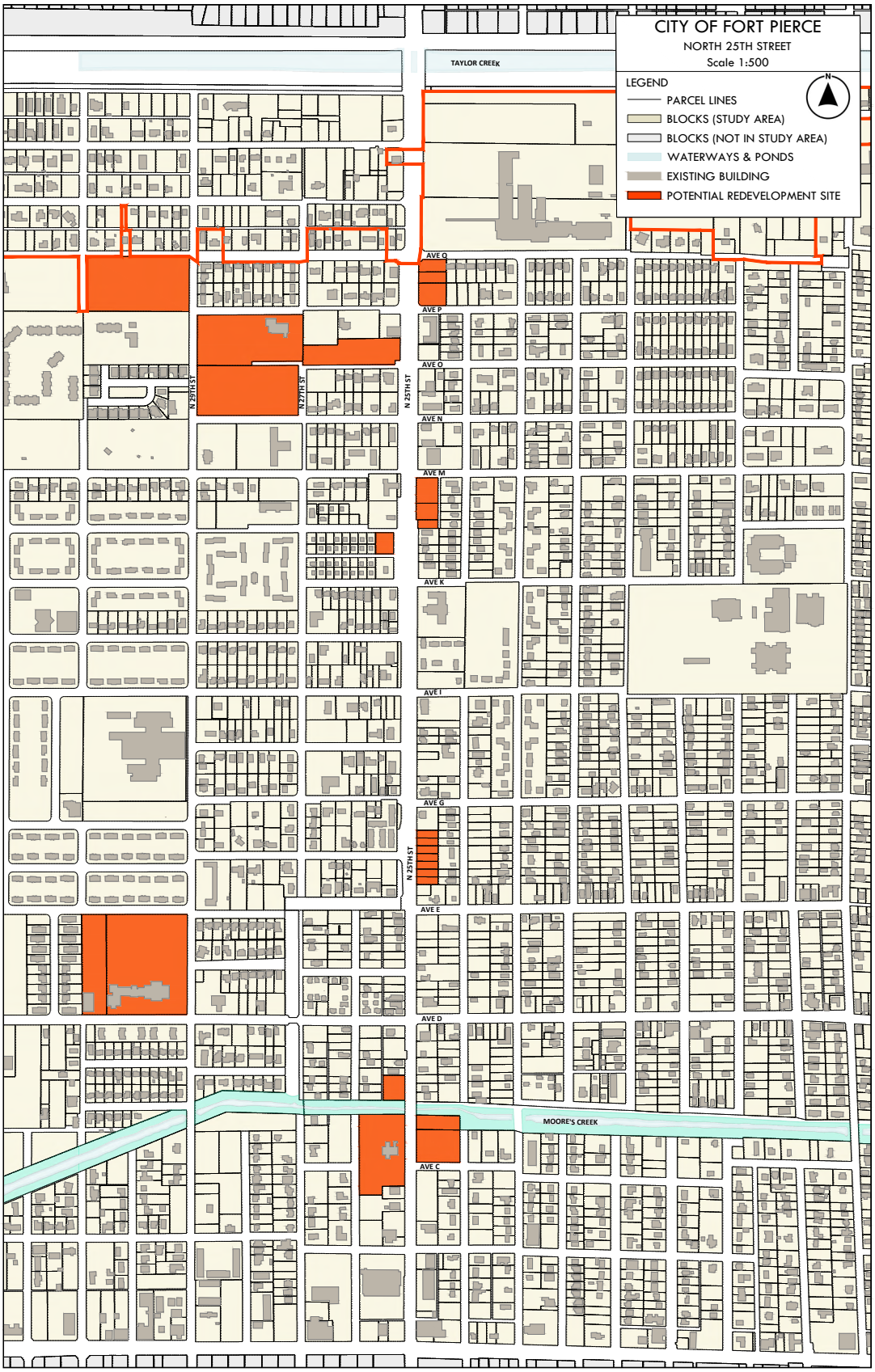
Welcome to Fort Pierce signage along 25th Street. 25th Street is the gateway into Fort Pierce and Lincoln Park for many.



Vacant lot along 25th Street near Canal Terrace



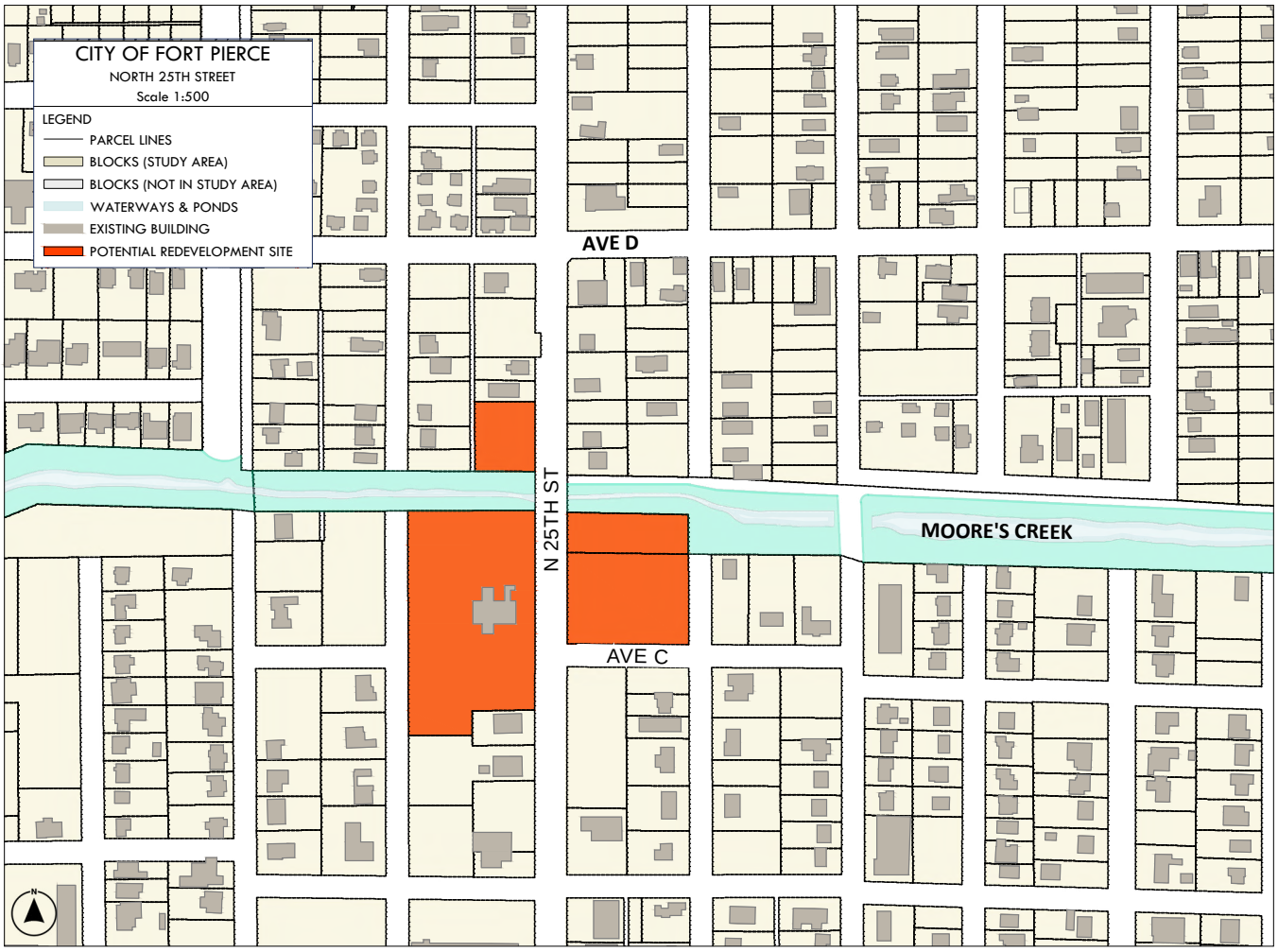
Vacant lot along 25th Street between Avenue G and Avenue E

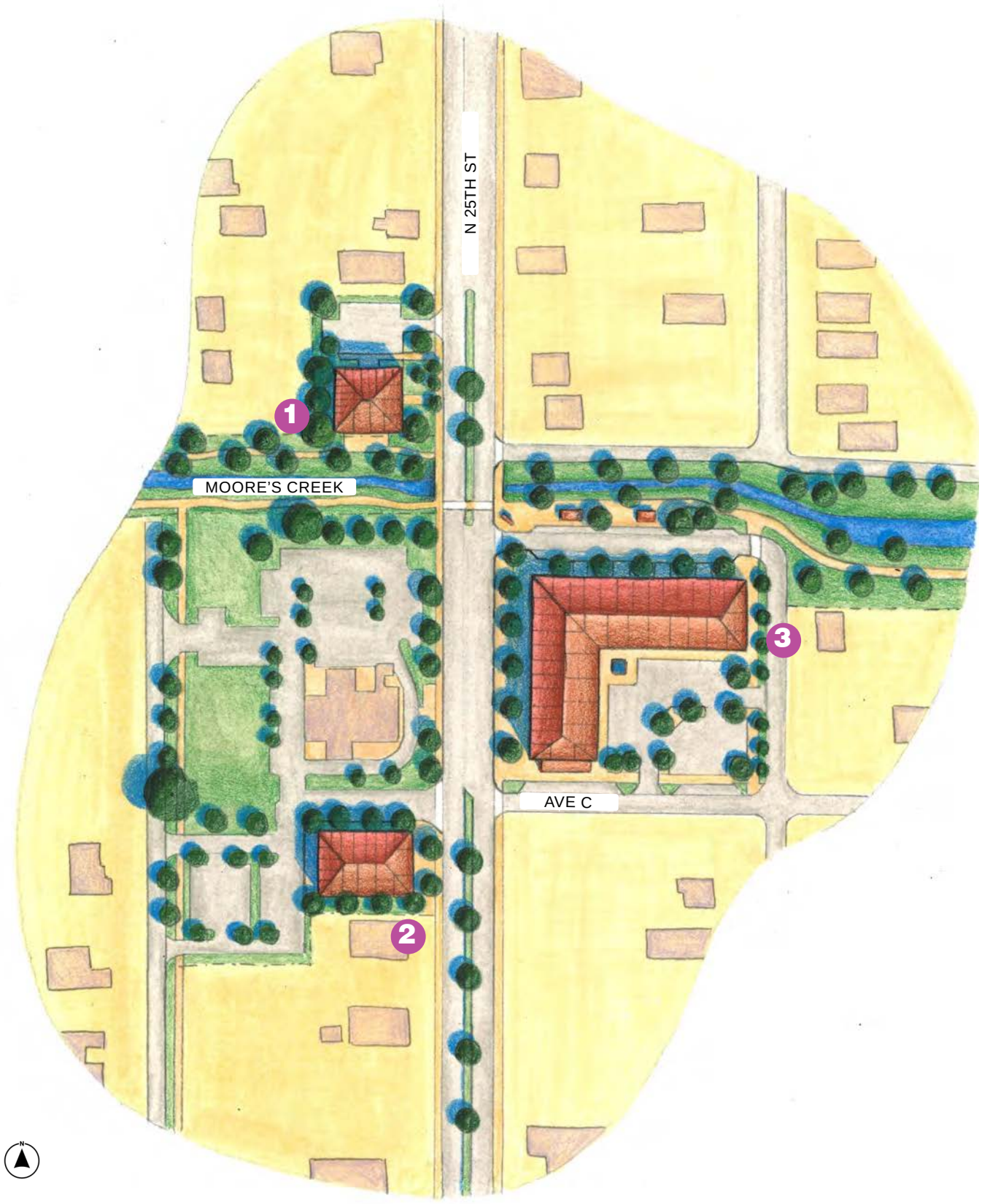

CITY OF FORT PIERCE
NORTH 25TH STREET
Scale 1:500
LEGEND
PARCEL LINES
BLOCKS (STUDY AREA)
BLOCKS (NOT IN STUDY AREA)
WATERWAYS & PONDS
EXISTING BUILDING
POTENTIAL REDEVELOPMENT SITE
N
TAYLOR CREEK
MOORE'S CREEK
AVE Q
AVE P
AVE O
AVE N
AVE M
AVE K
AVE I
AVE G
AVE E
AVE D
AVE C
N 25TH ST
N 27TH ST

HOUSING AND REDEVELOPMENT

25TH STREET & MOORE'S CREEK

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
1	MULTI FAMILY	0.3	6	12	1	N/A
2	MIXED-USE	0.19	26	9	3	2,100
3	MIXED-USE	0.3	8	4	1	12,000
	TOTAL	-	40	-	-	14,100




N 25TH ST
MOORE'S CREEK
AVE C
1
2
3

HOUSING AND REDEVELOPMENT

AVENUE D

Avenue D is the historic main street of Lincoln Park and was at one time the heart of the community. There have been public investments into the corridor (currently there is a $3 million resurfacing, ADA compliance, and mobility improvements project underway), however private investment has been limited. The historic Highwaymen Museum opened in February of 2026 and is in the heart of the historic Avenue D District. There is a strong community desire to revive Avenue D with new shops, mixed-use buildings, and residential uses. The community has expressed an interest in neighborhood service uses (salons, healthy food, cafes, etc.). With the Highwaymen Museum on the corridor, and the long and rich arts history in the community, providing space for active artists studios has been discussed as a catalytic use to jump start investment in the district.

A detailed plan of existing conditions was developed in order to better analyze the situation on the street. One condition that was immediately apparent is the relatively small size of the existing lots. Many of them do not meet the minimum lot standards for redevelopment. Recommendations to rectify this condition are discussed further in Appendix C: Zoning and Land Use Analysis.

A number of lots were selected for development of conceptual designs, development quantities, and renderings. These parcels were selected based upon their size, being vacant, unified ownership, and their location on the corridor. Providing new infill housing throughout Lincoln Park is essential to the success of Avenue D.

The following pages illustrate the detailed conceptual designs.



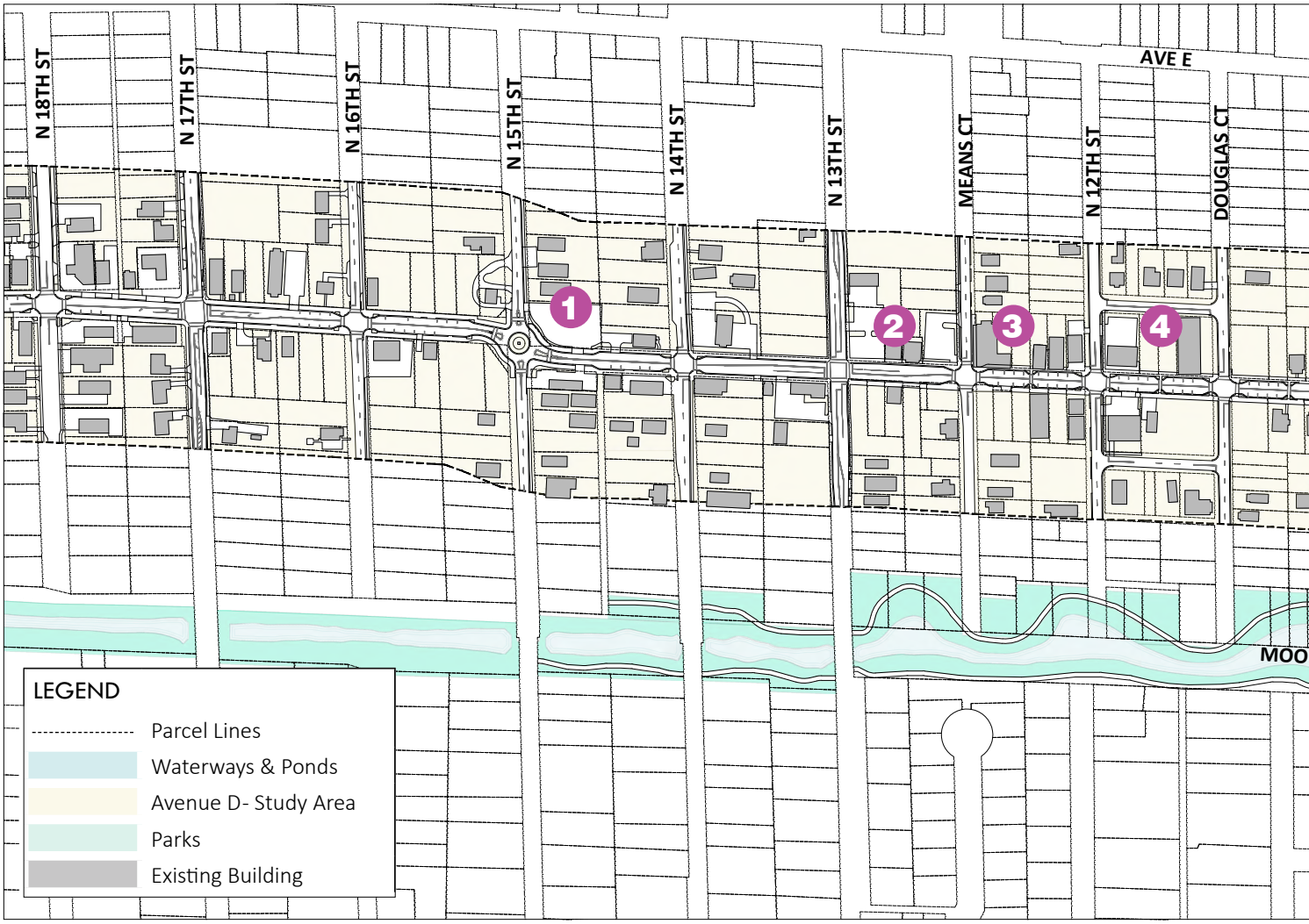
Image of the City of Fort Pierce Florida Highwaymen Museum



Aerial View looking West Along Avenue D

AVENUE D

EXISTING CONDITIONS





Highwayman Obelisk



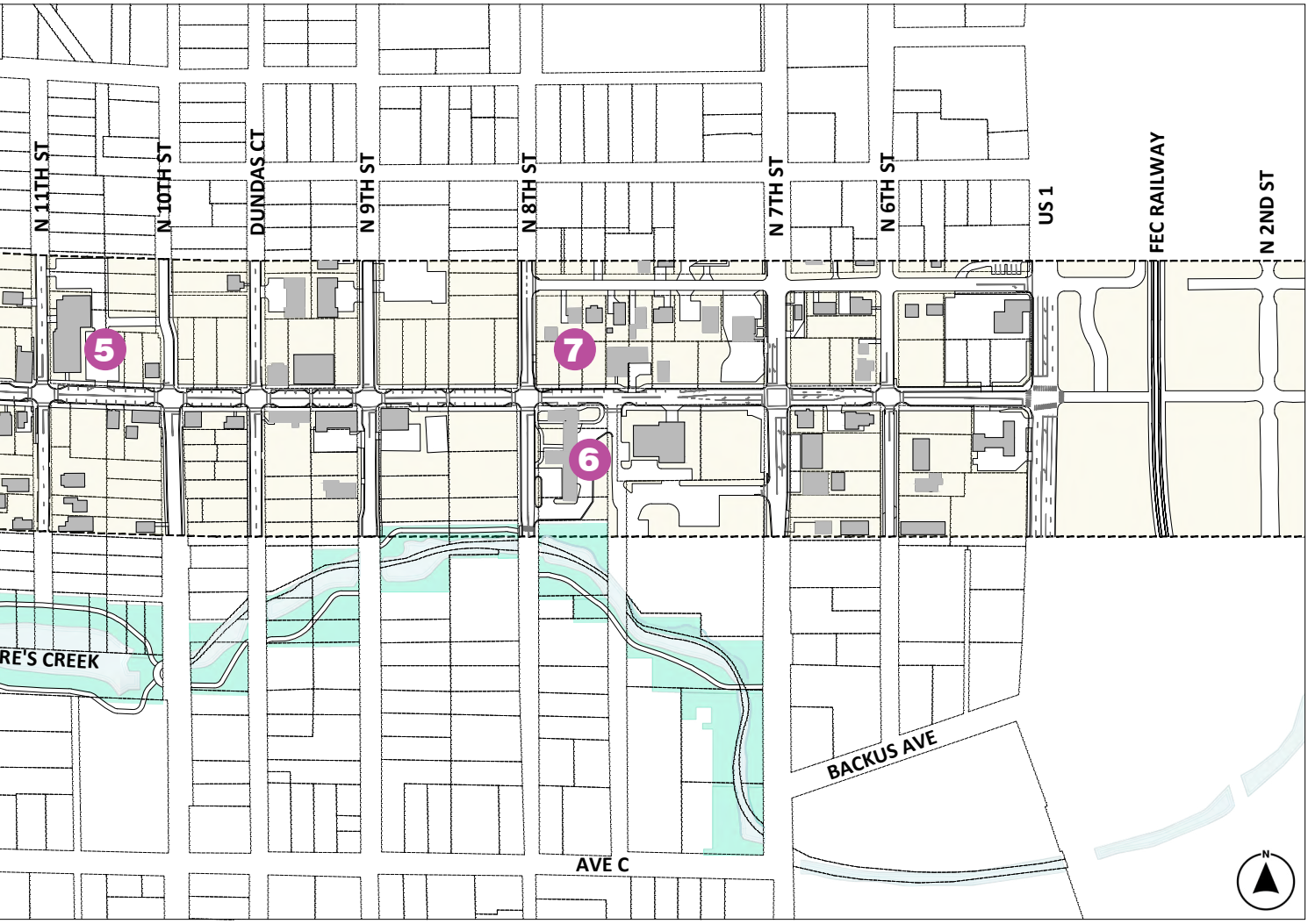
Plaza - Ave D & 13th St



Police Substation



Lincoln Theater







First Bethel Baptist Church



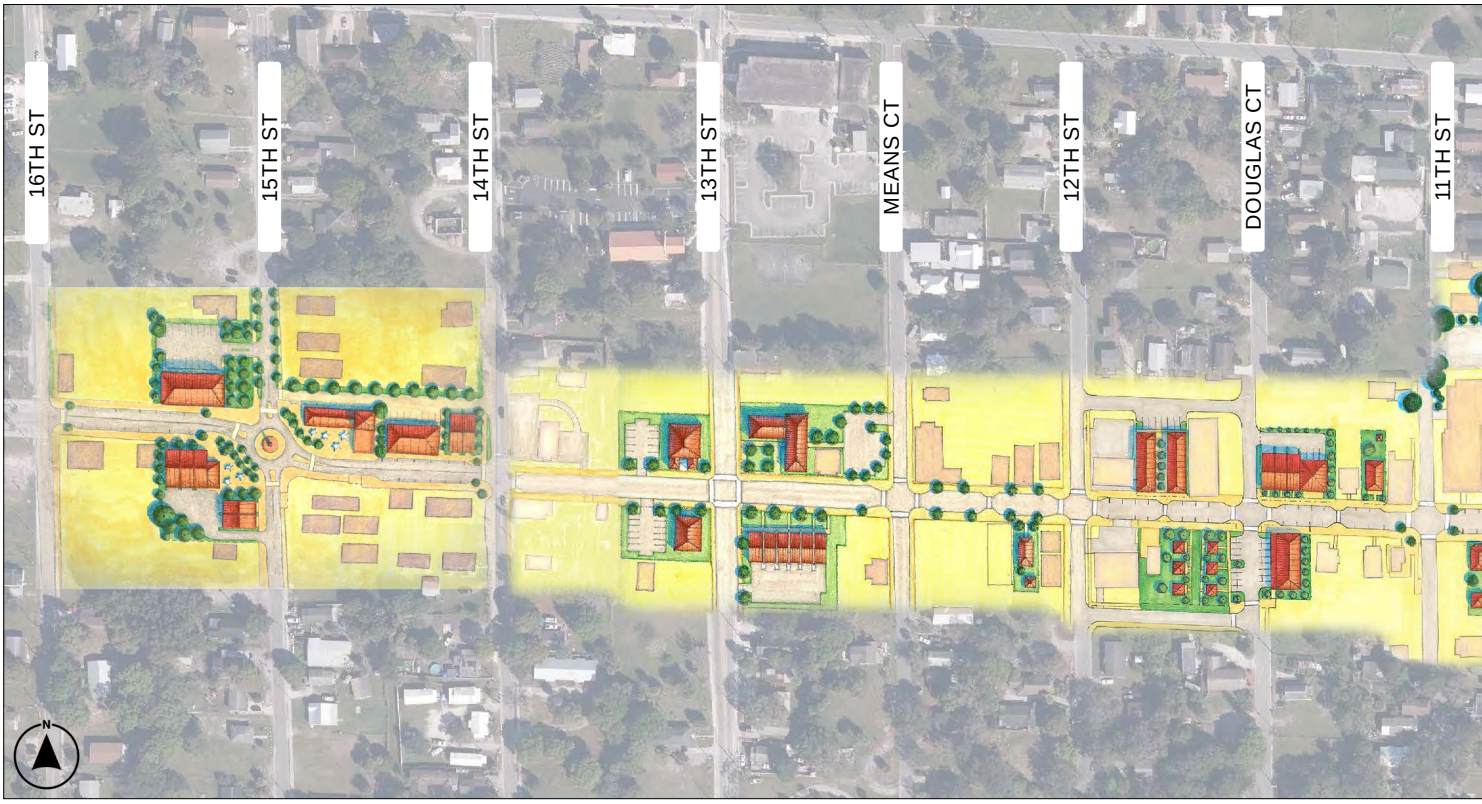
Fort Pierce Intermodal Facility



Vacant Lot - Ave D & 8th Street

AVENUE D

CONCEPT PLAN



The image above is of the overall design concept plan for infill redevelopment on Avenue D. There are over 20 parcels selected for detailed design concepts. There is a variety of building types proposed based upon lot sizes and location: multifamily, mixed-use, townhouses, and a few infill single family homes have been illustrated. There are also cottage court designs provided which promote a collection of very small units around a small public gathering space. Where possible, additional on-site parking is illustrated although there is a recommendation that there be no on-site parking requirements in the historic Avenue D District in the future.

The following pages provide the design concepts for each of the sites, development tabulation data, and renderings. The site design locations are organized to be read from left (west) to right (east) and each site is outlined in the overall plan above for clarity as to their location.



Existing storefront on Avenue D

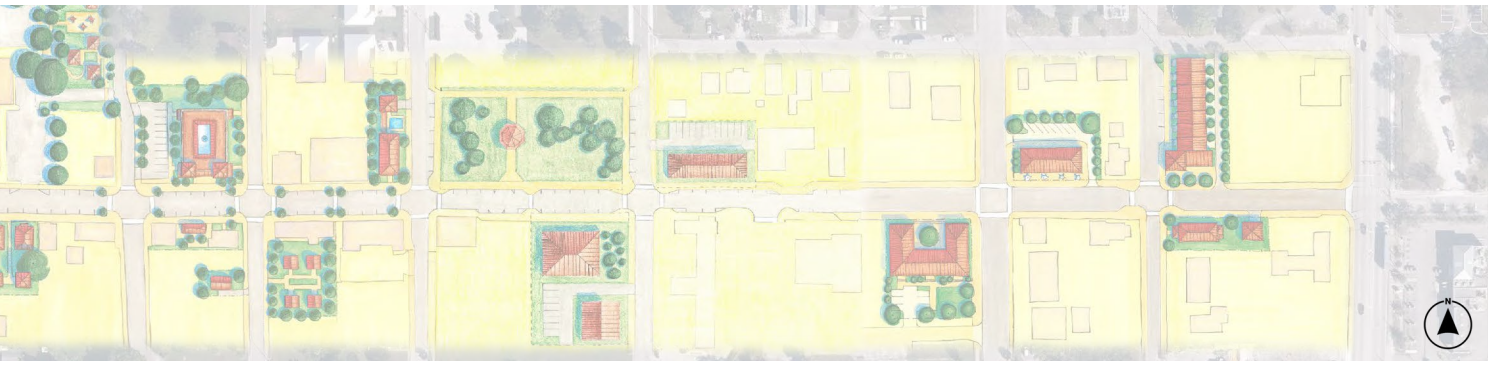




Concept for infill storefront housing on Avenue D and N 13th Street




15TH ST
AVENUE D
VIEW
a
b
c





AVENUE D & 15TH STREET

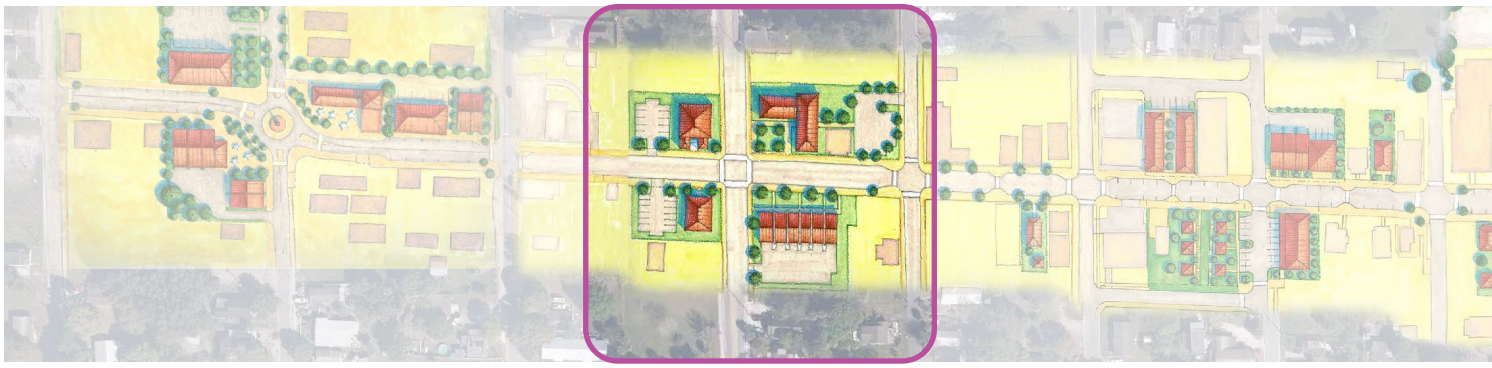
KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
a	COMMERCIAL	0.20	N/A	N/A	1	5,000
b	TOWN HOMES	0.20	5	8	2	N/A
c	MIXED-USE	0.31	6	10	1	4,200
	TOTAL	-	11	-	-	9,200

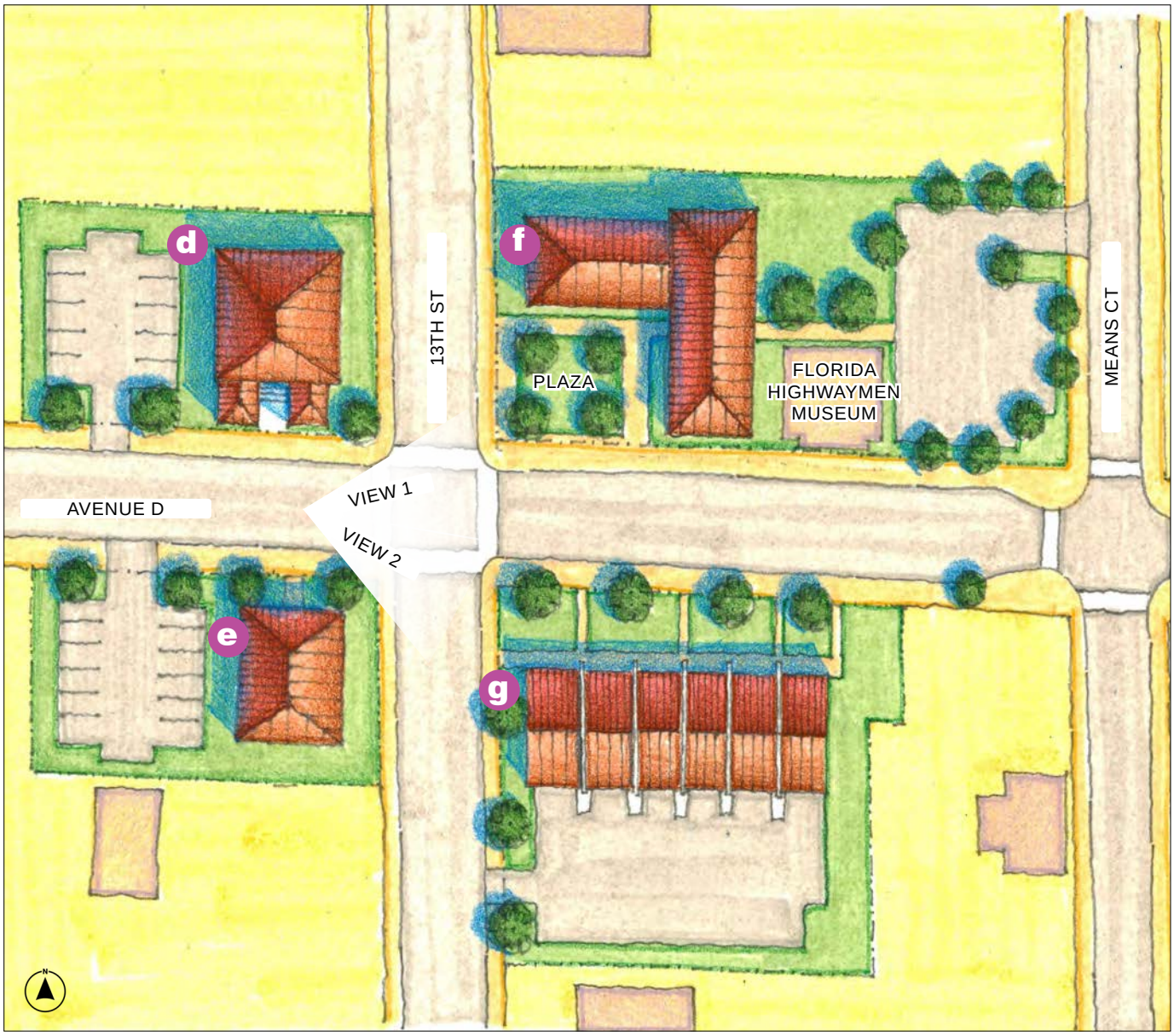


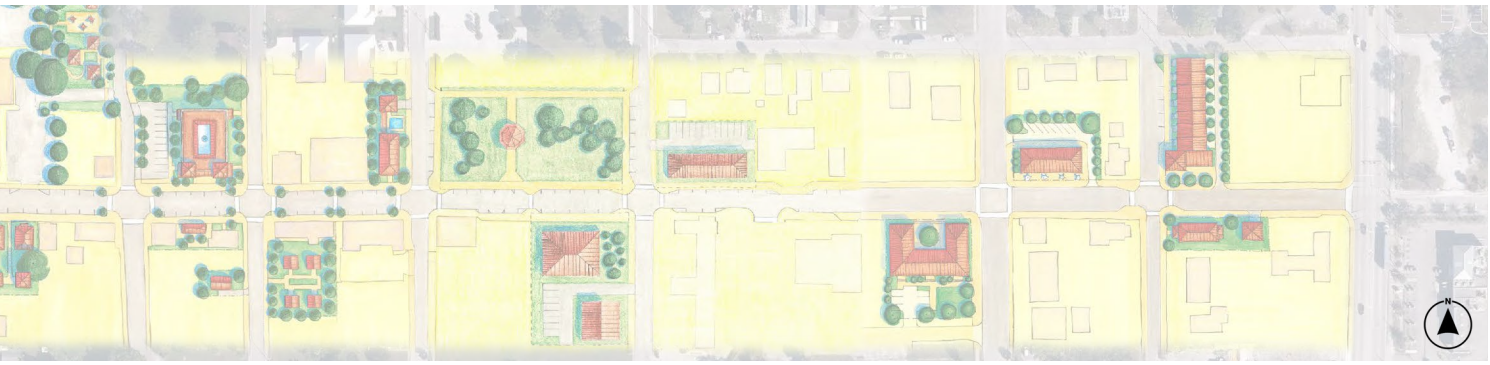
The image above is taken from Avenue D looking to the east and includes the Florida Highwaymen Obelisk marker at the entrance of the historic Avenue D District. The Florida Highwaymen Obelisk is part of the The Highwaymen Heritage Trail and was designed by artist Stephanie Jaffe Werner and constructed in 2009. The rendering on the next page imagines what the roundabout would look like if infill development occurred on the vacant lots at the intersection as depicted in the concept plan.


Sweet Bean






d
f
13TH ST
PLAZA
FLORIDA
HIGHWAYMEN
MUSEUM
MEANS CT
AVENUE D
VIEW 1
VIEW 2
e
g



AVENUE D & 13TH STREET

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
d	MULTI-FAMILY	0.32	4	13	2	N/A
e	MULTI-FAMILY	0.37	4	14	2	N/A
f	MIXED-USE	0.34	6	10	2	4,550
g	TOWNHOMES	0.22	6	12	2	N/A
	TOTAL	-	20	-	-	4,550





Avenue D and 13th Street is an important intersection for infill opportunities and for significant City and FPRA investment. FPRA currently owns an underutilized plaza on the north-east corner of the intersection, seen in images above. Between 13th and Means Court is the recently opened Highwaymen Museum. View 1 on the next page provides a concept for redevelopment at the 13th Street Plaza and the adjacent site to include artist studio housing, cafe and plaza, and a stronger connection to the the Highwaymen Museum through a connected walkway.



VIEW 1


COFFEE

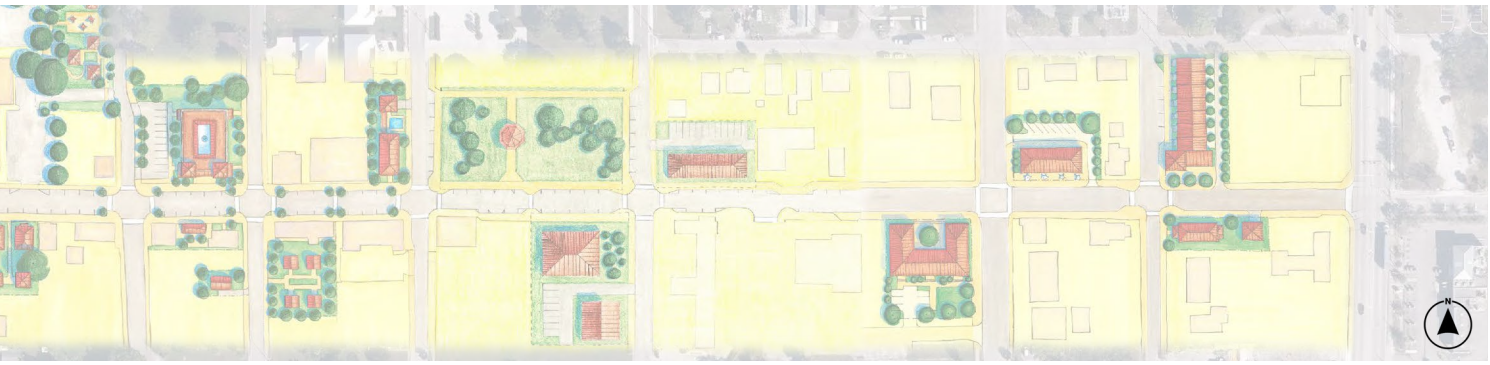


VIEW 2


23rd St




h
LINCOLN
THEATER
DOUGLAS CT
j
l
11TH ST
AVENUE D
i
k



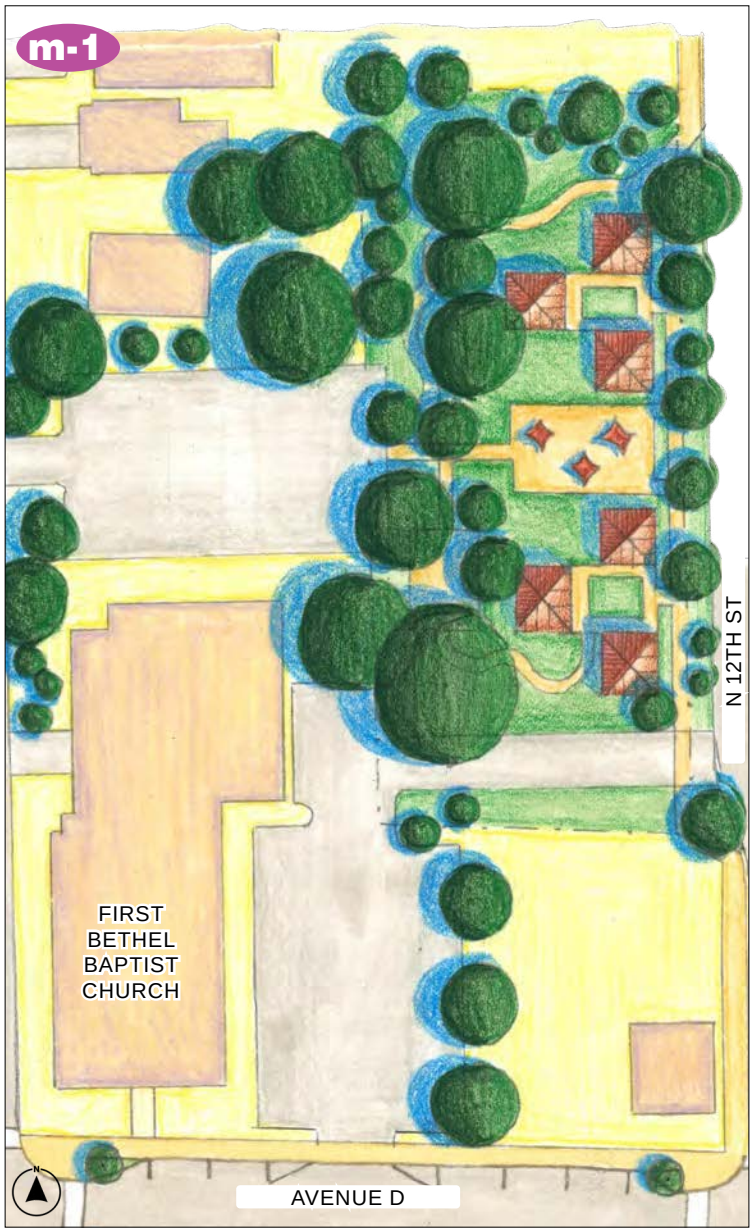
AVENUE D & DOUGLAS CT

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
h	COMMERCIAL	0.46	N/A	N/A	1	5,700
i	COTTAGE COURT	0.10	6	13	1	N/A
j	MIXED-USE	0.79	3	10	2	2,250
k	COMMERCIAL	0.19	N/A	N/A	1	3,600
l	SINGLE FAMILY	0.26	1	9	1	N/A
	TOTAL	-	10	-	-	11,550

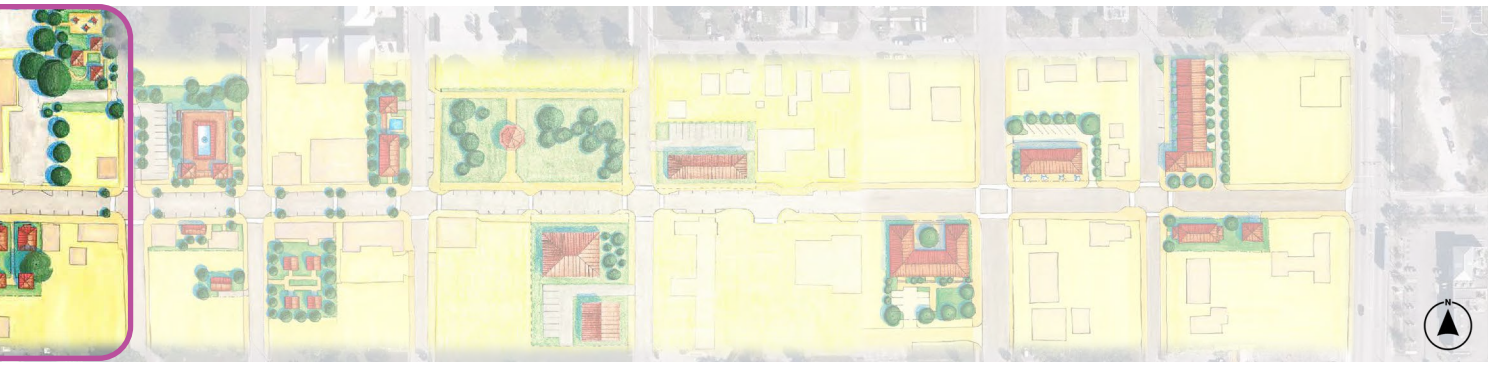


The historic Lincoln Theater at the northwest corner of Avenue D and Douglas Court, pictured above, is a gem of architectural and cultural heritage in the community with plans for restoration and revitalization. Within its vicinity there are several vacant lots where a variety of concepts for infill development are illustrated. They include a single family dwelling, townhouses with neighborhood commercial, and cottage courts adjacent to a church site. This variety of uses and building types would not be permitted with the zoning code today, but aligns with the historic neighborhood.




m-1
FIRST
BETHEL
BAPTIST
CHURCH
N 12TH ST
AVENUE D

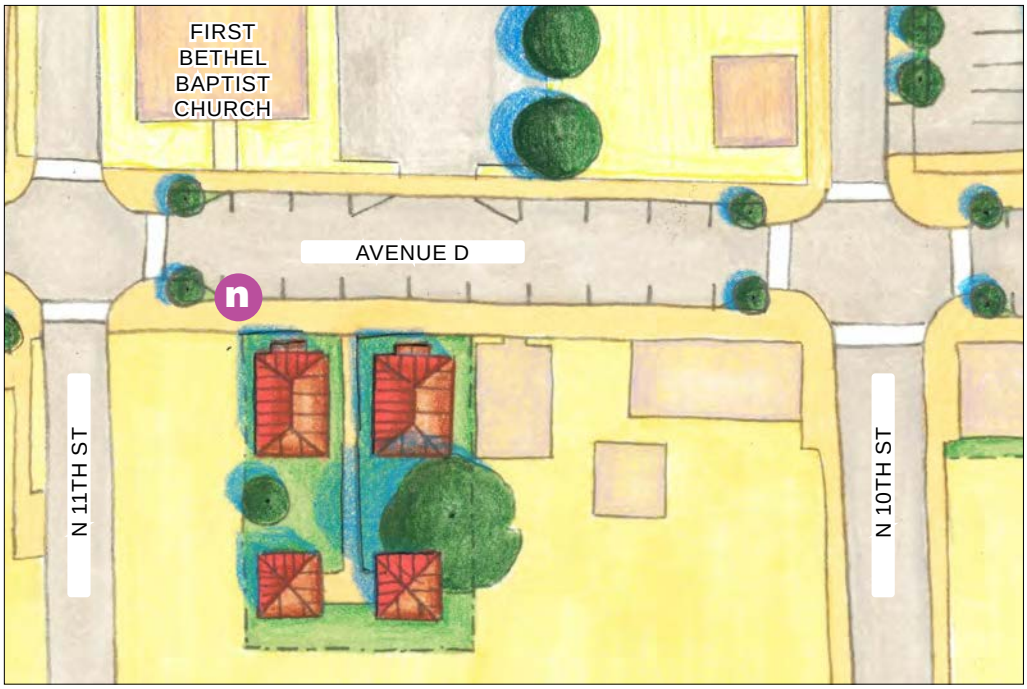

m-2
FIRST
BETHEL
BAPTIST
CHURCH
AVENUE D



AVENUE D & 11TH STREET

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
m-1	YIGBY HOUSING	0.07	6	9	1	N/A
m-2	YIGBY HOUSING	0.14	12	19	1	N/A
n	SINGLE FAMILY/ADU	0.17	4	10	1	N/A
	TOTAL	-	22	-	-	-

ADUs are not considered in density calculations.



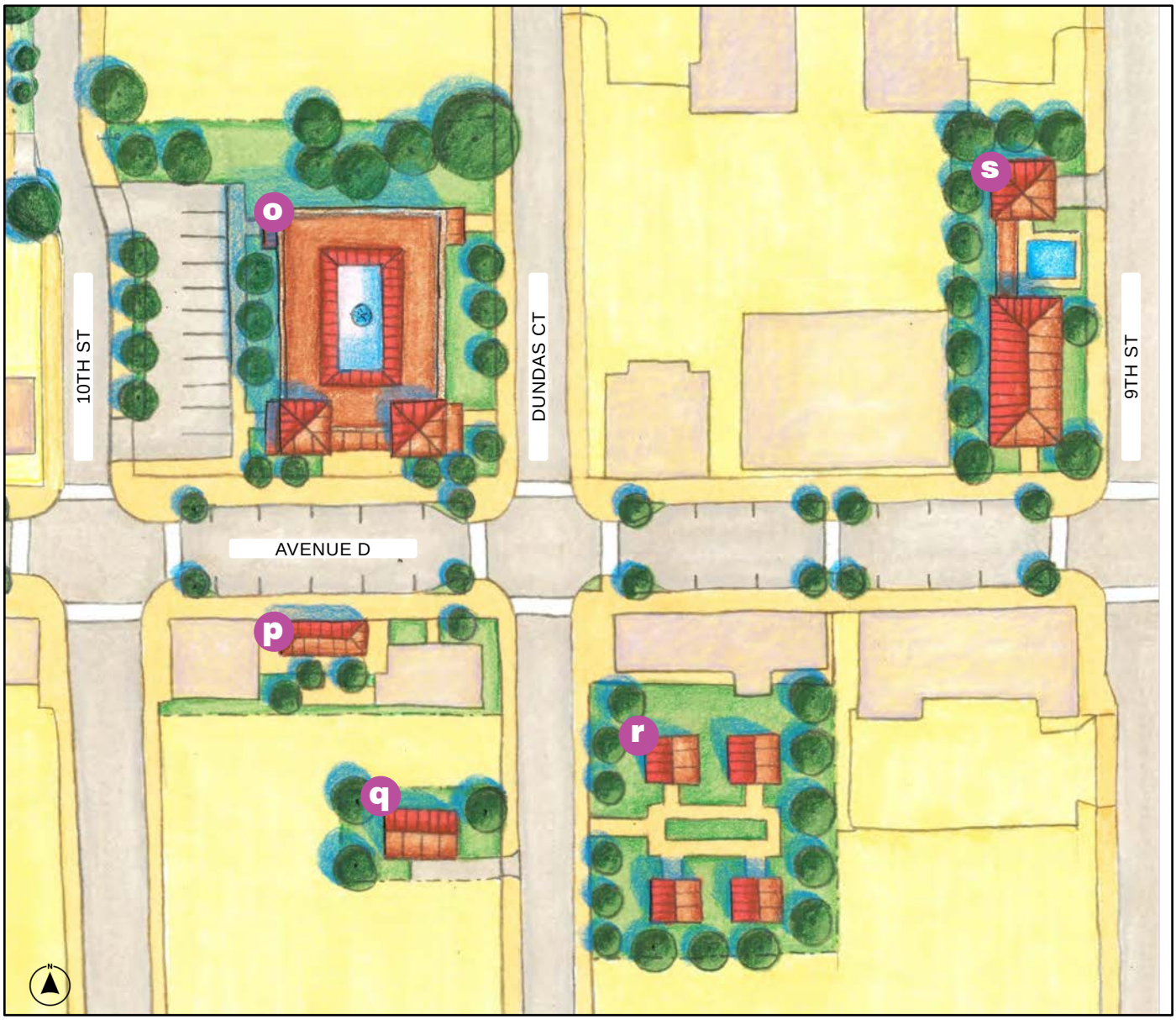
Along 11th Street, two concepts for cottage courts in conjunction with church-owned land were developed. The concepts are show in the plans to the left. The second concept (m-2) is illustrated on the next page.

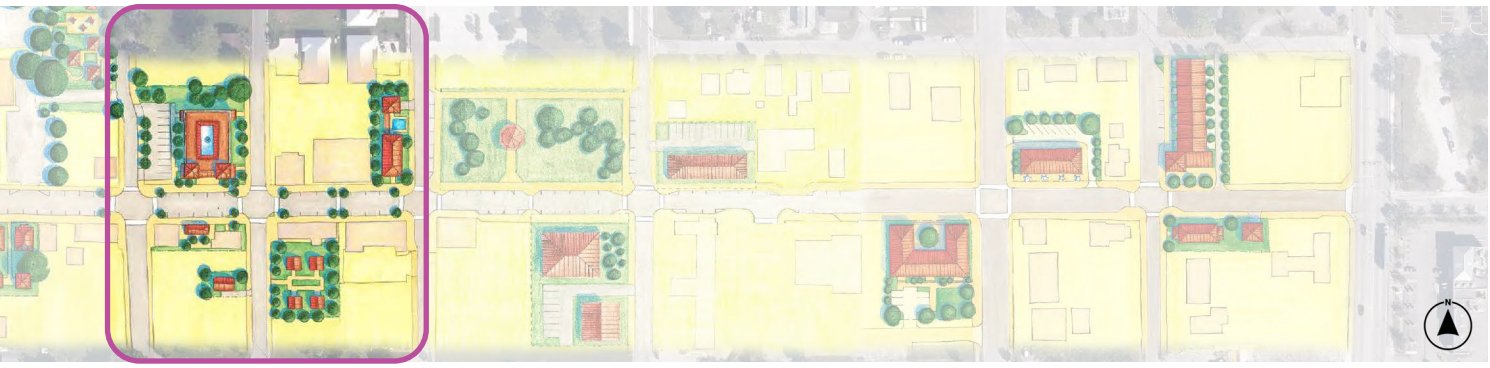
Additionally, this block included an opportunity to illustrate single family homes which include detached accessory dwelling units (ADUs). ADUs are an opportunity to provide small, rental units or multi-generational living in the neighborhood.








o
s
10TH ST
DUNDAS CT
9TH ST
AVENUE D
p
r
q



AVENUE D & DUNDAS CT

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
o	MULTI-FAMILY	0.33	12	23	2	N/A
p	SITE IMPROVEMENT	N/A	N/A	N/A	N/A	N/A
q	SINGLE FAMILY	0.22	1	20	1	N/A
r	COTTAGE COURT	0.12	4	16	1	N/A
s	SINGLE FAMILY/ADU	0.19	2	6	1	N/A
	TOTAL	-	19	-	-	-

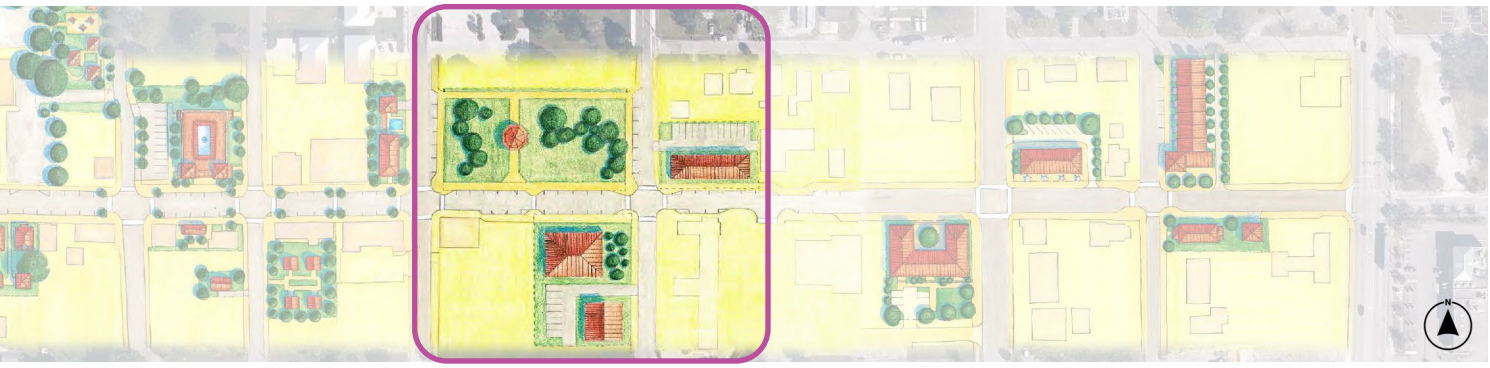
ADUs are not considered in density calculations.



The image above is a vacant lot at the northwest corner of Dundas Court and Avenue D. This is the site selected for the courtyard apartment building shown at left. Any number of building types or designs would be appropriate at this location but because of its size, it presents an opportunity to propose a unique and desirable courtyard type multifamily building.




9TH ST
8TH ST
AVENUE D
t
u
v
FIRST
BETHEL
BAPTIST
CHURCH



AVENUE D & 8TH STREET

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
t	PARK	N/A	N/A	N/A	N/A	N/A
u	RESIDENTIAL	0.31	9	15	1	N/A
v	COMMERCIAL	0.74	N/A	N/A	1	4,800
	TOTAL	-	9	-	-	4,800



The image above is of an existing vacant lot on Avenue D. This lot has signifcant old-growth trees and a park like enviroment already. In the concept illustrated on the left, the site is formalized as park facing Avenue D. Greenspace within the community and informal gathering spaces are critical in every neighborhood. Access on three sides, sidewalks, and on-street parking allow for maximum natural surveillance of the area. Infill development to the south (u) and to the east (v) are key to adding activation of the green space.




X
7TH ST
6TH ST
VIEW
AVENUE D
W
N

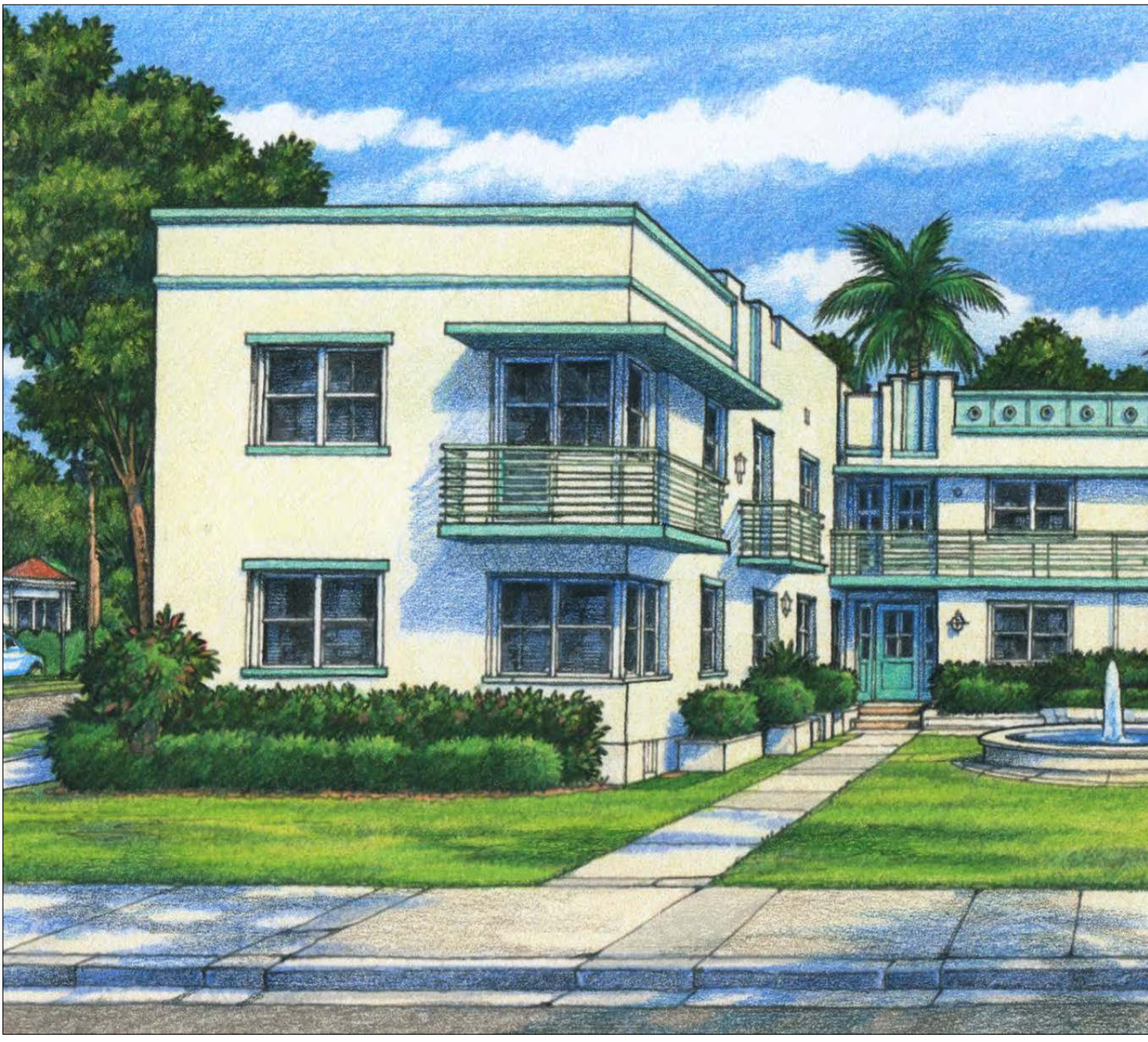


AVENUE D & 7TH STREET

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
w	MULTI-FAMILY	0.26	5	10	2	N/A
x	COMMERCIAL	0.26	N/A	N/A	1	3,600
	TOTAL	-	5	-	-	3,600

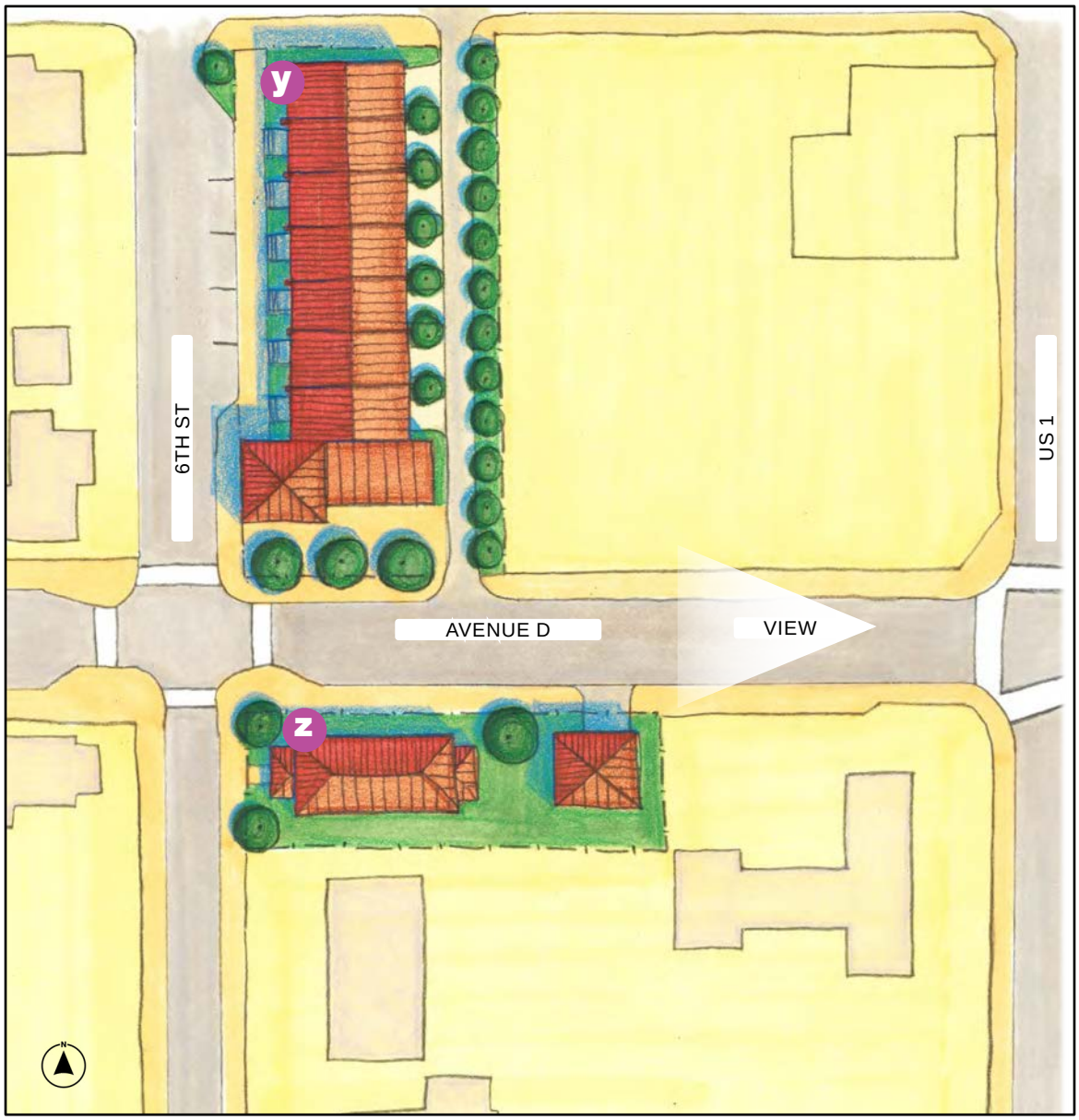


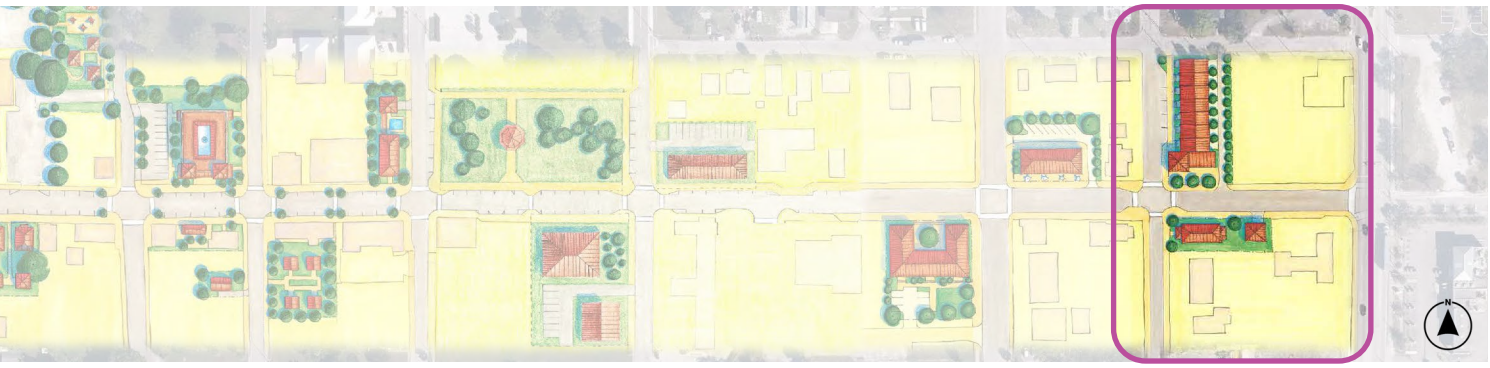
The courtyard apartment (w) illustrated in plan to the left and rendered on the next page, is an example of a building type not commonly seen in new development but which is very characteristic of historic neighborhoods. The building type is adaptable to small units or to more family scale units with multiple bedrooms and includes green-space for all the residents. The commercial illustrated in the northeast corner (x) importantly faces Avenue D and the parking is located in the rear. Keeping the sidewalk free of parking allows for sidewalk dining. A landscape edge protects the nearby residential uses from commercial impacts.







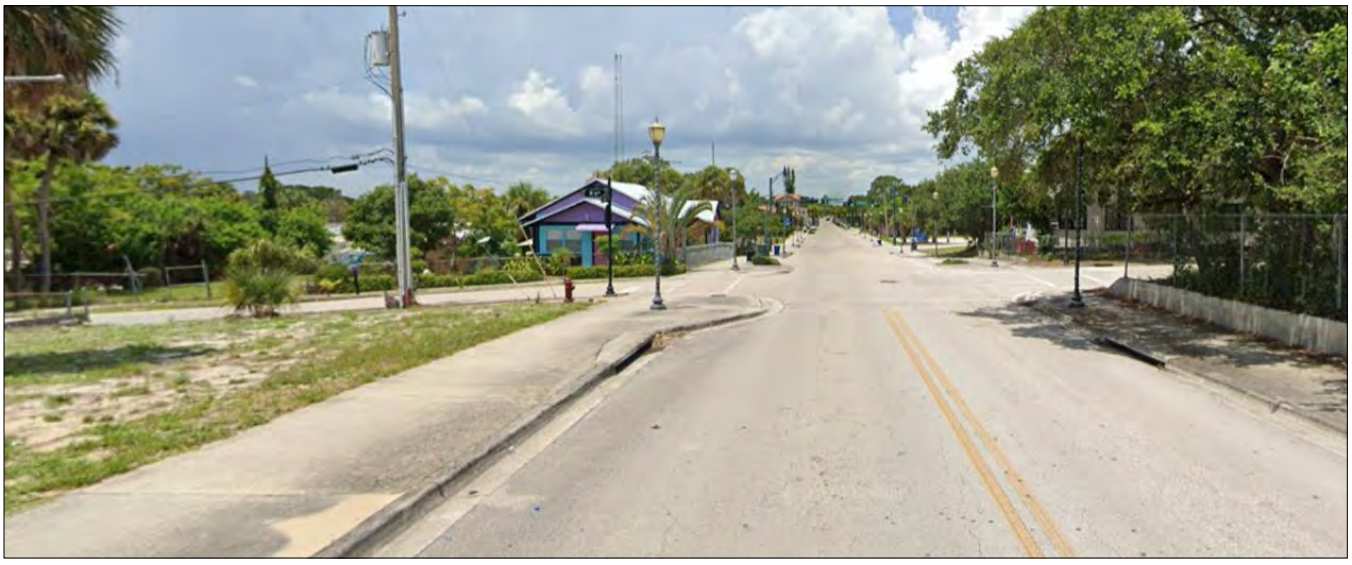

y
z
6TH ST
US 1
AVENUE D
VIEW
N



AVENUE D & 6TH STREET

KEY	DESCRIPTION	FAR	DWELLING UNITS	DENSITY (UNITS/ ACRE)	BLDG. HEIGHT (STORIES)	COMMERCIAL S.F.
y	MIXED-USE	0.73	7	21	2	1,750
z	SINGLE FAMILY/ADU	0.37	2	N/A	1	N/A
	TOTAL	-	9	-	-	1,750

ADUs are not considered in density calculations.



This view is entering Lincoln Park from US-1/Federal Highway. The plan to the left and the rendering on the next page include a concept for a single family dwelling with a garage with an ADU on the vacant lot to the south. On the north facing Avenue D a small commercial space is illustrated on this vacant lot. Keeping the mature shade trees on this site is encouraged. Behind the commercial use, townhouses facing 6th Street are illustrated. The townhouse parking is along the rear accessed by a new alley. Both concepts are illustrated on the vacant lots.





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TOUR OF THE PLAN

INFRASTRUCTURE



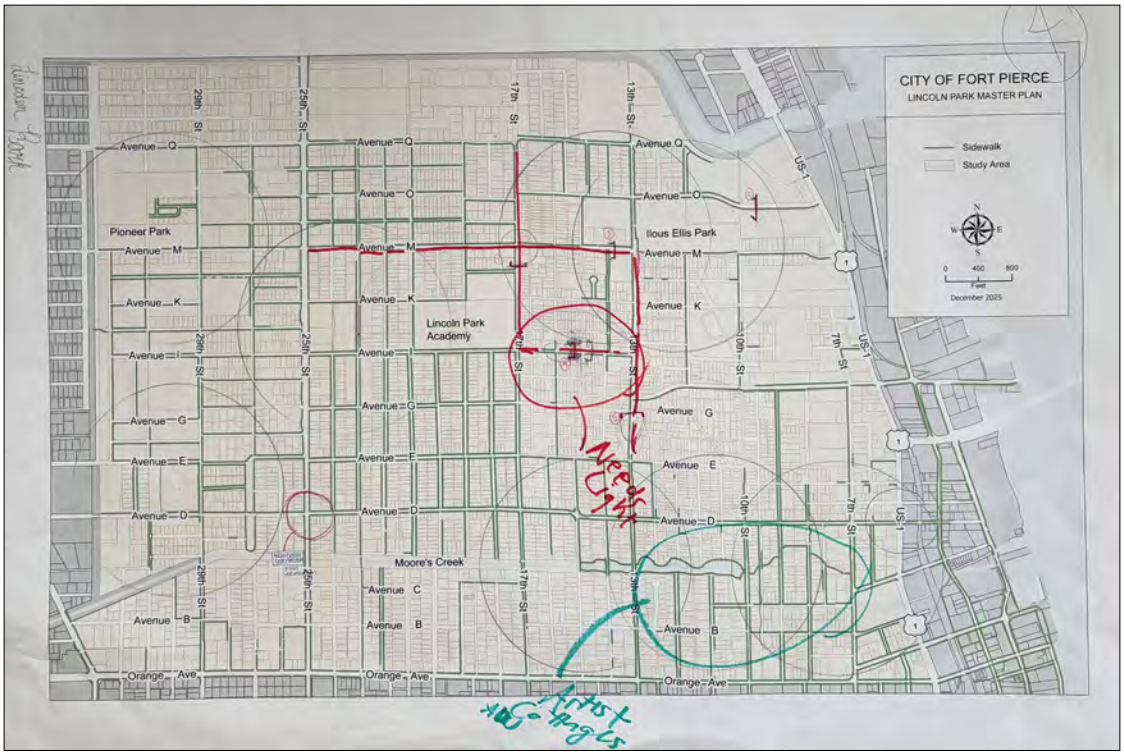
INFRASTRUCTURE

During the public workshops there was a good deal of discussion regarding the needs for certain types of above-ground infrastructure. Sidewalks, street trees, pedestrian-scaled street lighting, and traffic calming interventions were prioritized in the discussions. Infrastructure was one of the focus areas during Public Workshop #3 on May 5, 2026 at the Lincoln Park Community Center. For that discussion, each table was provided with a map of the community which identified the location of existing sidewalks. Table participants were asked to draw the priority locations for future sidewalks. It was emphasized that the entire community would not receive these infrastructure elements at once, so it is important to help the city and FPRA prioritize the critical locations as an initial phase for when funding becomes available. One of the community generated maps identifying needed sidewalk locations is provided below.

In addition to a discussion on street trees, sidewalks, and general streetscaping elements, five key areas were identified for detailed "Complete Street" design concepts:

- N 13th Street and Avenue G
- N 17th Street and Avenue M
- Avenue M and N 14th Street (near the Lincoln Park Community Center)
- Avenue M and N 13th Street (near the Lincoln Park Community Center)
- Avenue I and N 15th Street

The following pages illustrate and describe a variety of recommended infrastructure improvements for Lincoln Park.



Greatest infrastructure and sidewalk needs as indicated by Table 4 at Workshop #3.



View of Avenue I



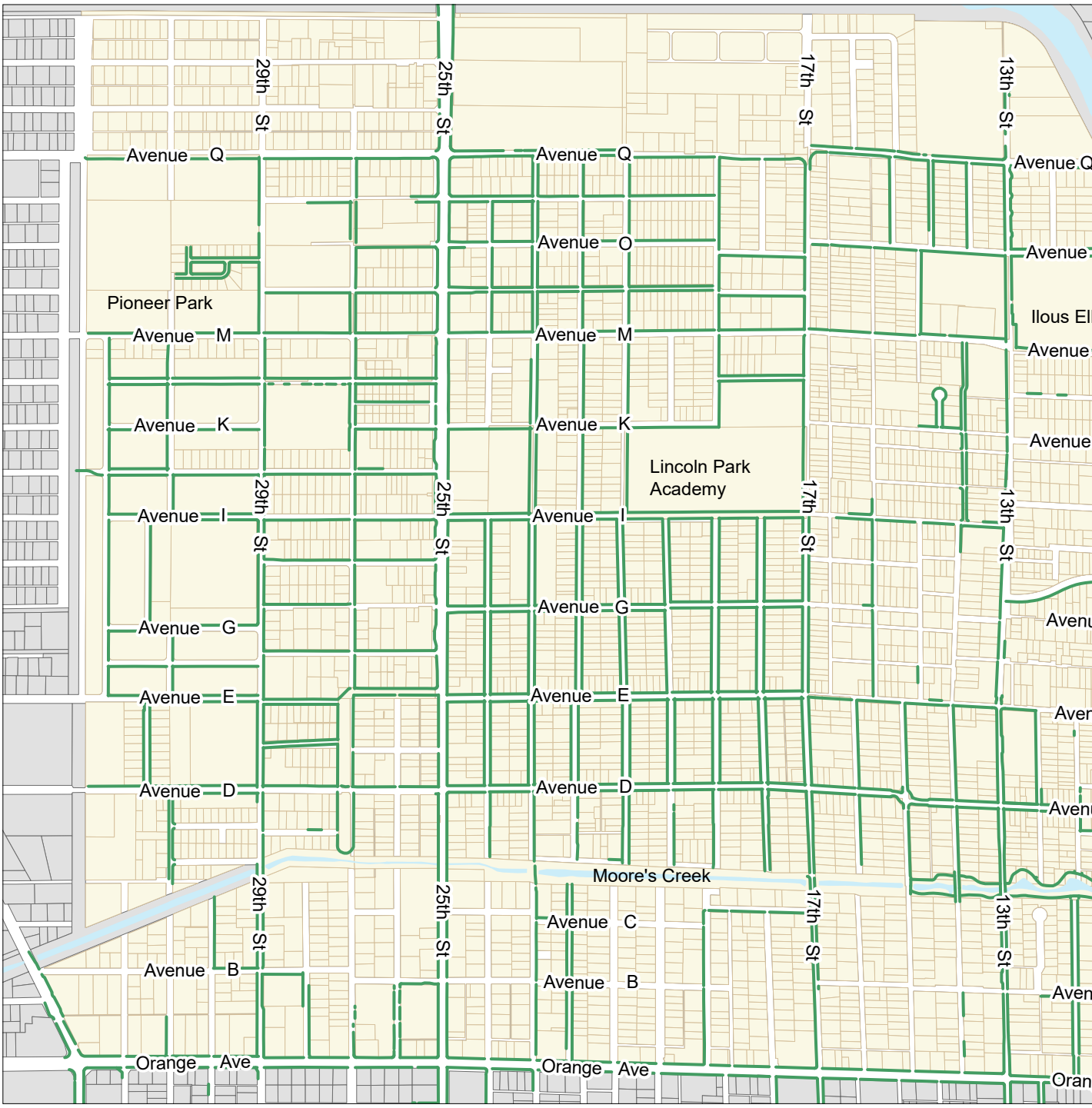
View of 13th Street looking north

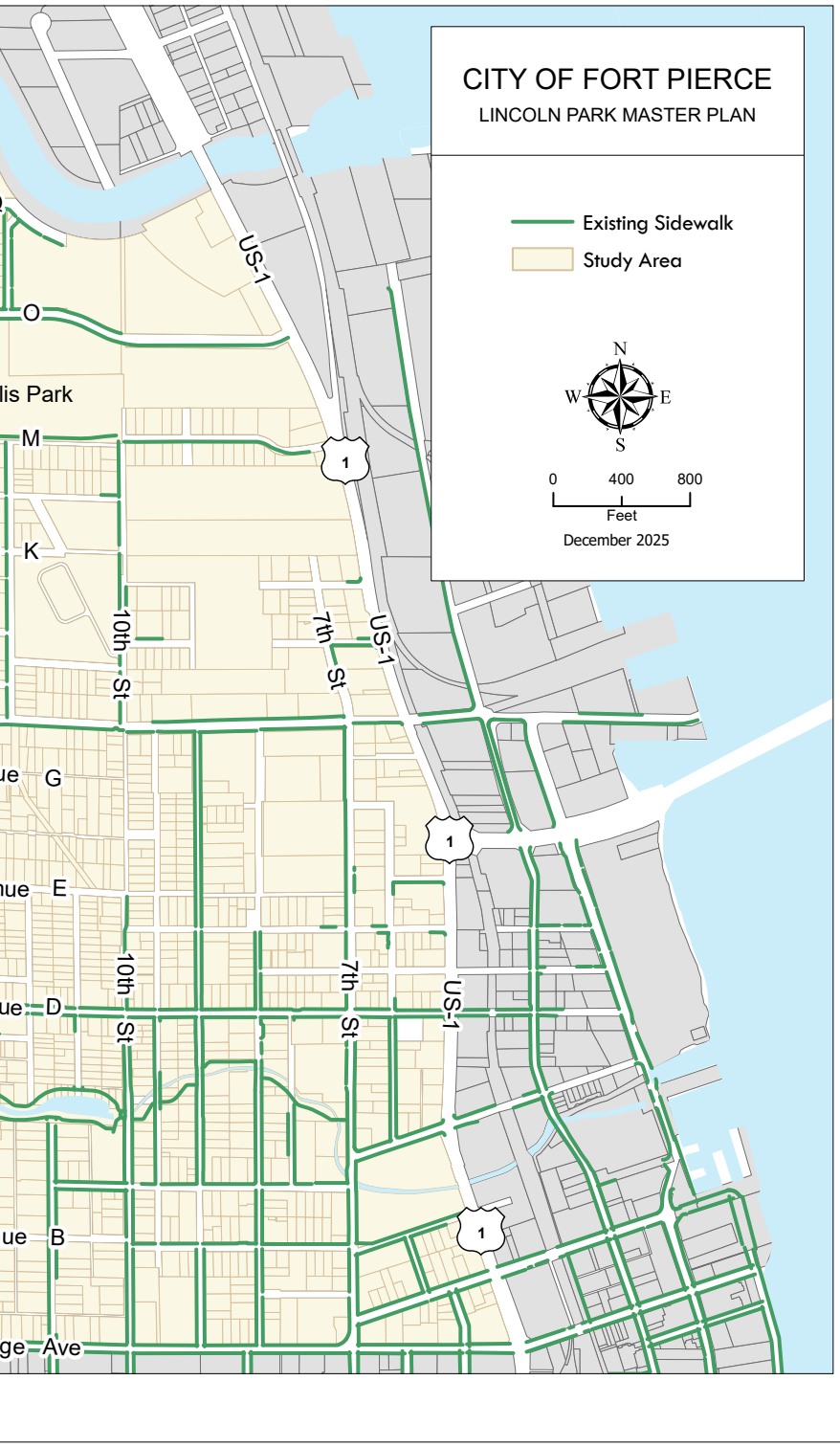


View of 17th Street looking north

LINCOLN PARK

EXISTING SIDEWALKS



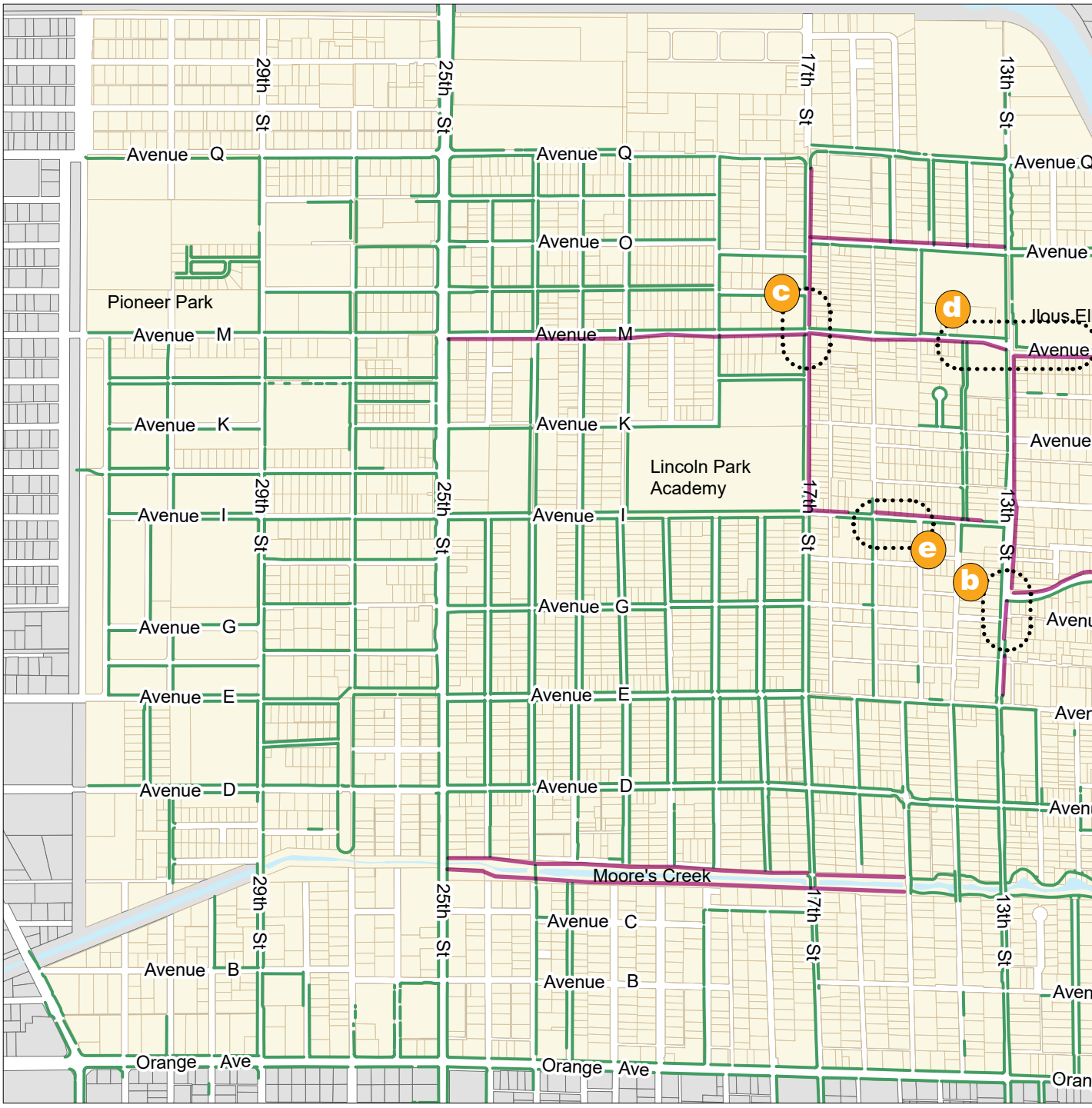


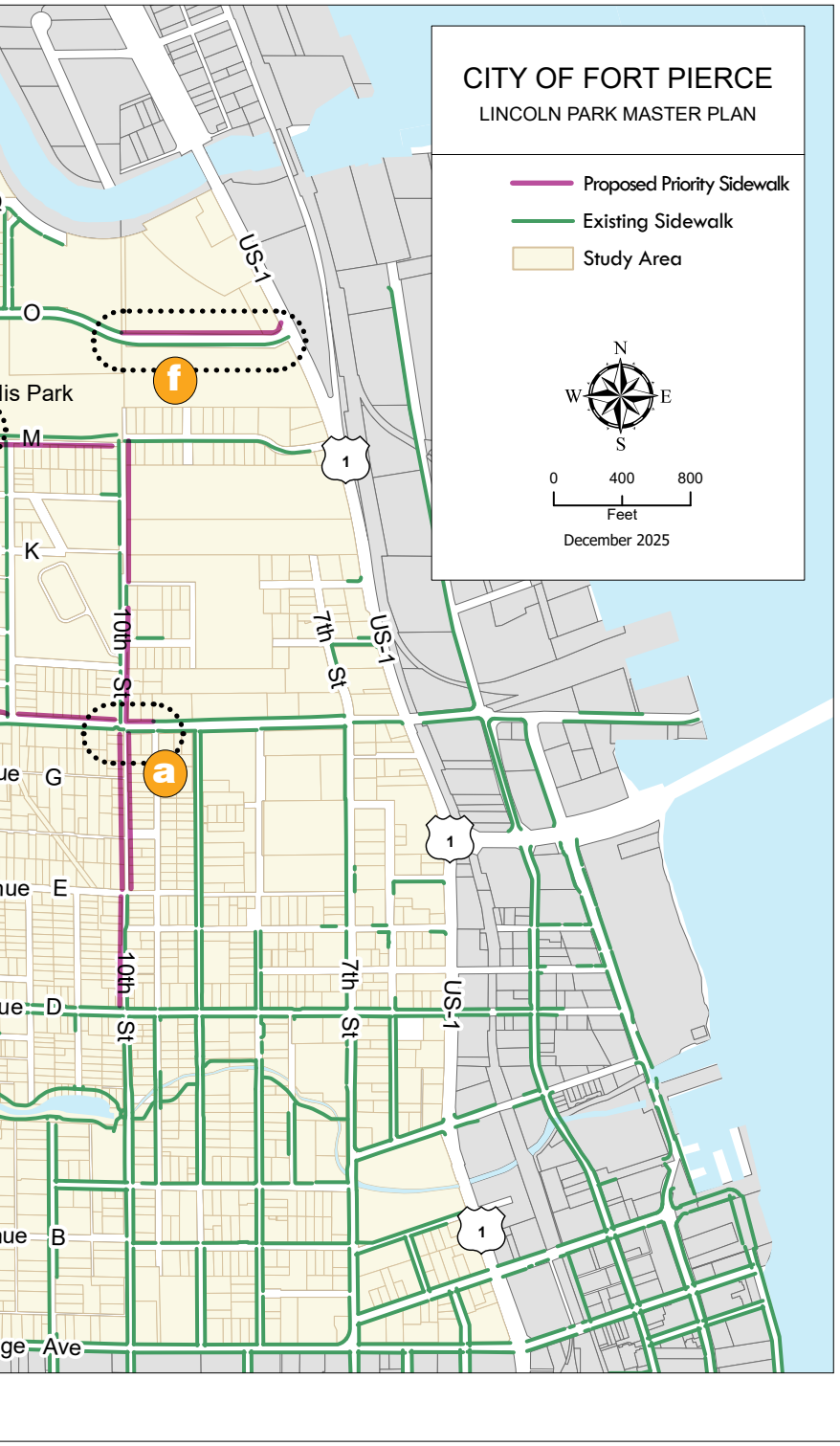
SIDEWALKS

To the left, green lines indicate where there are existing sidewalks. Despite a strong grid to promote a walkable neighborhood, many gaps exist in the sidewalk network.

LINCOLN PARK

PROPOSED IMPROVEMENTS





IMPROVEMENTS

To the left, existing sidewalks are still shown in green. Critical sidewalk links are shown in purple. Ideally all sidewalk gaps would be addressed over time, but those in purple are priority sidewalks.

This map identifies key improvement areas illustrated between page 96 and page 118.

Throughout the chapter a catalogue of potential interventions are introduced and included as reference for the community.

ILLUSTRATED IMPROVEMENTS KEY

- **a** N 10th Street and Avenue H
- **b** N 13th Street and Avenue G
- **c** N 17th Street and Avenue M
- **d** N 14th Street and Avenue M
- **e** N 15th Street and Avenue I
- **f** Port To Parks Connection and Avenue O

INFRASTRUCTURE

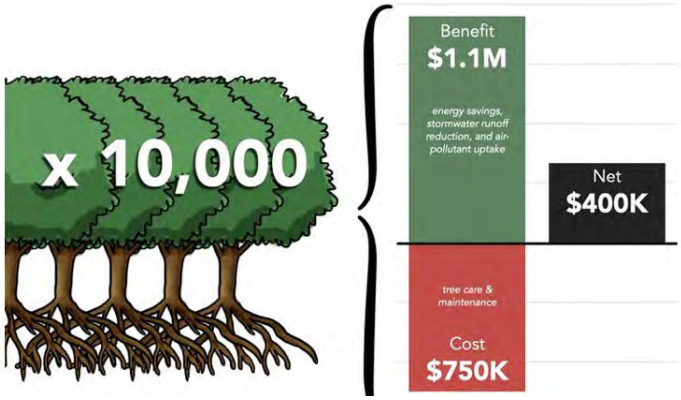
STREET TREES

Properly planted, street trees serve many purposes: beautification, safety, shelter, and environmental and economic benefits. The most beautiful streets typically display strong alignments of formal, regularly spaced street trees.

Trees planted between the sidewalk and the roadway help shield those using the sidewalk from passing cars. Street trees are also an effective traffic-calming device. The trees create a feeling of enclosure, and drivers tend to slow, becoming more aware of pedestrians.

Trees provide shelter from the sun, which encourages walking. They lower local temperatures and fight the urban heat island effect by shading hot pavement and buildings. Strategic shade from mature trees cuts household cooling costs significantly during hot weather, while roots and soil absorb heavy rainfall, which reduces urban flooding and prevents storm drains from overflowing.

The images to the right are taken in different locations along Lake Avenue in West Palm Beach. The image on the bottom shows a segment of the roadway without shade trees, and the image above depicts another segment of the same roadway with mature shade trees, transforming the visual and physical appeal of the street.



Above, from the City of Springfield MO (2022), agnr.osu.edu image courtesy of Urban3 for 1000 Friends of Florida report Economics of Development in Florida

MyTree Benefits

Over 20 years.

Live oak, *(Quercus virginiana)*

Serving Size: 5.00 in. diameter
Condition: Excellent
Location: Fort Pierce, Fl, United States
Expected i-Tree benefits over 20 years: $1,107.01

Discover benefits of all your community trees!

Carbon Dioxide Uptake	**$599.26**
Carbon Sequestered[1]	2,769.66 lbs
CO_2 Equivalent[2]	10,155.43 lbs
Storm Water Mitigation	**$56.62**
Runoff Avoided	6,336.57 gal
Rainfall Intercepted	43,344.95 gal
Air Pollution Removal	**$102.70**
Carbon Monoxide	9.57 oz
Ozone	349.05 oz
Nitrogen Dioxide	23.16 oz
Sulfur Dioxide	1.62 oz
$PM_{2.5}$	17.94 oz
Energy Usage[3]	**$262.66**
Electricity Savings	1,523.69 kWh
Heating Fuel Savings	1.33 MMBtu
Avoided Energy Emissions	**$85.77**
Carbon Dioxide	1,416.63 lbs
Carbon Monoxide	46.64 oz
Nitrogen Dioxide	1.46 oz
Sulfur Dioxide	3.63 oz
$PM_{2.5}$	1.71 oz

Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.

HELPFUL RESOURCES ON THE BENEFITS OF STREET TREES:

- friendsoftheurbanforest.org
- epa.gov/water-research/urban-street-trees-and-green-infrastructure
- treenet.org/resource/street-trees-in-paved-urban-environments-the-benefits-and-challenges/



Lake Avenue in West Palm Beach where street trees provide shade



Lake Avenue in West Palm Beach where street trees to do not occur

LANDSCAPE IMPROVEMENTS

SHRUBS & BUSHES

SAND CHORD GRASS,
SPARTINA BAKERI



HORIZONTAL COCOPLUM,
CHRYSOBALANUS ICAS



NATIVE FIREBUSH,
HAMELIA PATENS



PALMS

SAW PALMETTO,
SERENOA REPENS



SABAL PALM,
SABAL PALMETTO



Images of native trees and shrubs that adapt well to Fort Pierce from University of Florida Institute of Food & Agricultural Sciences.

SHADE TREES

GREEN BUTTONWOOD,
CONOCARPUS ERECTUCS



LIVE OAK,
QUERCUS VIRGINIANA



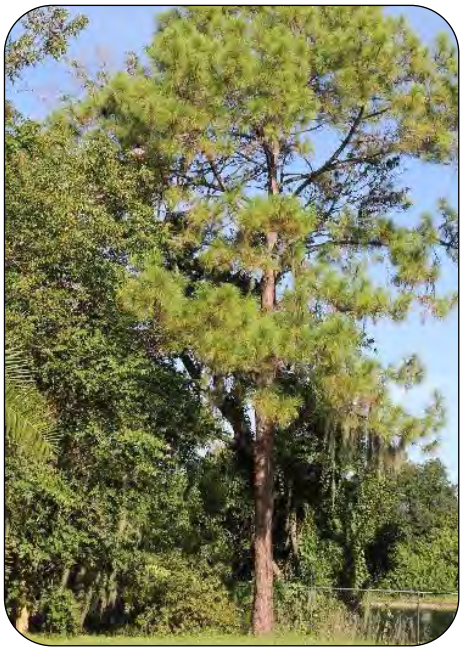
POND CYPRESS,
TAXODIUM ASCENDENS



FLORIDA RED MAPLE,
ACER RUBRUM



SLASH PINE
PINUS ELLIOTTII



BALD CYPRESS,
TAXODIUM DISTICHUM



INFRASTRUCTURE

TRAFFIC CALMING/STREET IMPROVEMENTS

In addition to the infrastructure needs raised by the community, there are also serious concerns about motorists speeding through the neighborhoods. The provision of sidewalks, streetlights, and street trees will improve overall safety, aesthetics, and comfort for pedestrians and cyclists. Additional improvements to the roadways themselves (the width of travel lanes, clearly marked crosswalks, bulb-outs, on-street parking, roundabouts, etc.) can physically restrain the streets and result in reduced travel speeds.

The following pages provide recommendations for the five locations identified for traffic calming and street improvements. Each location has a plan view of existing conditions, cross-sections of existing conditions, photos, and rendered cross-sections of proposed improvements. In some examples, there are before and after renderings of those improvements giving a photorealistic view of the proposed new conditions.

TRAFFIC CALMING ELEMENTS

SPEED HUMP



Jupiter

BIOSWALE BULB-OUTS



NACTO

TEXTURED & LIGHTED CROSSWALKS



Howard Industries

RUMBLE STRIPES



Crossroads

SPLITTER ISLAND



Indian Trail

CROSSWALK WITH BIOSWALE



EPA

a

EXISTING CONDITIONS



Existing conditions at the intersection of N 10th Street and Avenue H. View is looking East along Avenue H

IMPROVED CONDITIONS



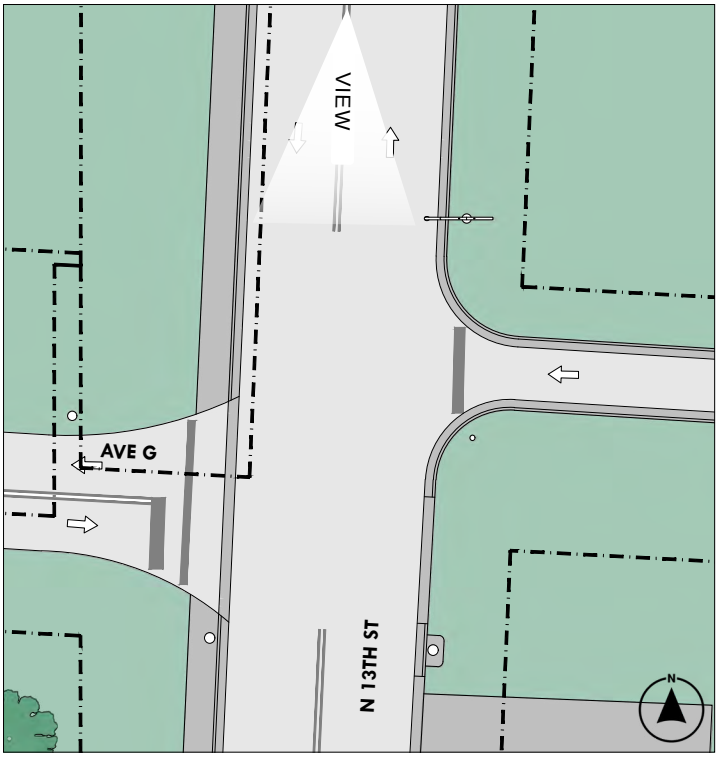
Improved conditions at the intersection of N 10th Street and Avenue H. As indicated by the numbers above, the improvements are as follows: 1. Pedestrian scaled-lighting throughout 2. Sidewalks along the north side of Avenue H, and along N 10th Street 3. Marked crosswalks 4. Marked sharrows throughout 5. Implement a 4-way stop 6. Transit stop improvements (shelter, trash, bicycle rack 7. Shade trees throughout

INFRASTRUCTURE

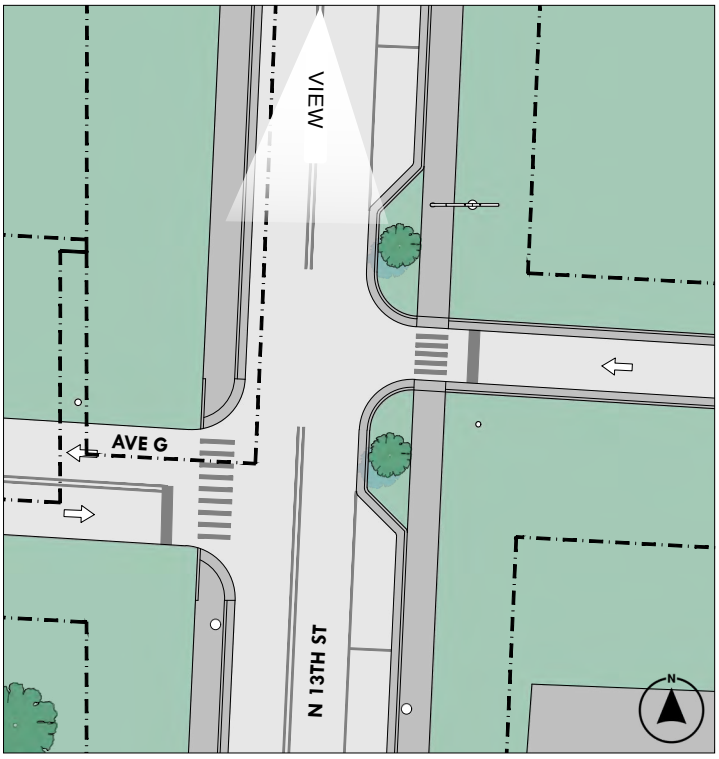
N 13TH STREET AND AVENUE G

13th Street at Avenue G is an asymmetrical condition with a narrow sidewalk on the west side of N 13th but no sidewalk on the east side. There are no consistent street tree plantings nor streetlights. The streetlights provided are on the wooden power poles on the east side of the roadway. This particular part of N 13th Street has vacant properties on both sides of the road which, through redevelopment, could result in some streetscape improvements. While the City of Fort Pierce owns a few of lots in this area, the majority of lots are privately owned. The plan images to the right show the existing conditions (above) and the proposed improvements (below). The primary improvements include a new sidewalk on the east side of N 13th Street, street trees, pedestrian scaled-lighting, a narrowing of the travel lanes to accommodate on-street parking, and a bulb-out on Avenue G at 13th Street.

EXISTING CONDITIONS



IMPROVED CONDITIONS



b

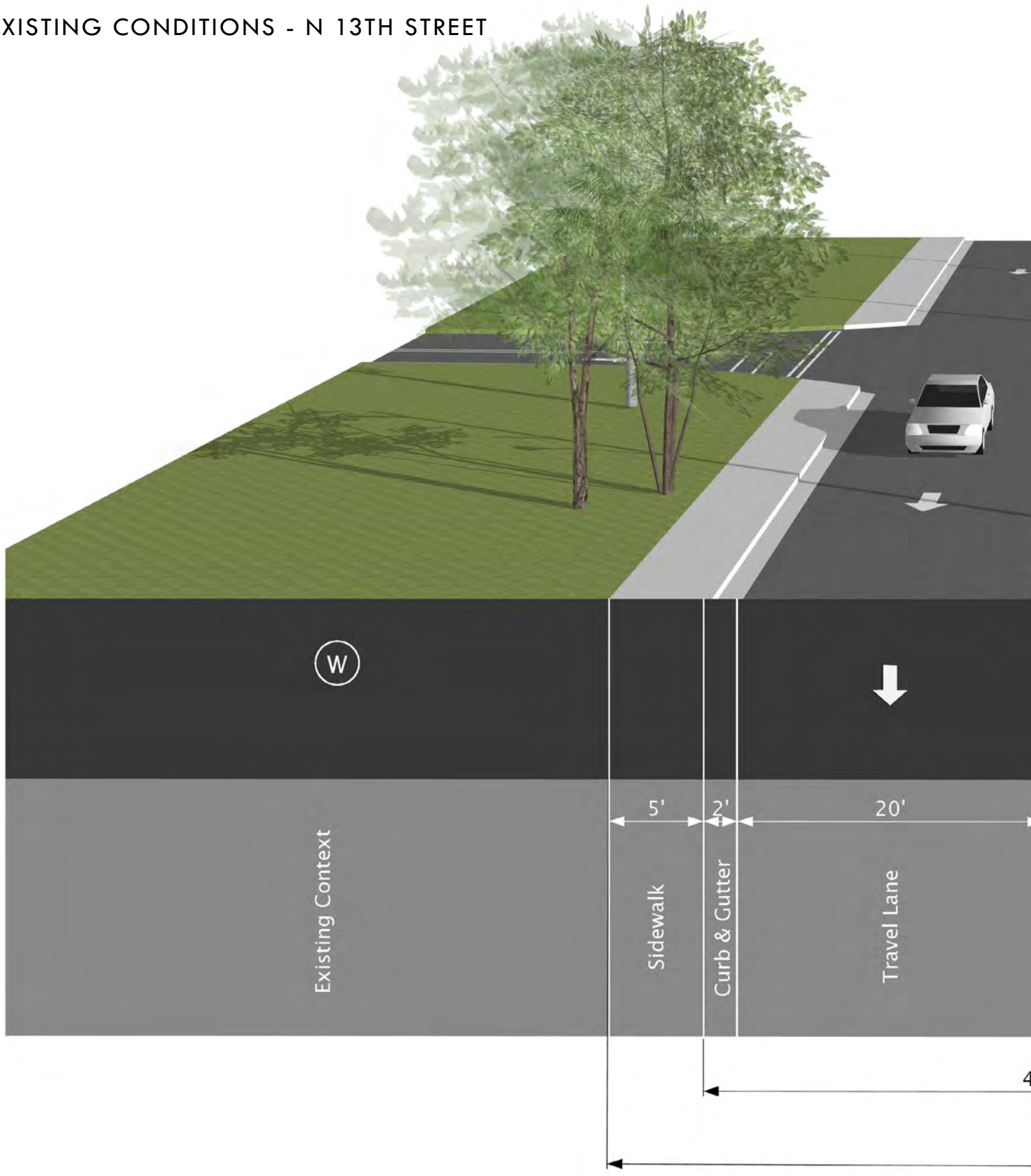
EXISTING CONDITIONS



IMPROVED CONDITIONS



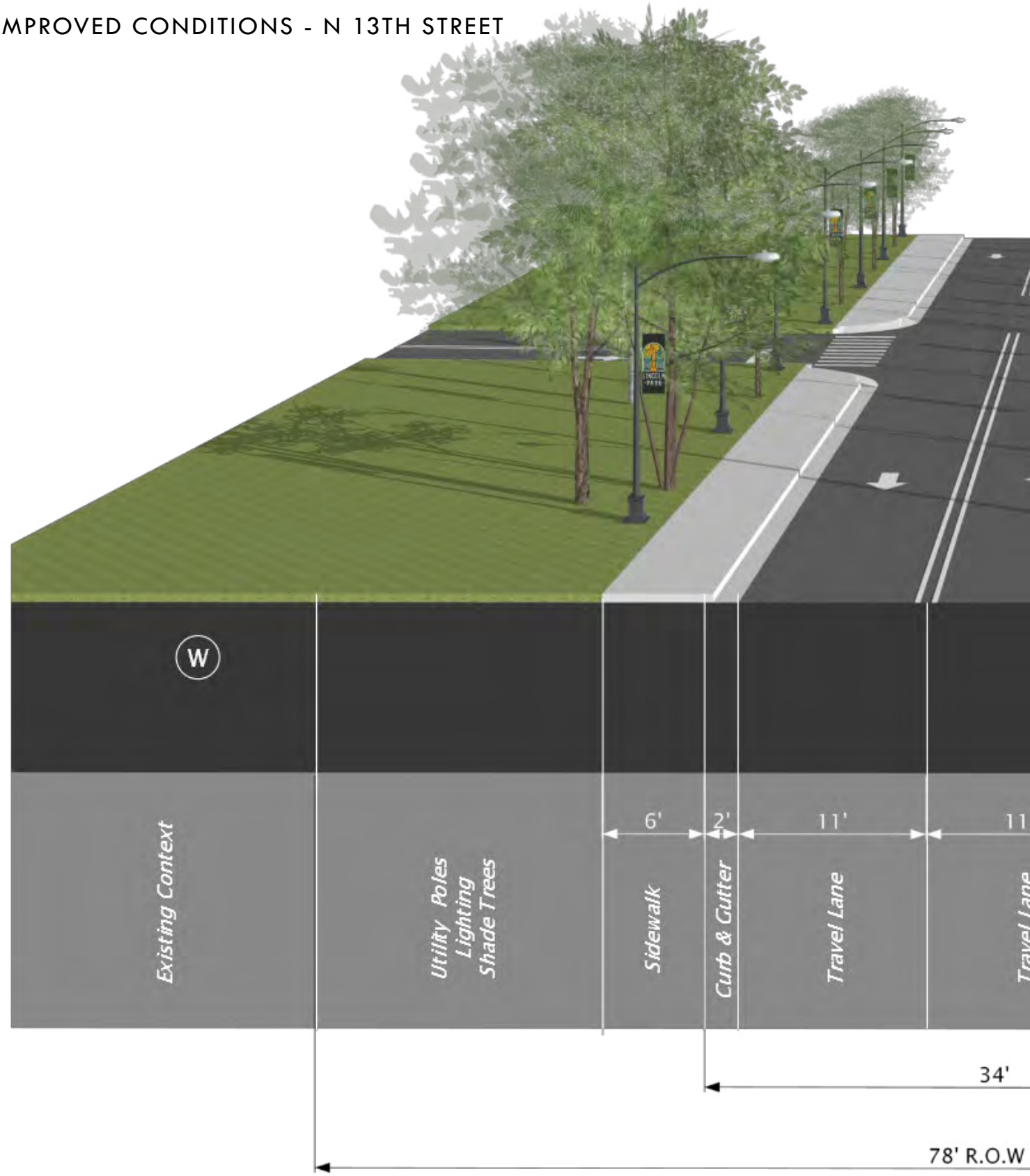
EXISTING CONDITIONS - N 13TH STREET



b

E
18'
2'
31'
Travel Lane
Curb & Gutter
Utility Poles
Cobra Lights
Landscape
Existing Context
42'
78' R.O.W.

IMPROVED CONDITIONS - N 13TH STREET



b

8'
2'
6'
On-Street Parking
Curb & Gutter
Sidewalk
Utility Poles
Lighting
Shade Trees
Existing Context
E

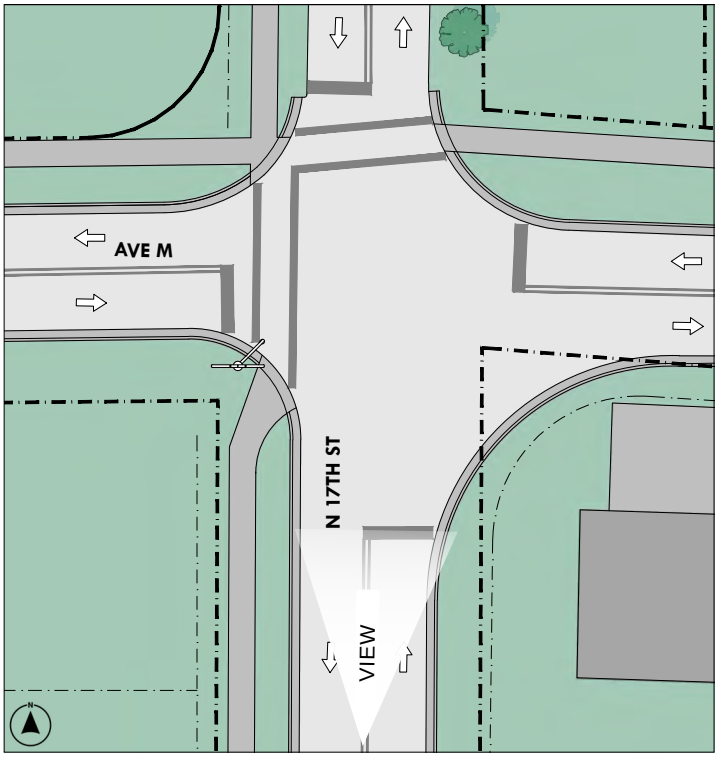
INFRASTRUCTURE

N 17TH STREET AND AVENUE M

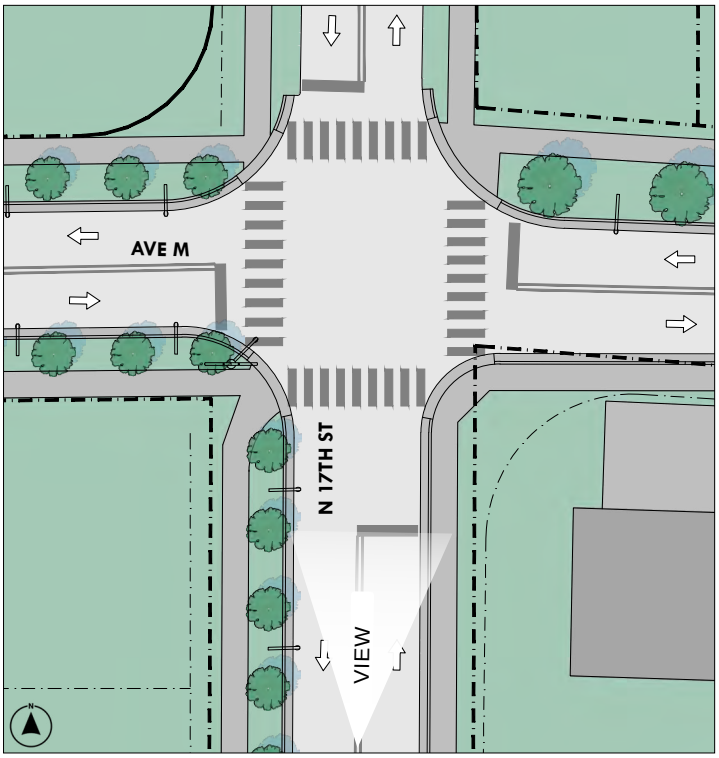
N 17th Street, just south of Avenue M is also an asymmetrical condition with a 5' sidewalk on the west side of N 17th Street and no sidewalk on the east side of the road. N 17th Street is a two-lane, two-way road with curb and gutter on the east and west side. There is a +6' parkway on the west side of the roadway separating the existing sidewalk from the back of curb. There is approximately +8' between the back of curb and ROW on the east side. The plan of existing conditions is illustrated to the upper right and the plan of proposed conditions is to the lower right.

The proposed improvements include a new 5' sidewalk at the back of curb on the east side of N 17th Street, shade trees, streetlights, and painted crosswalks at the intersection of N 17th Street and Avenue M. The existing lane widths are not proposed to be reduced nor are the existing curbs proposed to be moved. New shade trees and streetlights proposed for the west side of N 17th Street are to go in the existing parkway between the existing sidewalk and back of curb.

EXISTING CONDITIONS



IMPROVED CONDITIONS



C

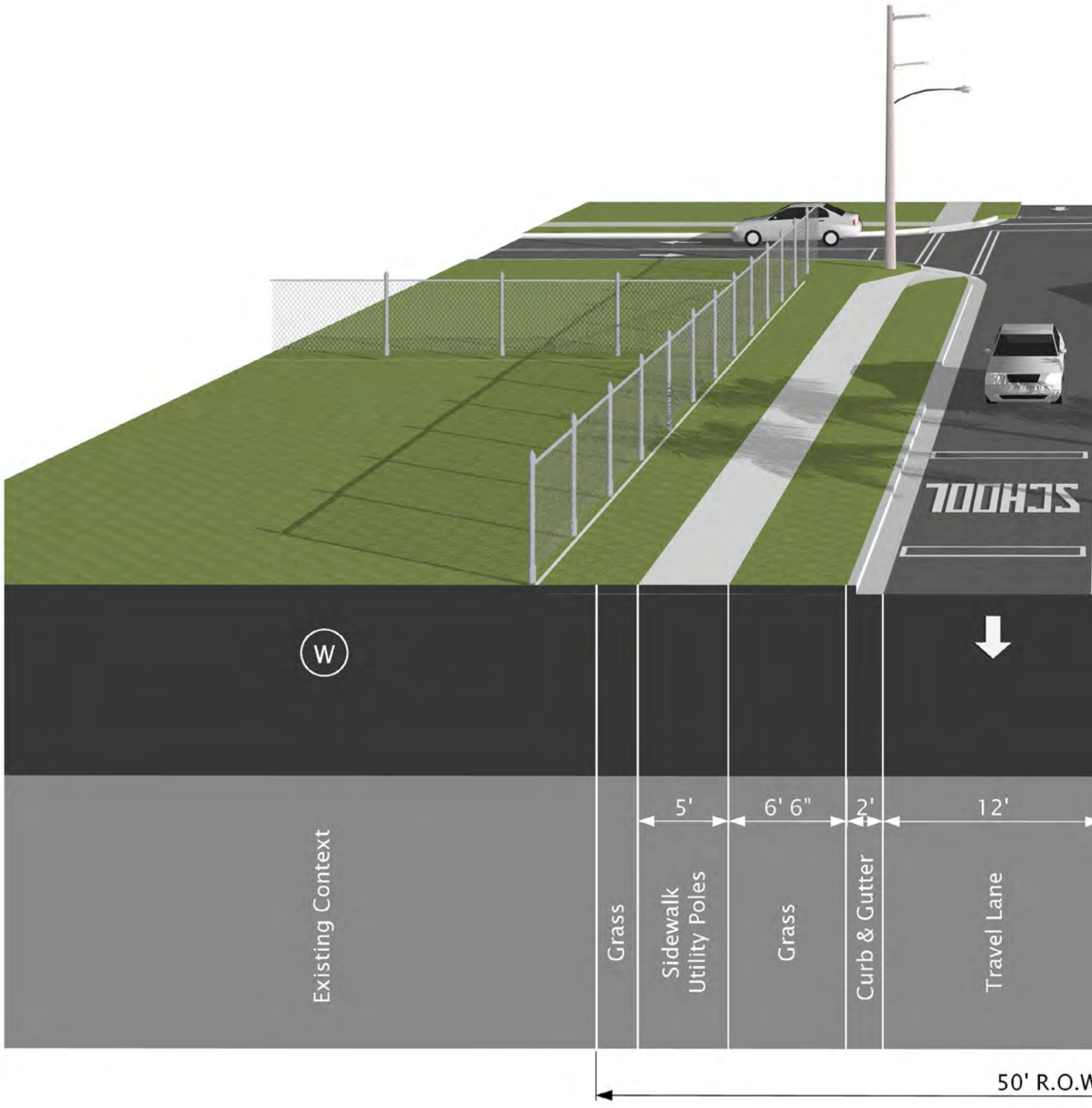
EXISTING CONDITIONS



IMPROVED CONDITIONS



EXISTING CONDITIONS - N 17TH STREET



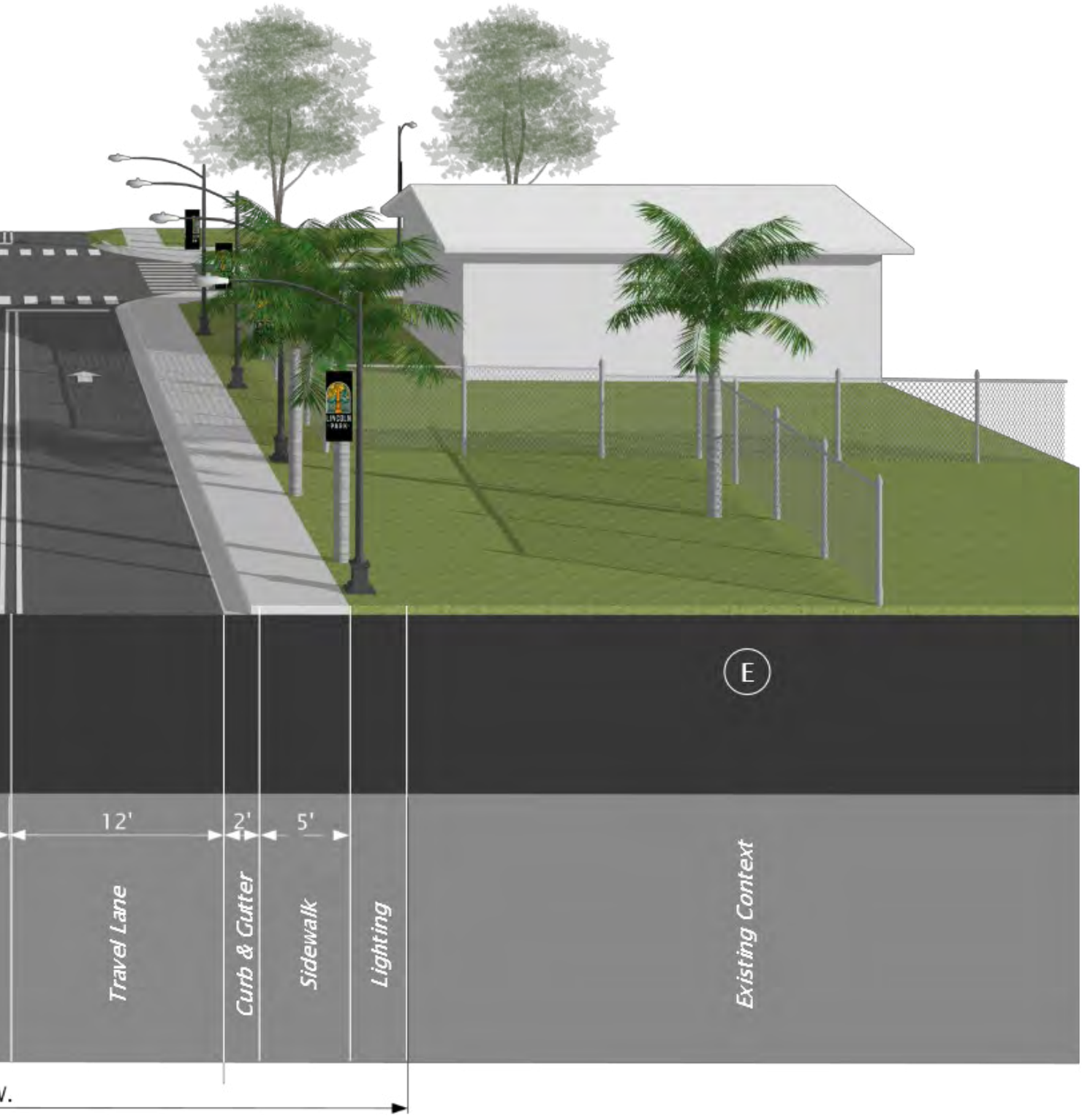
C

E
12'
2'
8' 3"
Travel Lane
Curb & Gutter
Landscape
Existing Context

IMPROVED CONDITIONS - N 17TH STREET



C


E
12'
2'
5'
Travel Lane
Curb & Gutter
Sidewalk
Lighting
Existing Context

INFRASTRUCTURE

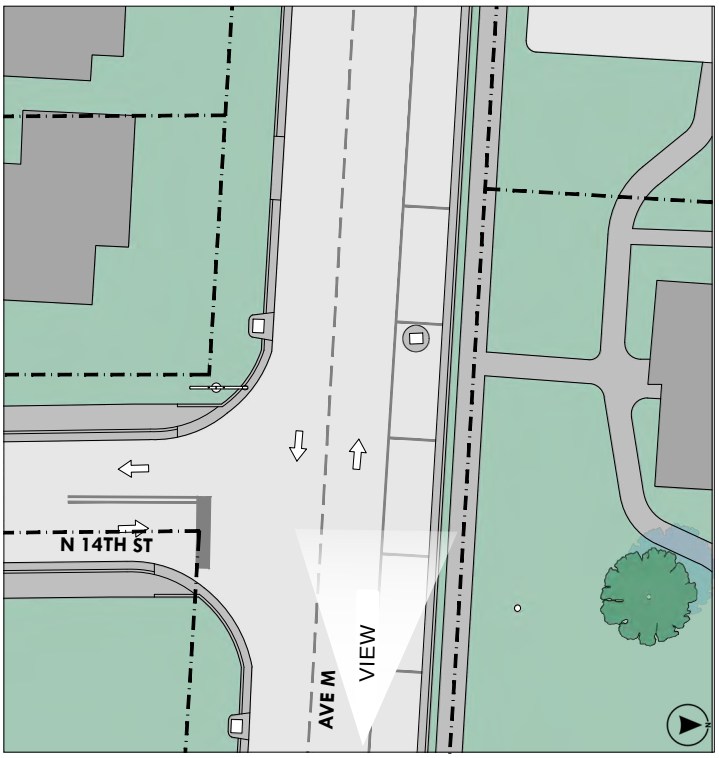
N 14TH STREET AND AVENUE M

The "T" intersection of Avenue M and N 14th Street is directly in front of the main entrance to the Lincoln Park Community Center. Avenue M is a continuous two-lane, two-way east-west roadway, and N 14th Street terminates at the front of the community center. Currently there is a 5' sidewalk and on-street parking on the north side of Avenue M, immediately in front of the community center. There is no sidewalk on the south side of Avenue M, while there are sidewalks on either side of N 14th Street south until it reaches Avenue M.

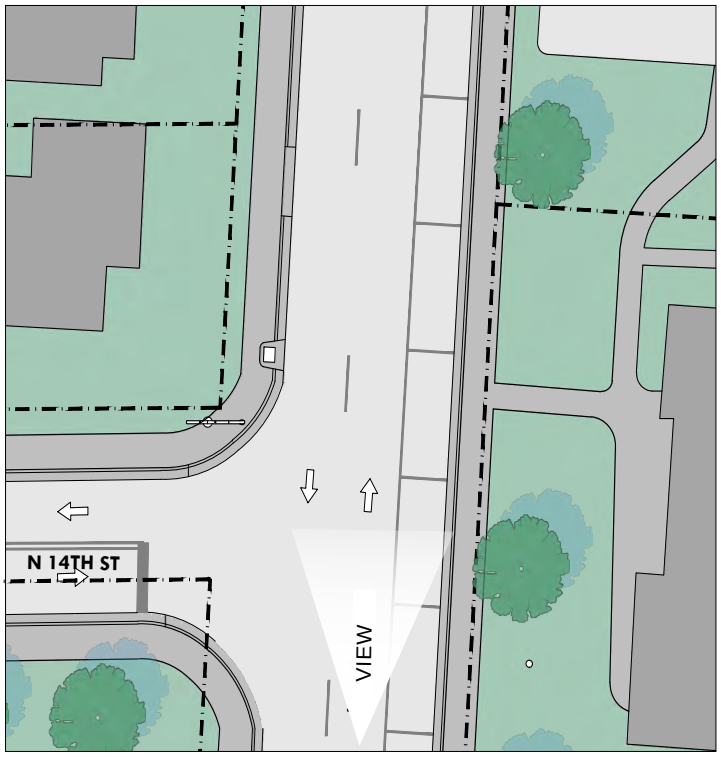
This area is very active with pedestrians and cyclists; particularly school-aged children who walk to the community center to attend after-school programs and athletic activities at the two parks. There are no shade trees on the south side of Avenue M and very few on the north side. There are just a few cobra head streetlights mounted on wooden utility poles on the south side of Avenue M only.

The proposed improvements include continuous 5' sidewalks on the south side of Avenue M, regularly spaced pedestrian-scaled streetlights on the north and south sides of Avenue M, and shade trees throughout which will improve safety for the many pedestrians and reduce vehicle speeds.

EXISTING CONDITIONS



IMPROVED CONDITIONS



d

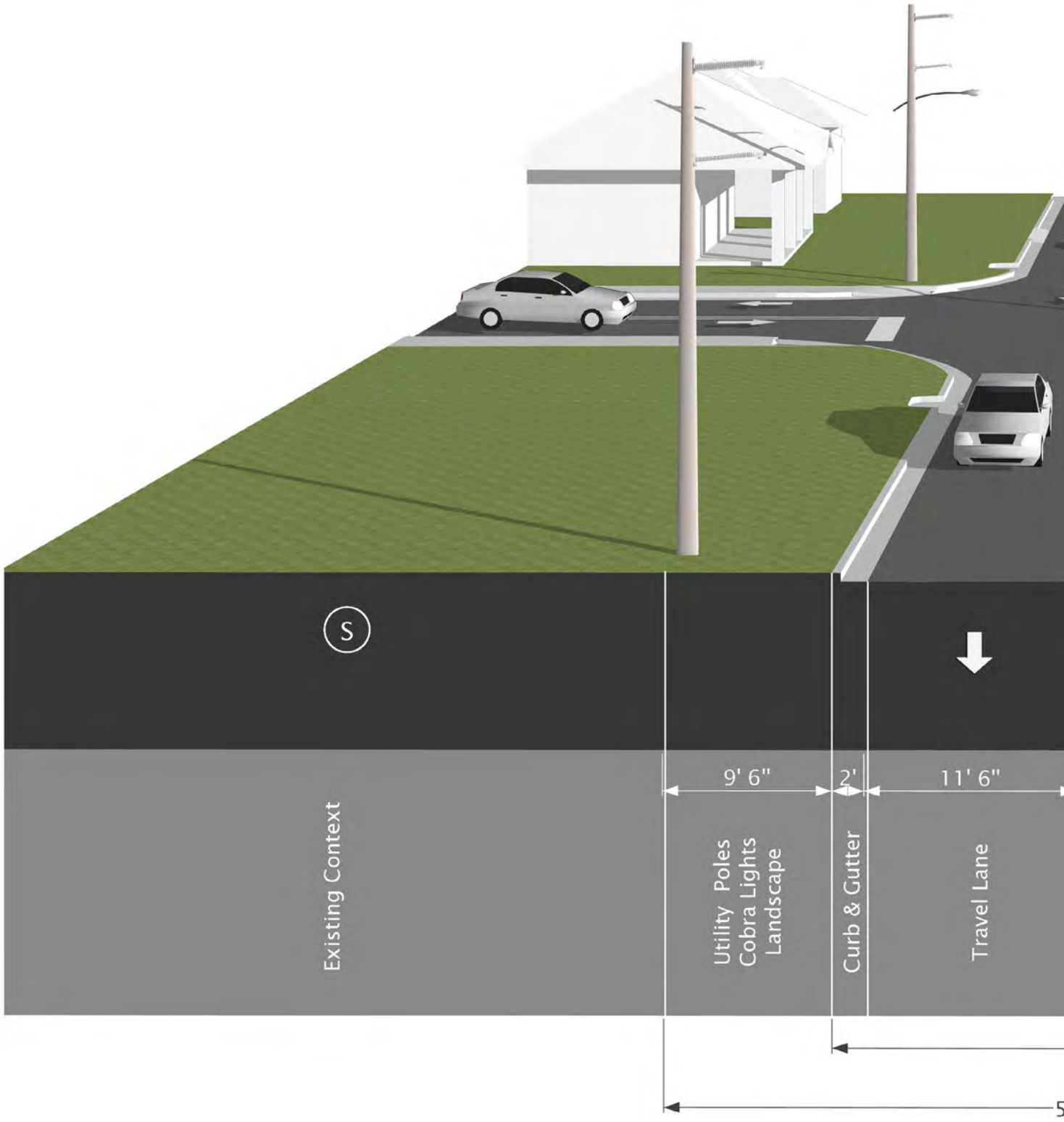
EXISTING CONDITIONS



IMPROVED CONDITIONS



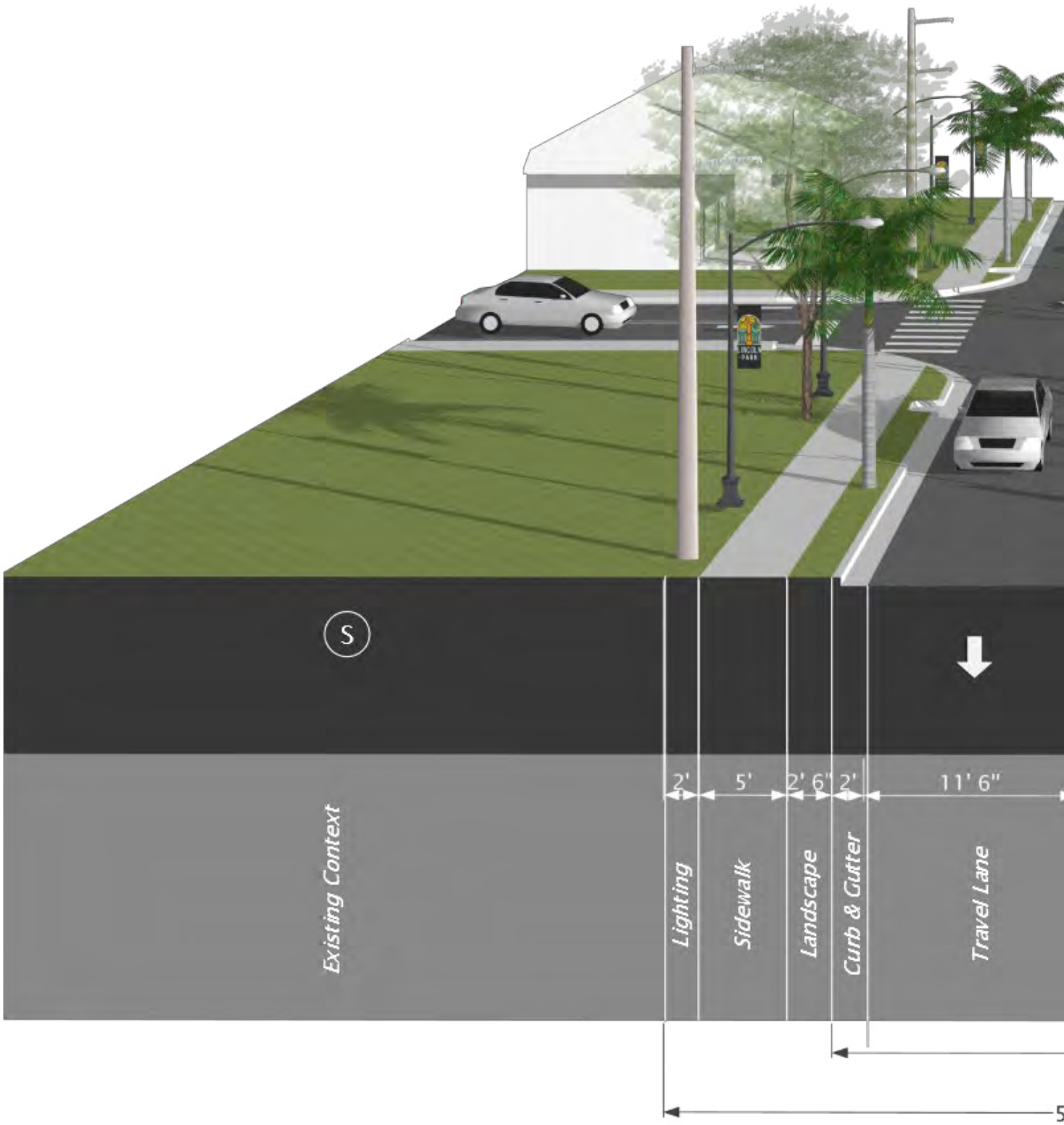
EXISTING CONDITIONS - AVENUE M



d

11' 6"
9'
2'
2'
5'
Travel Lane
On-Street Parking
Curb & Gutter
Grass
Sidewalk
Utility Poles
Cobra Lights
Landscape
Existing Context
N
36'
0' R.O.W.

IMPROVED CONDITIONS - AVENUE M



d

N
11' 6"
9'
2'
2'
5'
Travel Lane
On-Street Parking
Curb & Gutter
Grass
Sidewalk
Shade Trees
Lighting
Existing Context
36'
50' R.O.W.

INFRASTRUCTURE

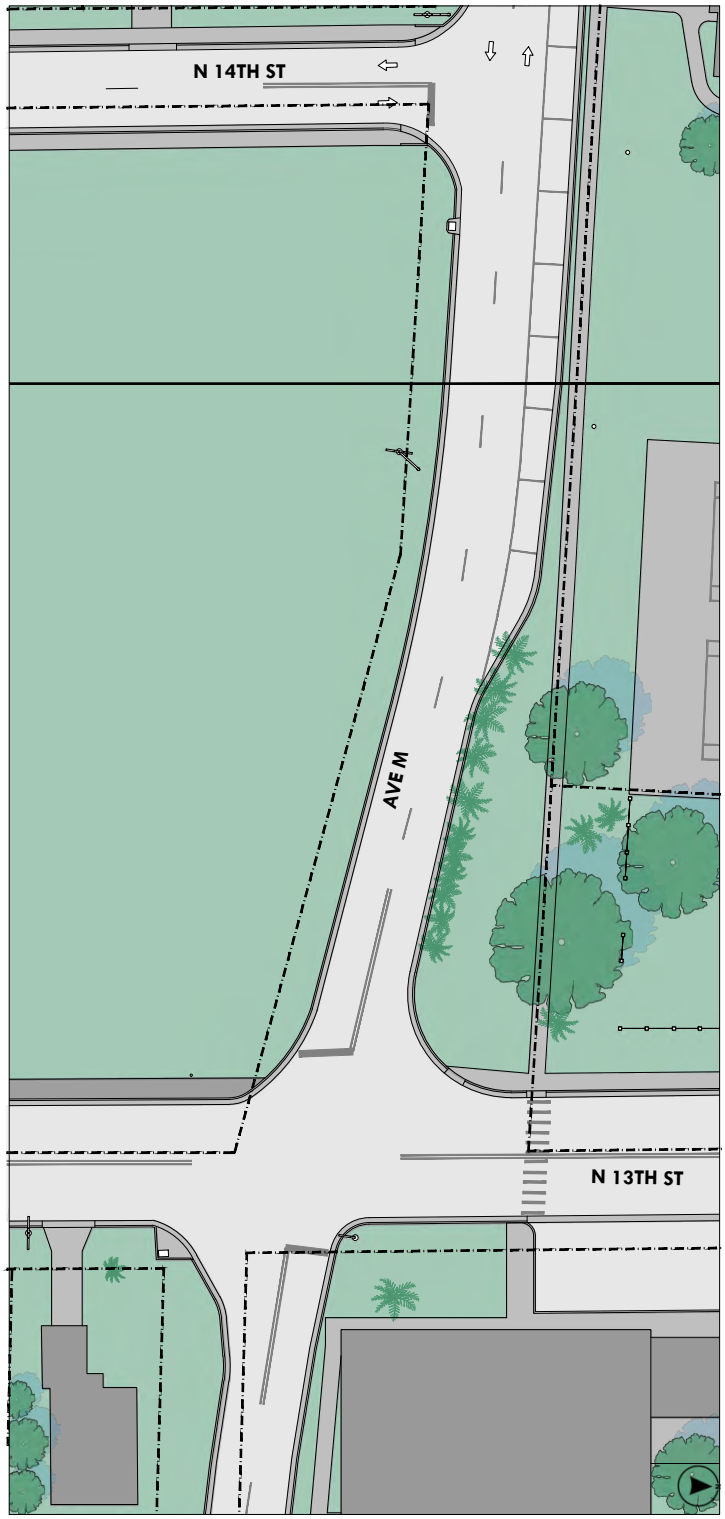
N 13TH STREET AND AVENUE M

The intersection of Avenue M and N 13th Street is a non-signalized intersection with stop signs on Avenue M. N 13th Street does not have stop signs and allows uninterrupted travel north and southbound. Avenue M is one of a few E-W roadways in Lincoln Park that connect US-1 and the neighborhood west to 25th Street without interruption. This makes it a popular roadway in the community especially since it connects Ilous Ellis Park, the Arthur Lee Boatwright Pool, Horatio Grisby Park, and the Lincoln Park Community Center.

In addition to being a critical connector in the community, Avenue M approaches the N 13th Street intersection with a slight curve skewing visibility, and the turning radii are quite large accommodating faster turning movements. It is one of the intersections identified in the crash data "heat map" as a location with injurious accidents.

One approach to improving this important intersection is to consider a roundabout that deflects the traffic, reduces "T-bone" crashes, and can provide an opportunity for beautification with landscaping and a neighborhood marker or monument.

EXISTING CONDITIONS



e

IMPROVED CONDITIONS



ROUNDABOUT



TRAFFIC CIRCLE



ROTARY



INFRASTRUCTURE

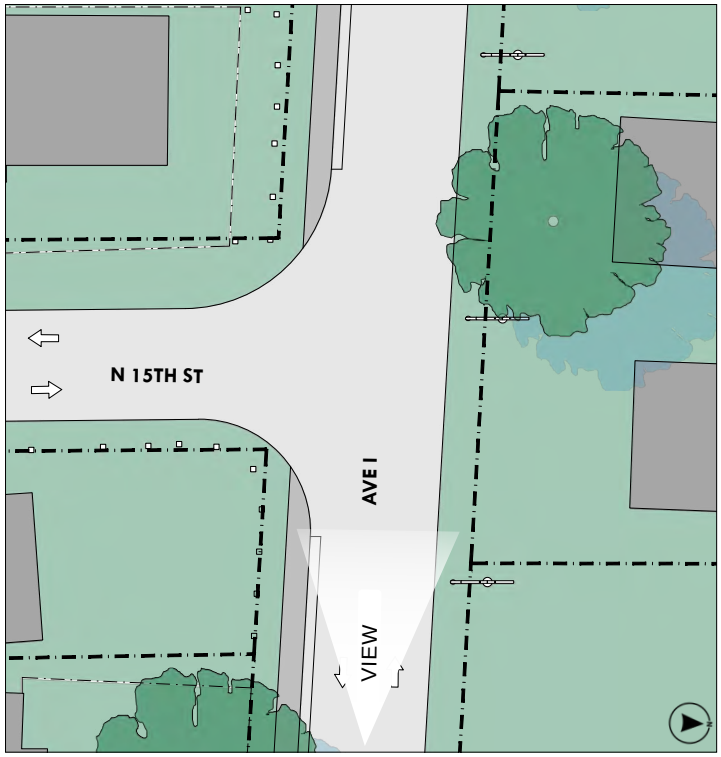
N 15TH STREET AND AVENUE I

Avenue I is a relatively narrow neighborhood street that connects Lincoln Park Academy to the west and makes a hard shift north at N 13th Street to the east. The road has a minimal sidewalk on the south side and has very limited sidewalks on the north side of the roadway. Avenue I has fewer than 10 cobra head lights mounted to wooden utility poles between N 13th Street and the Lincoln Park Academy on N 17th Street (a little over ¼ mile). These existing lights are only on the north side of the avenue. West of N 17th Street, Avenue I and most of the N-S streets have sidewalks on both sides of the roadways.

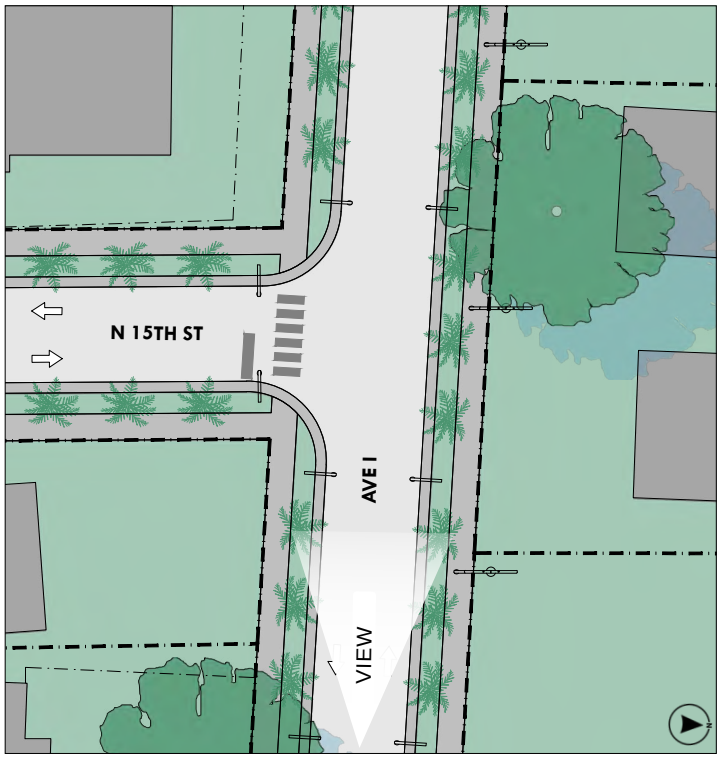
The proposed improvements include rebuilding the existing sidewalk on the south side of Avenue I to be adjacent to the existing ROW line allowing for the planting of shade trees and the provision of streetlights between the new sidewalk and the edge of a new valley gutter. Most of Avenue I east of N 17th Street is a soft shoulder condition without curb and gutter. The inclusion of a valley gutter on the south side is to convey stormwater and better define the edge of the roadway. There is also a new continuous sidewalk proposed on the north side of Avenue I with a valley gutter, shade trees, and streetlights.

The Avenue I ROW and current conditions vary between N 13th Street and N 17 Street so deviations from the proposed street section will likely be necessary.

EXISTING CONDITIONS



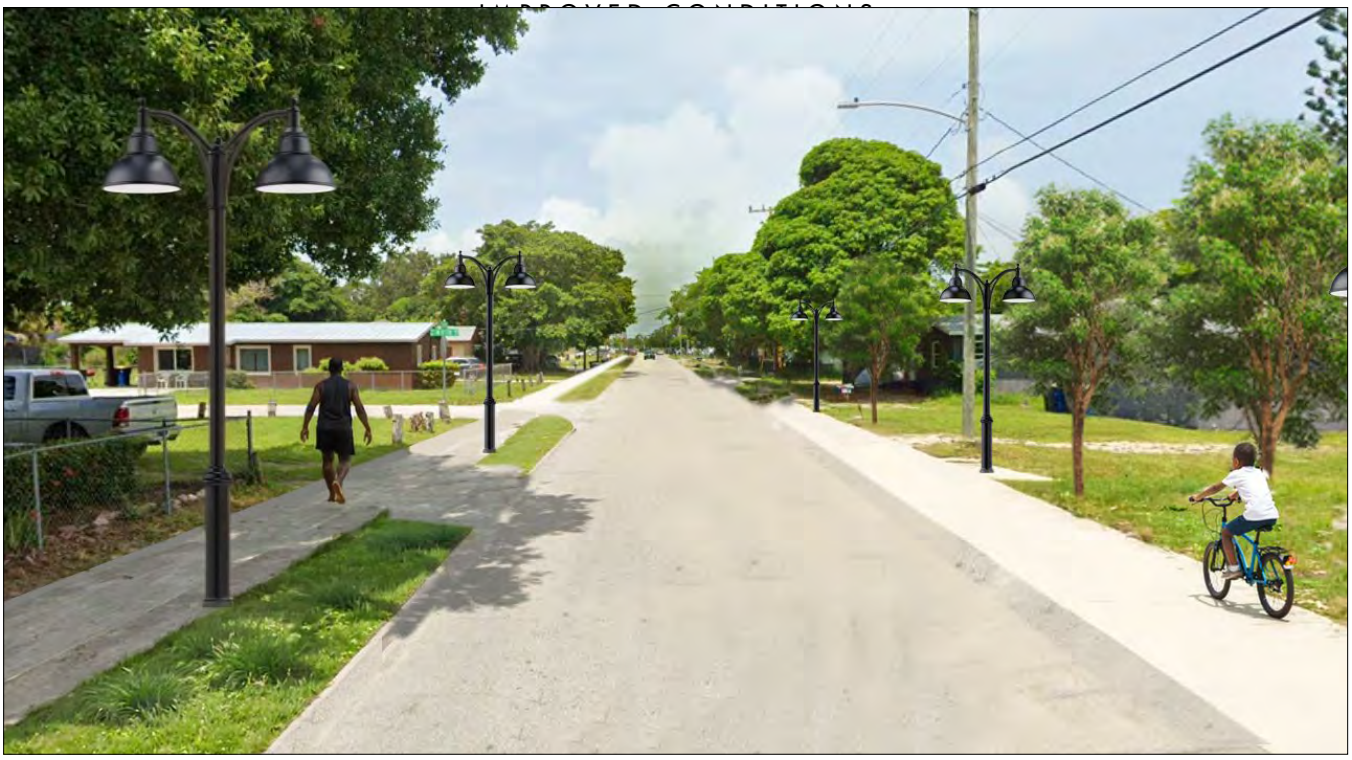
IMPROVED CONDITIONS



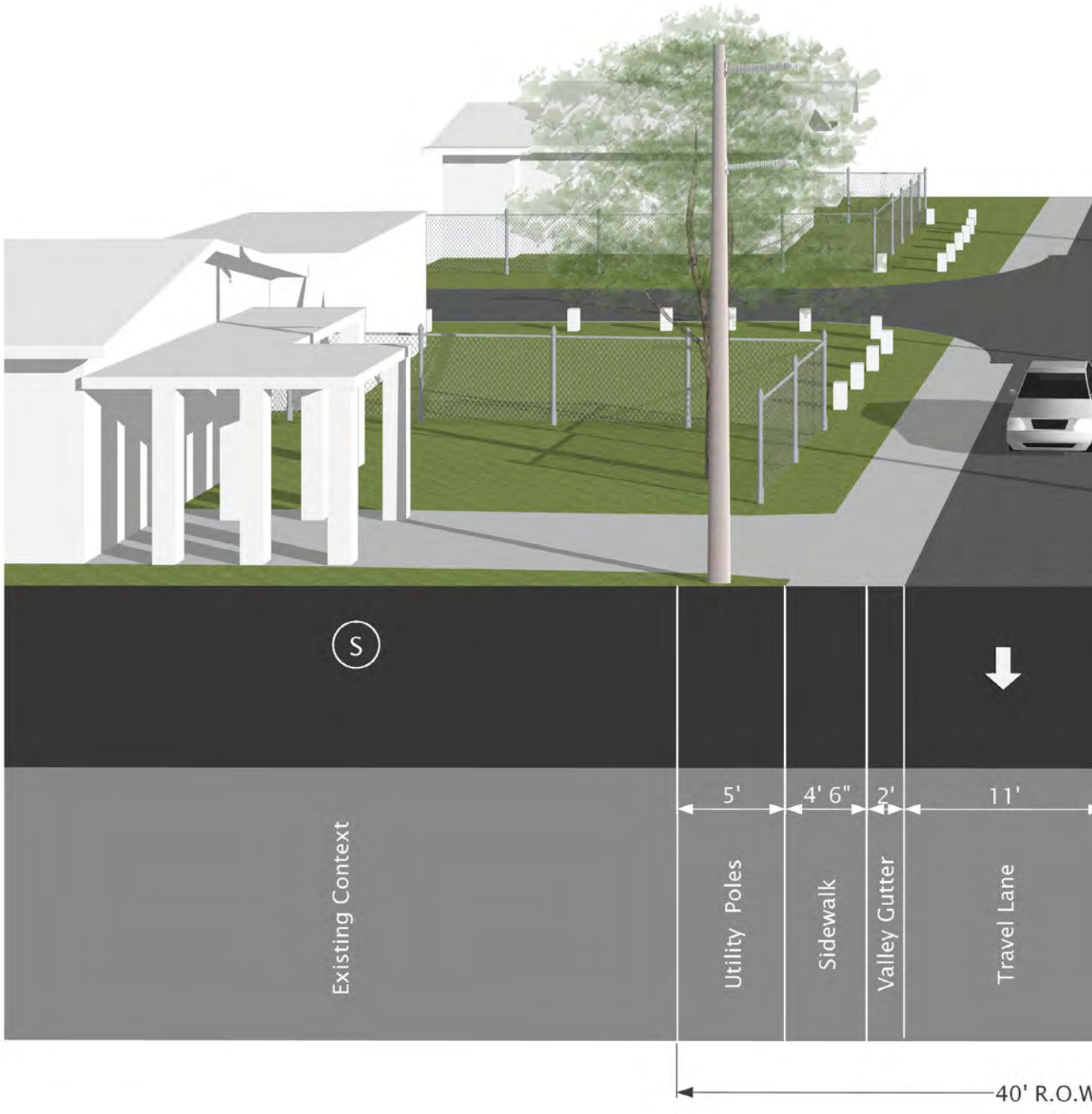
EXISTING CONDITIONS



IMPROVED CONDITIONS



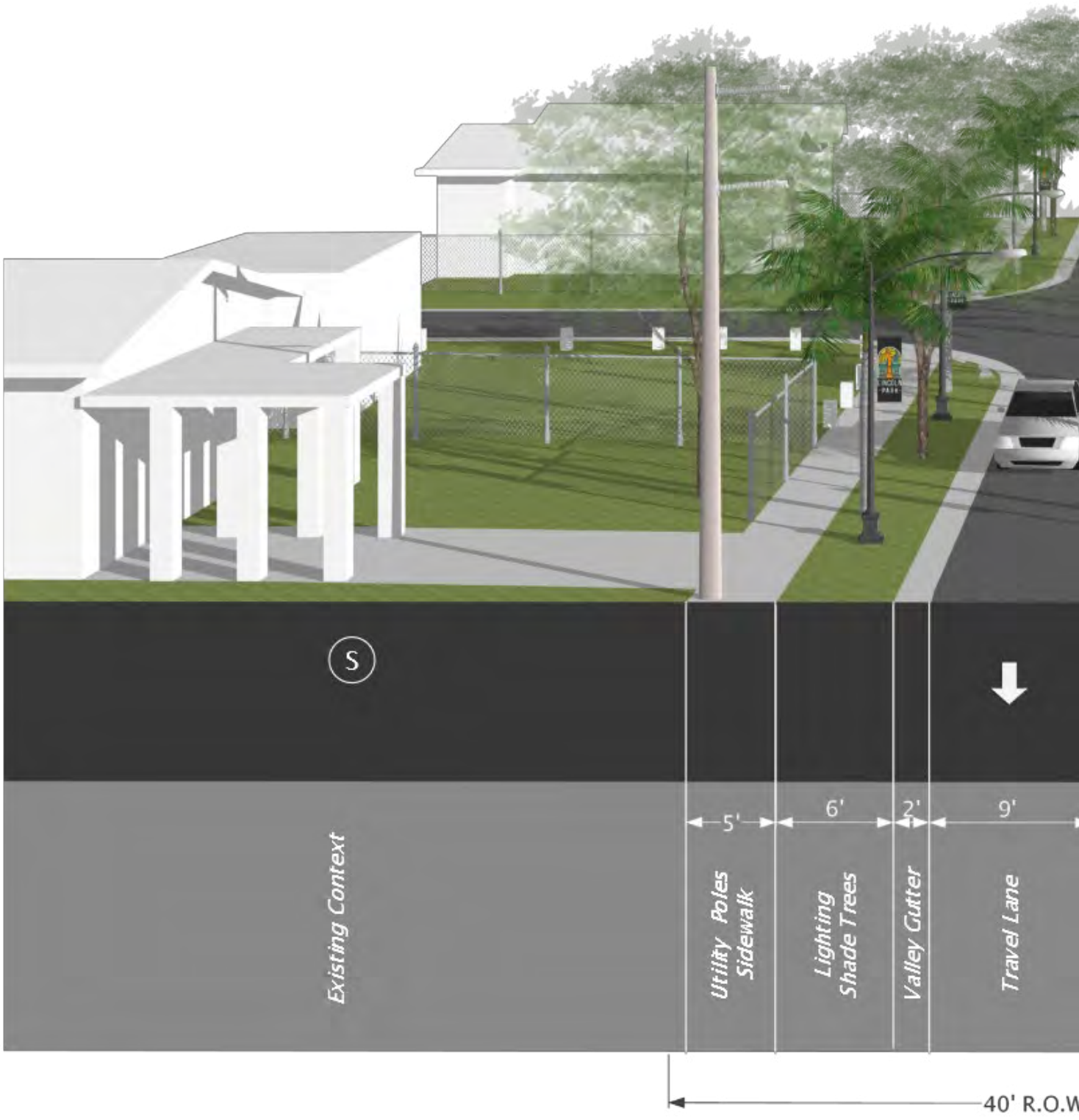
IMPROVED CONDITIONS - AVENUE I



e

N
11'
6' 6"
Travel Lane
Utility Poles
Cobra Lights
Existing Context

EXISTING CONDITIONS - AVENUE I



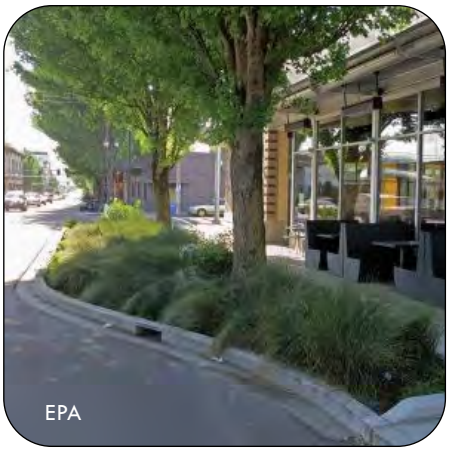
e

N
9'
2'
5'
Travel Lane
Valley Gutter
Sidewalk
Utility Poles
Lighting
Shade Trees
Existing Context

ROADWAY REALM

DESIGN ELEMENTS & TRAFFIC CALMING ELEMENTS

BIOSWALE WITH SHADE TREES



MEDIAN WITH SHADE TREES



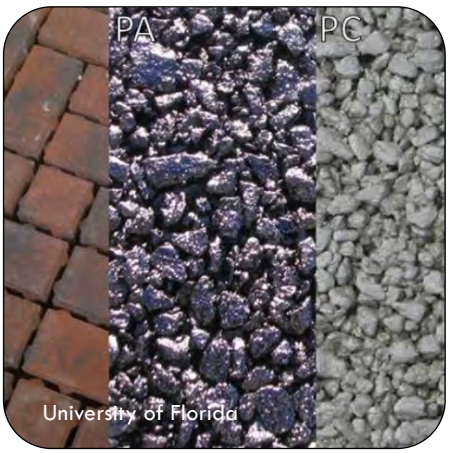
SOFT SHOULDER



PINCH POINT



PERMEABLE PAVEMENT



CURB EXTENSIONS



TEXTURED CROSSWALKS



LIGHT BOLLARDS



EXTENDED CURB
BULB-OUT PAINTED



BICYCLE ELEMENTS

BIKE RACK



BICYCLE REPAIR STATION



BICYCLE BOX



INTERSECTION CONDITION



BUFFERED BICYCLE LANE



PROTECTED BICYCLE LANE



DESIGNATED BICYCLE LANE



SEPARATED BICYCLE LANE



2 -WAY SEPARATED BICYCLE LANE



NON-MOTORIZED TRAVEL REALM

TRANSIT ELEMENTS



Transit provides important connections to the larger community, and transit shelters are a distinctive opportunity to showcase a community's identity. Properly designed transit shelters are typically complemented with signage, lighting, and seating. There are numerous other enhancements which may be appropriate for a transit stop, including bicycle racks, garbage receptacles, and public art.

SOLAR CHARGING STATION



Growchange.org

TRANSIT SHELTER



St Lucie County

NON-MOTORIZED TRAVEL REALM

PEDESTRIAN ZONE

SIDEWALK 6'+ (ASPHALT/CONCRETE)


City of Cincinnati

SHARED-USE PATH 8' + (ASPHALT/CONCRETE)


Ft. Lauderdale, FL

PATHWAY 8'+ (ASPHALT)


Miami Safe Streets Summit

SHARED-USE PATH 10' (ASPHALT)


PB TPA

SHARED USE PATH 10'+ (FLEXIBLE SURFACE)


Rubberway

SHARED-USE PATH 12' (CONCRETE)


PB TPA

FURNISHING ZONE

PATH LIGHTING


luceplan fienile

BIOSWALE RAIN GARDEN


EPA

SHADE TREES


Gould Evans

NON-MOTORIZED TRAVEL REALM

RECREATION

EXERCISE FITNESS



Ft. Pierce, FL

PAVILION & BENCHES



Freedom Park, Greenacres

WATER FOUNTAIN



Civiq

FRONTAGE ZONE

PARKLET



Stuart Main Street, FL

PUBLIC ART



Gillie and Marc

SEATING & LANDSCAPING



Palm Beach TPA

CAFE SEATING



Winter Park, FL

PLANTERS & LANDSCAPING



West Palm Beach, FL

OVERHANGS & ARCADES



Fort Pierce Police Substation

MULTI-MODAL INTERACTION AT INTERSECTIONS

TEXTURED CROSSWALKS AND MARKED BICYCLE LANES AT INTERSECTION



BICYCLE SIGNAL



PEDESTRIAN SIGNAL



BIKE BOX AT INTERSECTION, ASSIGNING PRIORITY TO CYCLIST



HAWK SIGNAL MID-BLOCK PROVIDING PEDESTRIAN REFUGE & ACCESS



INFRASTRUCTURE

NEIGHBORHOOD MONUMENTS

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have done a good job of adorning the city over the years with monuments and public art. This is true for Lincoln Park as well. The obelisk in the Avenue D and N 15th Street roundabout is a perfect example: a monumental structure with mosaics depicting the history and culture of the place is an icon throughout the Treasure Coast region. It is strongly recommended that when the opportunity presents itself, more community-centric monuments and public art should be created. Like the Avenue D obelisk, monuments should be timeless, architectural, and provide a sense of permanence. The whimsy and important story told by the obelisk is in its applique, not the structure itself.

This Infrastructure analysis has identified a location for a new community roundabout at the intersection of N 13th Street and Avenue M (see page 115). This would be a perfect location for another neighborhood monument, perhaps sports related.

The City of Coral Gables in Miami, Florida was designed with beautiful monuments integrated into the utility functions of the city (i.e. bus shelters, signage, locational markers, etc.). Coral Gables would be a great city to review when considering ideas for new monuments and monumental art.



View of Means Court Highwaymen Obelisk.



Image from Coral Gables



Informational signage at Zora Neal Hurston's home.



Mosaic featuring Highwaymen painting at the Intermodal Facility



The Highwaymen Heritage Trail at Pine Grove Cemetery



Lincoln Park Neighborhood Signage

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TOUR OF THE PLAN

PARKS AND RECREATION



PARKS AND RECREATION

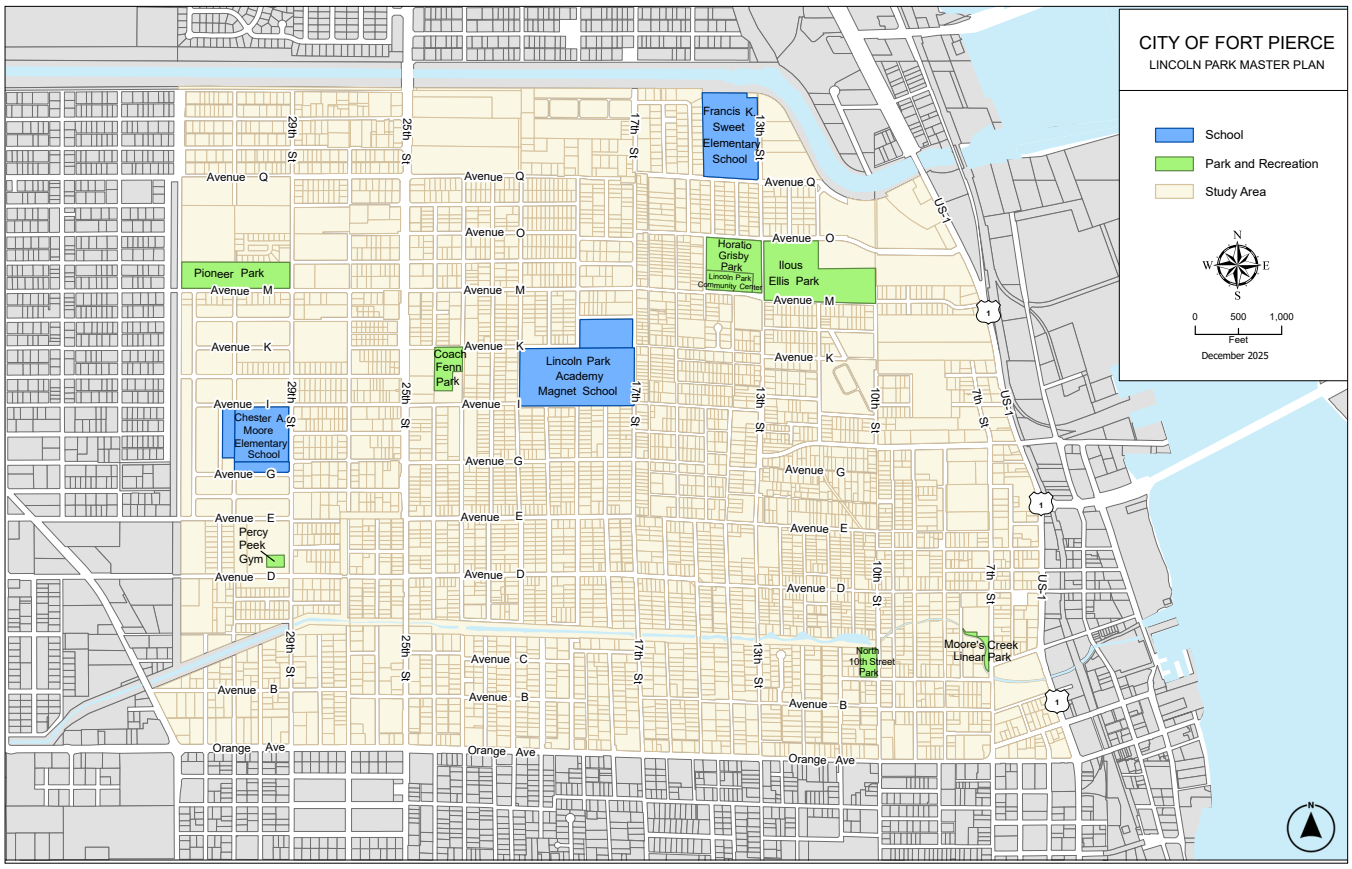
LINCOLN PARK - NEW PARK OPPORTUNITIES

Lincoln Park is blessed with many parks and cultural and public assets. The map below identifies many of them. This chapter will explore the potential locations where new parks might be warranted, the expansion of existing parks and recreational facilities, and the exciting and unique opportunity with the Port to Parks concept in conjunction with the Port of Fort Pierce.

Each of the existing parks and recreational/cultural facilities in Lincoln Park has its own character and function. The Ilous Ellis and Horatio Grisby Parks at the Lincoln Community Center provide different opportunities and experiences from that of the beautiful Moore's Creek Linear Park.

The input received from the community prioritized the maintenance and expansion of existing parks and facilities over the creation of new ones. As an example, the Arthur E Boatwright Pool at Ilous Ellis Park apparently needs to be repaired, and the community emphasized the importance of that facility. It is good planning, however, to identify potential future opportunities and where there might be an existing deficit of parks within the community.

PUBLIC ASSETS MAP



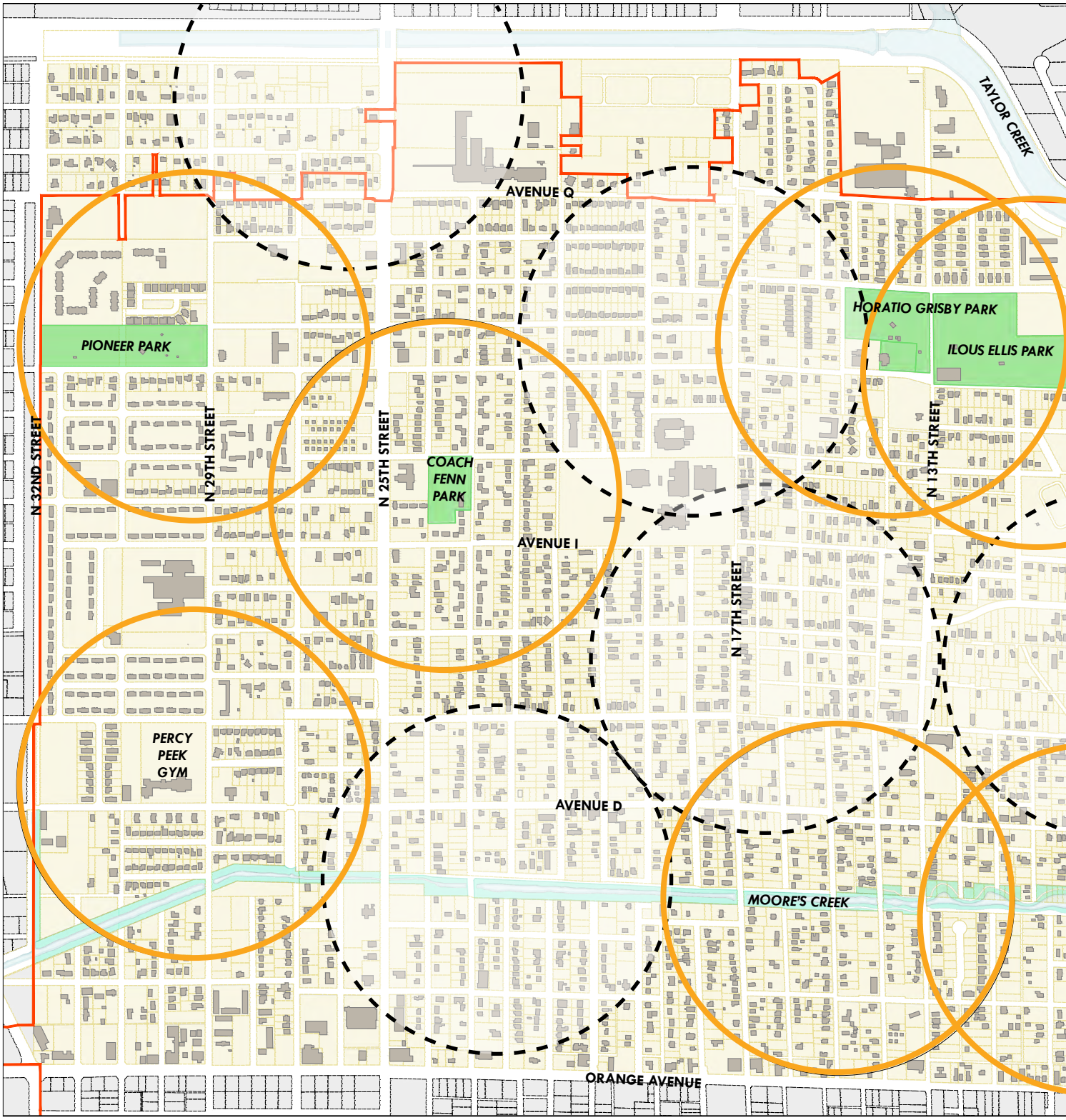


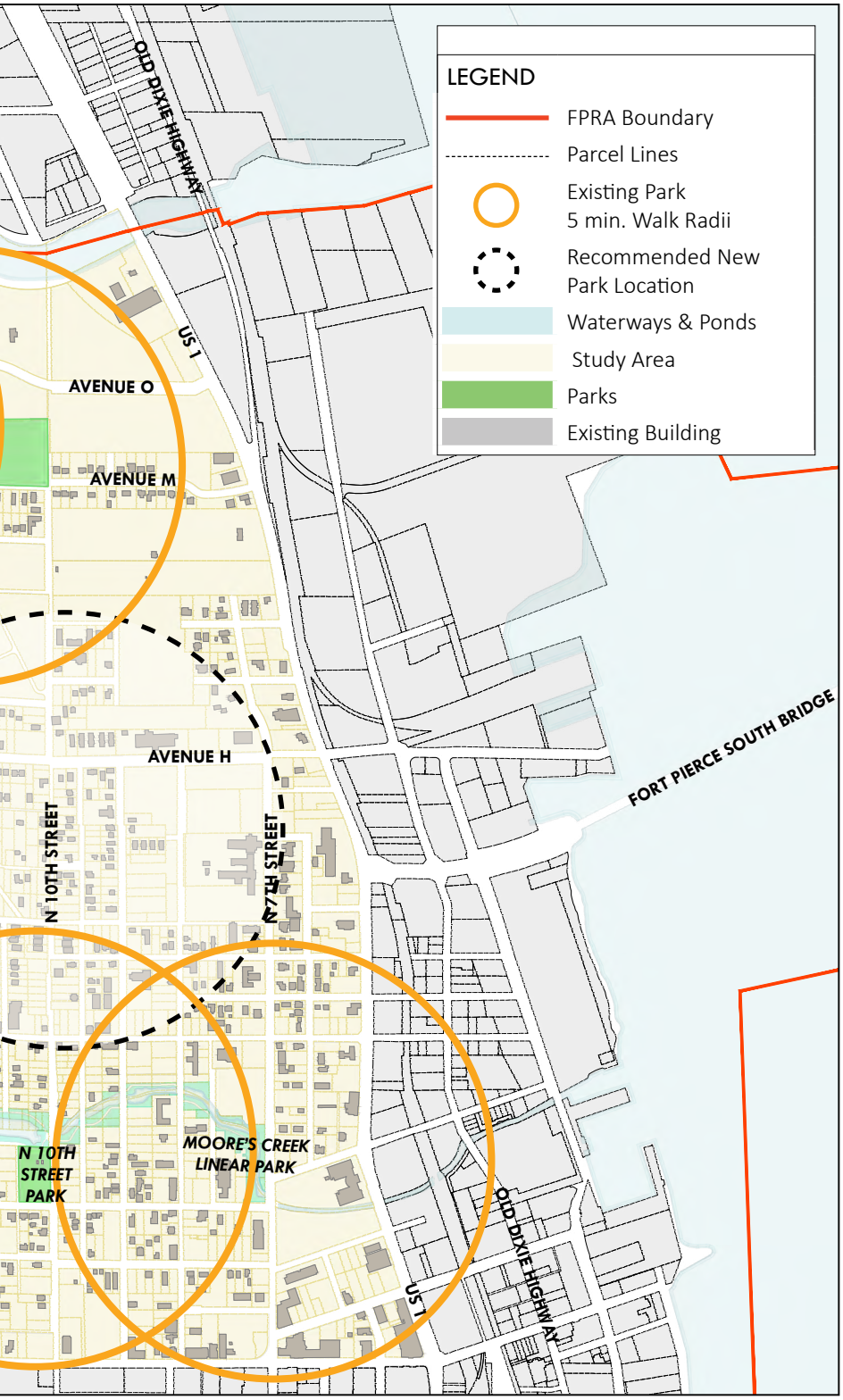


Top image is of Lincoln Park Horatio Grisby Park, and the bottom image shows the Moore's Creek Linear Park bridge.

COMMUNITY PARKS MAP

5-MINUTE WALKING RADIUS





PARKS

An important measure of scale in the planning profession is the "5-minute walking radius". The average human walks, at a leisurely pace, about 1,350' (or approximately ¼ mile) in five minutes. Research and experience has shown over time that most people will consider walking to a destination if the walk is 5 minutes or less. If the walking distance is greater than five minutes, it is more likely they will drive to their destination. There are many variables to this theorem: age, health, weather, purpose of the trip, the physical environment of the walk (is the route pedestrian friendly or hostile?). However, as a tool for city planning, the 5-minute radius is an important test to measure the proximity and convenience of different uses to one another and the degree to which a community is walkable.

In considering the existing parks and recreational facilities in Lincoln Park, and where additional ones might be warranted, a 5-minute walking radius was centered, to-scale, on each of the existing facilities. The map to the left shows 5-minute walking radii on each of the parks. This gives a sense of the coverage of park access in the community.

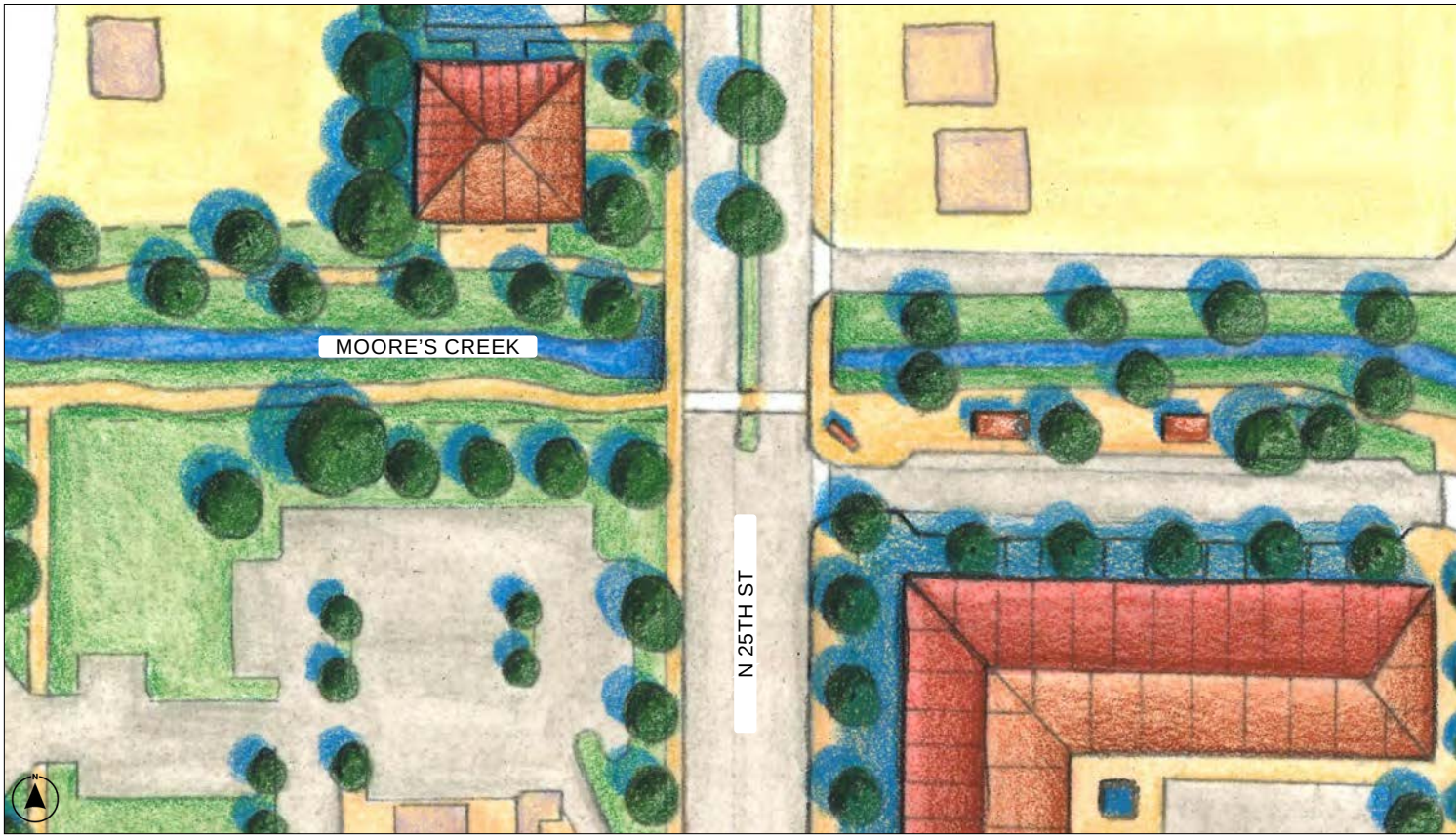
Those areas not inside an orange circle should be considered priority areas for new parks. Shown on the map to the left are approximate potential park locations which seek to include all of Lincoln Park within a reasonable distance to a neighborhood park.

PARKS AND RECREATION

MOORE'S CREEK FITNESS TRAIL/PARK EXTENSION

The Moore's Creek Linear Park, a drainage restoration and public open space project, had its ribbon cutting in October of 2010. The project began in 2007 and with a project cost of roughly $12 Million, the effort turned a typically non-distinct drainage canal into a more functional water restoration and cleansing utility with significant public benefits. The project included techniques to trap sediments, oils, and other toxic water outflow elements which created a more natural cleansing system with littoral shelves, native plantings, and fostered the rehabilitation of wildlife habitats. The project also created a world-class series of public amenities, trails, and beautifully designed bridges and physical amenities.

The project was funded by a number of public agencies including the South Florida Water Management District (SFWMD), the Federal Emergency Management Agency (FEMA), the Florida Recreational Development Assistance Program, the Florida Communities Trust, the Fort Pierce Redevelopment Agency, and the City of Fort Pierce Storm Water Management Utility. The original project spanned roughly 3,500' along the creek, from N 7th Street to N 15th Street through the Lincoln Park community. That remains the extent of the Moore's Creek Linear Park and restoration project today. This was an extraordinary effort and success by all those involved. This plan recommends the extension of elements of this project west to N 25th Street. The plan below illustrates how the pathway system could extend to N 25th Street, Martin Luther King Boulevard, and potentially engage and encourage redevelopment at that point on the corridor.



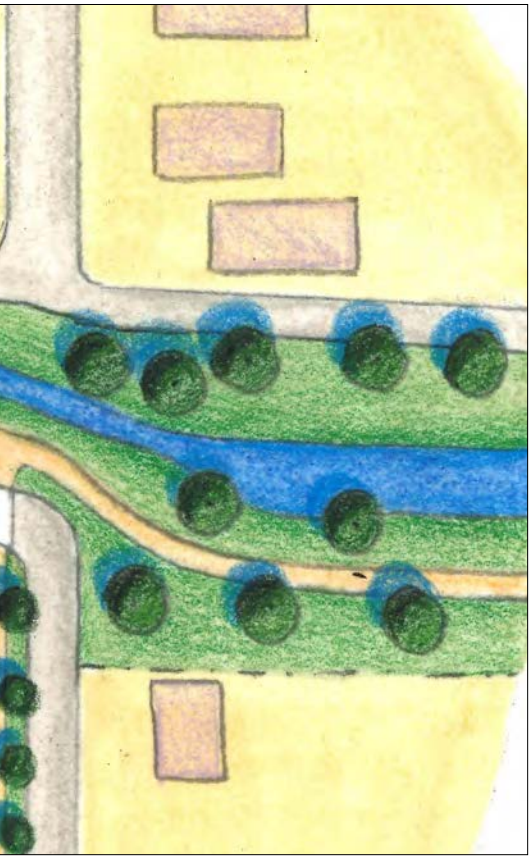
Rendering of the expansion of the Moore's Creek Linear Park



Moore's Creek Linear Park entrance



Fitness Trail - Lake Freddy, West Palm Beach





Trail - Lake Freddy, West Palm Beach

PARKS AND RECREATION

PORT TO PARKS CONNECTION



The Port of Fort Pierce recently completed the update to its 2020 Port Master Plan. The 2026 plan update (2026 Port of Fort Pierce Master Plan & Reinvestment Strategy) emphasizes the core elements of the original plan and expands the vision for the Harbour Pointe Park and the Mega-Yacht Maintenance, Repair, and Overhaul (MRO) facility. The vision for Harbour Pointe Park includes active and passive uses, recreation, restaurants, boat launches and storage, and other marine-related operations. There are also plans to accommodate Florida Spaceport System vehicle recovery operations which has unique and exciting potential. Another important component of the Master Plan is the proposed "Urban Greenway Pedestrian Overpass" connecting Harbour Pointe Park to the Lincoln Park neighborhood at Avenue O.

In order to accommodate stormwater storage, the Port purchased properties west of US-1 in the Lincoln Park community for offsite water treatment and storage. From the Port Master Plan, "the vision is to ensure that best management practices are employed, such as vegetated swales, bioswales, and engineered wetlands to filter runoff before entering surrounding water resources." TCRPC has coordinated with the Port to propose a way to accommodate the stormwater storage needs in a manner designed to best benefit the Lincoln Park community. The Capital Cascades Trail in Tallahassee, Florida (Cascades Park | Parks, Recreation and Neighborhood Affairs) is a precedent for such an approach.





Images above show the Capital Cascades Trail courtesy of 100 Florida Trails



East Coast Greenway

SUNTRAIL FLORIDA est 2015

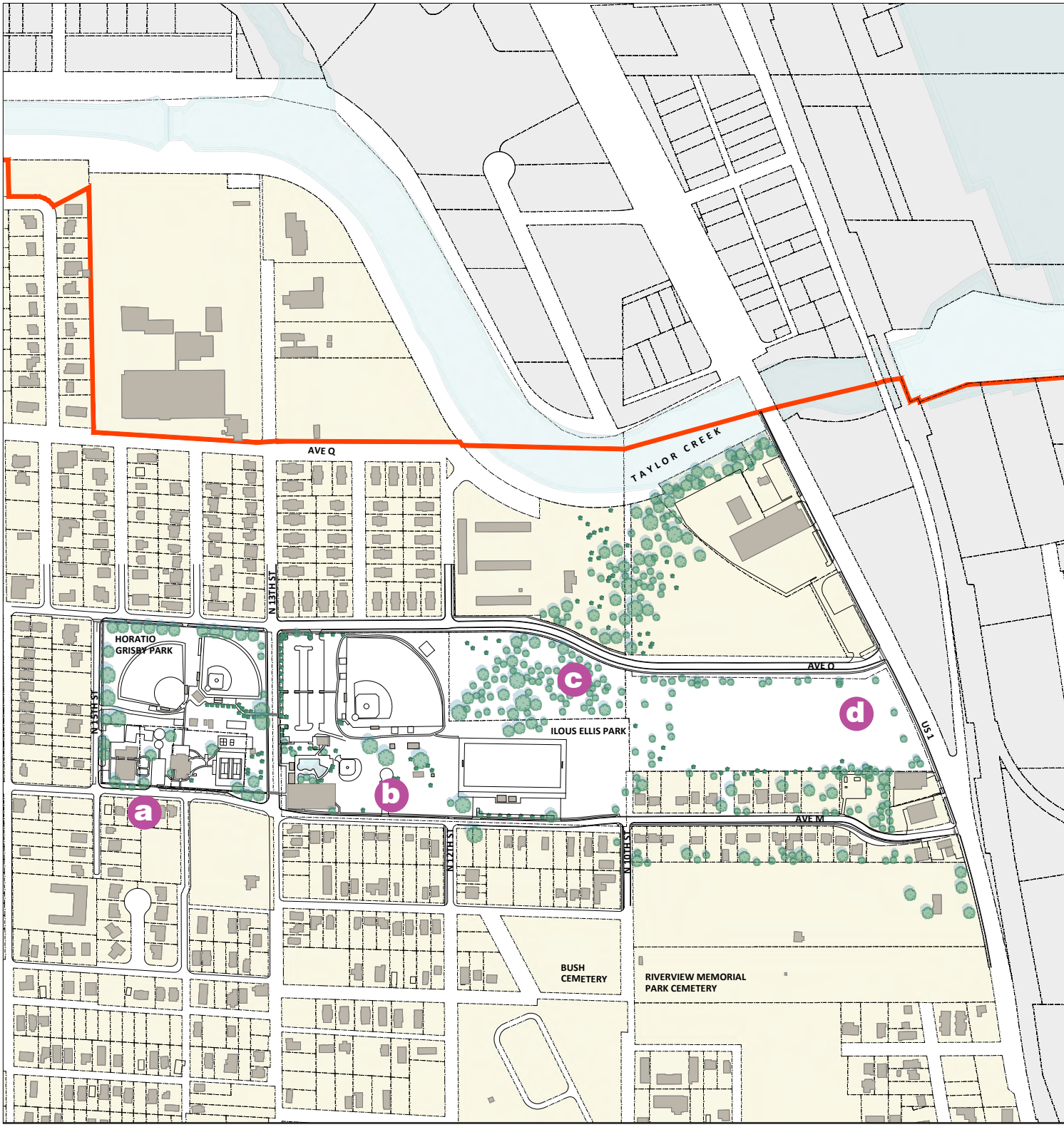


Images courtesy of the 2026 Port of Fort Pierce Master Plan

"Greenway creation linking the proposed SUNTrail from Fort Pierce along N 2nd Street and Old Dixie Highway to Fisherman's Wharf, Harbour Pointe, and park areas in the Lincoln Park community. The east-west portion of the greenway connecting Lincoln Park to Harbour Point could include a bike/ped overpass spanning the FEC Railroad and US Highway 1" (Port of Fort Pierce Master Plan).

PORT TO PARKS CONNECTION

EXISTING CONDITIONS







Community Center



Ilous Ellis Regional Park



County Owned Land

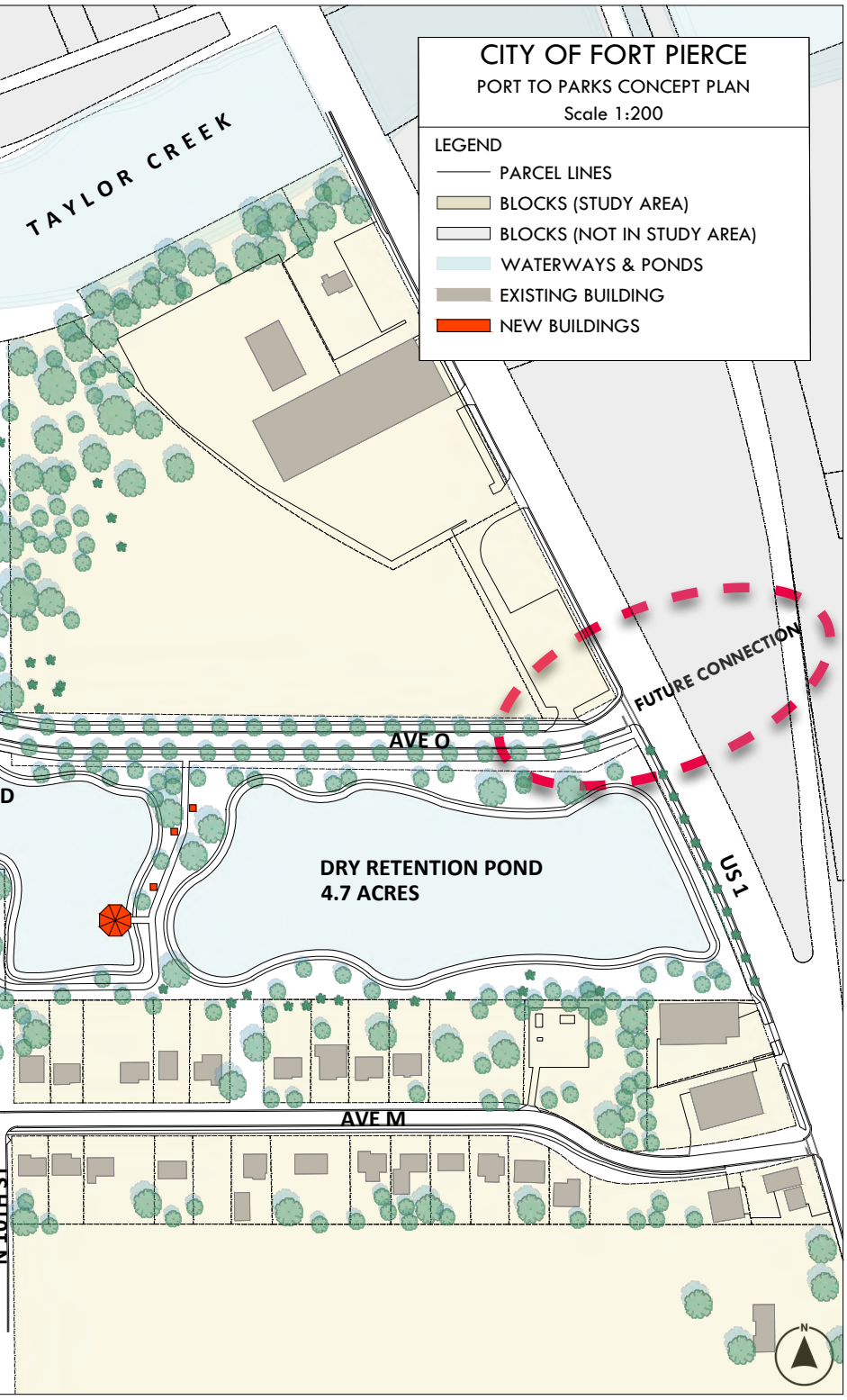


County Owned Land

PORT TO PARKS CONNECTION

CONCEPT PLAN





PORT TO PARKS

The plan to the left illustrates the conceptual design for the Port to Parks connection and stormwater retention/ detention facilities as envisioned in this Lincoln Park Master Plan. The future Avenue O "Urban Greenway Pedestrian Overpass" location at US-1 is highlighted with a red oval and titled "Future Connection." Landscaping and pedestrian access is critical to the success of this stormwater facility providing the greatest benefit to the community. Avenue O is recommended to have continuous shade trees along the street, wide multi-purpose pathways, and pedestrian-scaled streetlights. To the east there is a 4.7 acre dry retention pond which would connect to a 3.4 acre wet detention pond to the west. These acreages are initial stormwater storage estimates as provided by the Port. Pedestrian trails, landscaping, and small pavilions link through the entire area and establish a resting area between the ponds. New structures are rendered red in the plan. The trail system would extend from US-1 and connect to the existing park facilities to the west. The plan illustrates a new 46 space parking lot near the existing football field along Avenue M. New restrooms and concession structures are envisioned as components of the park upgrades. There is also an addition to the existing Lincoln Park Community Center rendered in red as well.

Properly designed, the stormwater treatment area can be functional and be a recreation asset for the community.

PARKS AND RECREATION

PORT TO PARKS CONNECTION - AVENUE O

While the primary function of the Port to Parks connection stormwater ponds is for the treatment and storage of stormwater from the Port of Fort Pierce, it must be designed and detailed as a neighborhood amenity. There are examples of designing a stormwater facility as a public asset (Capital Cascades Trail in Tallahassee, Florida was mentioned earlier as an example). An excellent local example is the Lake Freddy Trail (named for the resident alligator) and stormwater facilities at the South Florida Water Management District main campus in Palm Beach County. The retention and detention areas are heavily landscaped, there is a well-used multipurpose path, and there are educational kiosks along the trail. Lake Freddy is a great model for the design of the Port to Parks stormwater treatment areas in Lincoln Park.



Image from the South Florida Water Management District Lake Freddy Improvements.













Images from the South Florida Water Management District Lake Freddy Improvements.

PORT TO PARKS CONNECTION - AVENUE O - EXISTING CONDITION





PORT TO PARKS CONNECTION - AVENUE O - IMPROVED CONDITION





PARKS AND RECREATION

LINCOLN PARK COMMUNITY CENTER

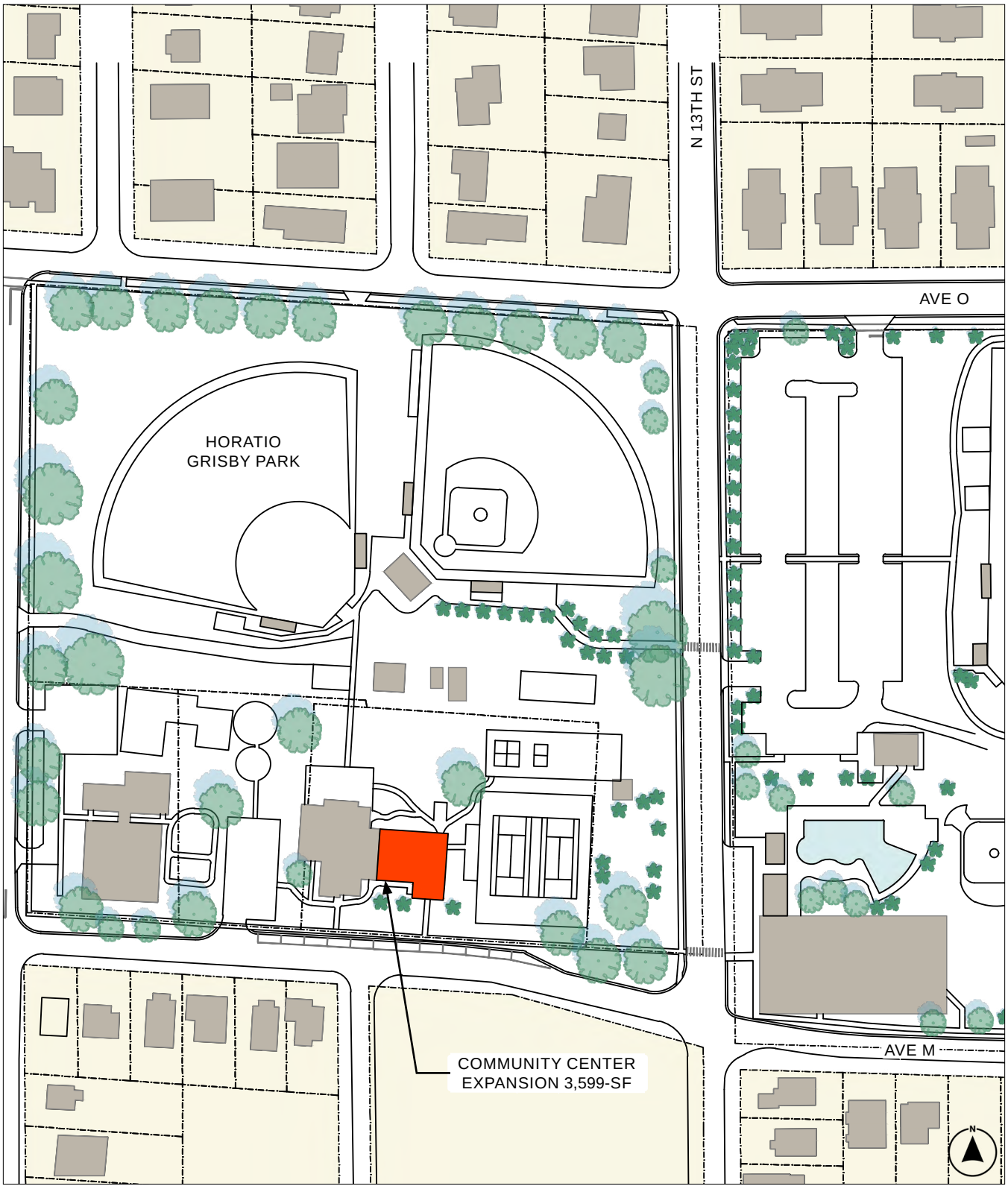
The Lincoln Park Community Center is a tremendous asset for the neighborhood and the entire community. The facility served as an excellent venue for two of the three public workshops soliciting input in the creation of this plan. As part of an overall look at the center and the Ilous Ellis and Horatio Grisby parks, there was discussion about a possible expansion to the existing community center building.

Due to the current configuration of the main hall of the building, with the elevated stage on the north side of the building, an expansion to the east might be the least disruptive. An expansion to the east would not impact the stage nor the existing parking to the west. The plan to the right illustrates an approximately 3,500 square foot addition. This brings the building footprint closer to the tennis courts but shouldn't affect them either. There is no program proposed for the expansion. Identifying the programming needs of the community center building would be the next discussion with the center director and parks staff.





Image from the first public workshop for the Lincoln Park Master Plan inside the Lincoln Park Community Center.


N 13TH ST
AVE O
HORATIO
GRISBY PARK
COMMUNITY CENTER
EXPANSION 3,599-SF
AVE M
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TOUR OF THE PLAN

NEIGHBORHOOD RESOURCES



NEIGHBORHOOD RESOURCES

EXISTING PROGRAMS AND RESOURCES

The Fort Pierce Redevelopment Agency, the City of Fort Pierce, St Lucie County, the State of Florida, and a number of other nonprofit and public agencies offer a range of assistance and resources for residents, businesses, and investors in Fort Pierce. While taking advantage of these resources does take investigation and research, there is usually staff more than happy to help one navigate the process.

The FPRA offers a Commercial Façade Grant, Commercial Sign Grant, and a Paint Grant for both residential and commercial properties.

The City of Fort Pierce received a nearly $600,000 Community Development Block Grant (CDBG) in FY 2025-2026 from US Housing and Urban Development (HUD) to assist with the provision of housing to low-moderate income individuals.

The City also offers the following grant programs:

- Residential Rehabilitation Program
- Foreclosure Assistance Program
- Home Purchase Assistance Program
- Public Service Agency (PSA) Grants
- Small Business Grants

Those interested in applying for any of these grants should contact the City of Fort Pierce Grants Administration Division at 772.467.3161.

The city Grants Administration Division also provides a comprehensive list of community resources that provide a wide variety of resources. This list can be found at Community Resources | Fort Pierce, FL - Official Website.



FPRA Mural Program

HOMELESS ASSISTANCE

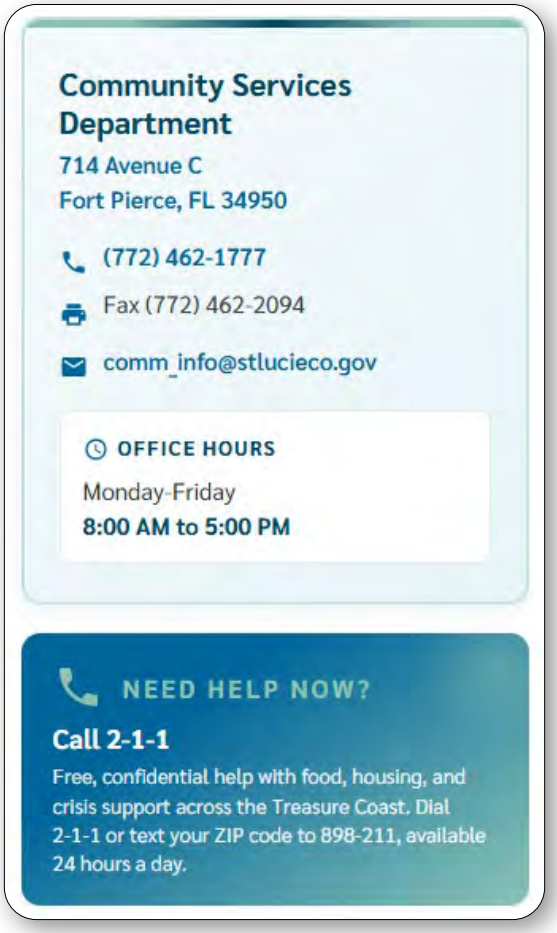
Homelessness is a growing problem in St Lucie County, Fort Pierce, and indeed much of south Florida. According to the Florida Council on Homelessness, 569 people were homeless in St. Lucie County in 2025, and 417 of them were unsheltered. Those that are unsheltered are typically the stereotypical homeless person living outside. Often these individuals are afflicted with mental health and/or substance abuse issues and present a particular series of challenges.

Those that are considered homeless and not unsheltered represent another type of challenge, though equally troubling. According to "First Focus Campaign for Children", a child advocacy group, the number of children nationwide who meet this description is growing significantly. Children who do not have a fixed, regular and adequate nighttime residence are considered "homeless students". St Lucie Public Schools estimates there were 2,600 homeless students throughout the county in the 2024-2025 school year. These statistics are startling considering the stresses put on students enduring these conditions. Concerns regarding homeless and unsheltered individuals were raised repeatedly through the public outreach process. There are some resources within the community, but they are limited. There also needs to be more awareness that homelessness takes on many forms.

There are resources in St Lucie County to assist with finding immediate shelter, and assistance with securing long-term housing. The St Lucie County Department of Community Services provides a "One Department, Many Doors" approach and serves as a portal to accessing assistance in Human Services, Housing, Veteran's Services and homelessness support. Their office is located in Lincoln Park.

Community Services | St. Lucie County, FL

Another available resource is the Treasure Coast Homeless Services Council, Inc. Complete Homeless Assistance Services in Vero Beach, FL.

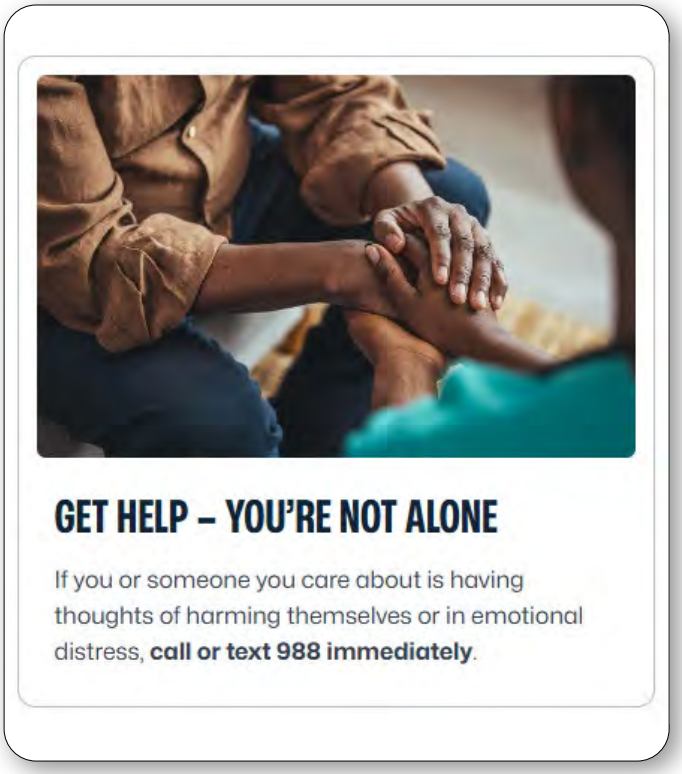


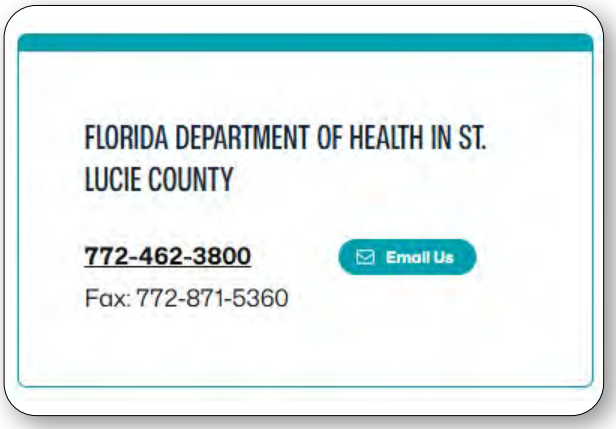
NEIGHBORHOOD RESOURCES

MENTAL HEALTH SERVICES

During the public workshops, the issue of mental health challenges was discussed. According to the World Health Organization (WHO) nearly one in seven people worldwide live with a mental disorder. There is a broad range of disorders ranging from stress-induced anxiety, depression, to clinically diagnosed schizophrenia. All mental disorders can severely disrupt daily life and can cause long-term suffering if not treated. As an example, becoming homeless due to economic challenges can induce a debilitating level of stress and anxiety on an otherwise balanced individual.

The Florida Department of Health in St Lucie County is one resource for those needing help with their mental state of being Mental Health - Florida Department of Health in St. Lucie County. The website for the link above is a portal to other resources providing immediate remote assistance. The City of Fort Pierce also provides a link to St Lucie County Community Guide to Services SLCCommunityQuickGuide2015 as well as other community resources Community Resources | Fort Pierce, FL - Official Website.





HOME OWNERSHIP EDUCATION

There is a need for more programs that offer education on the ways to achieve homeownership and the responsibilities that go along with that achievement. The areas of focus for these programs would include the actual process of buying a home, homeowner rights and responsibilities, anticipating future expenses for maintenance and upkeep, insurance, code enforcement, and inheritance and heirs issues.

The City of Fort Pierce also provides a link to St Lucie County Community Guide to Services SLCCommunityQuickGuide2015 as well as other community resources Community Resources | Fort Pierce, FL - Official Website.

The Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC) is a valuable resource for information and potential assistance in acquiring a home through their programs. Here is the link to their website Community Land Trust of Palm Beach County CLT of PBC.

What are the similarities and differences between CLT homeownership and conventional homeownership?

CLT HOMEOWNERSHIP	CONVENTIONAL HOMEOWNERSHIP
Mortgage is with a bank	Mortgage is with a bank
Accumulates limited equity	Accumulates full equity
Purchase price is below market rate	Purchase price is market rate
Homeowner pays property taxes	Homeowner pays property taxes
Homeowner can make improvements	Homeowner can make improvements
Homeowner receives federal tax deductions for mortgage interest and property tax	Homeowner receives federal tax deductions for mortgage interest and property tax
The CLT owns the land and leases it to the homeowner through a 99-year land lease	The Homeowner owns the land
Homeowner must sell to a low to moderate homebuyer for a predetermined price	Homeowner is not limited to who they can sell their house to and for what price.

NEIGHBORHOOD RESOURCES

YOUTH PROGRAMS

There are many youth programs and resources offered in Fort Pierce through different organizations. The Boys and Girls Clubs of St Lucie County offers a number of different programs at numerous locations Empowering Youth | Boys and Girls Club of St. Lucie County. The City of Fort Pierce partners with St Lucie County Parks and Recreation Department to run the Lincoln Park Community Center, the Horatio Grisby park, the Ilous Park and Arthur Lee Boatwright Pool Community Centers | St. Lucie County, FL.

During the public outreach workshops and discussion there was a desire to expand the existing hours and programs at the Lincoln Park Community Center and the pool. The City of Fort Pierce Leisure Services Department provides a portal to different organized youth sports and activities programs Fort Pierce Leisure Services Main.



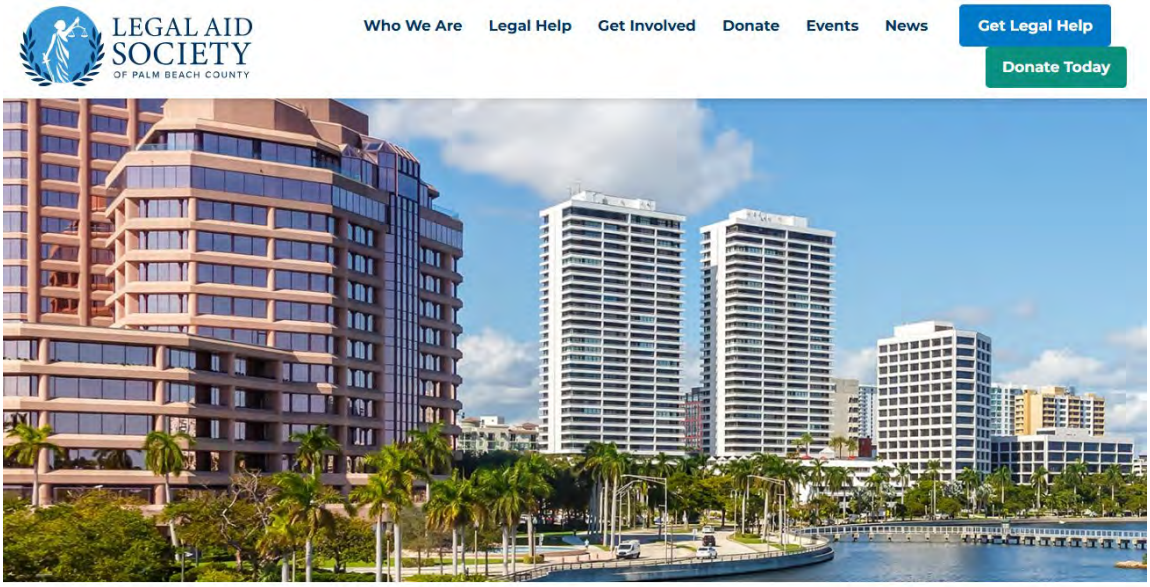
Arthur Lee Boatwright Pool

HEIRS' PROPERTY ISSUES

There were a number of discussions through the planning process with the community concerning the challenges when a property owner(s) does not have "record title" to the property, sometimes called "clear and marketable title". This often occurs when a property is handed down through the generations without having gone through the legal process of obtaining a record title to the property. Estate planning is an important component to the situation, especially so the property owner who does have record title does the planning prior to their passing. This is made more complicated when the property may be owned by multiple family members and there is no clear path of inheritance.

The Legal Aid Society of Palm Beach County has an excellent website for their Heirs' Property Project that clearly describes this complicated issue and provides resources for assistance. The City of Stuart, Florida has a local Heirs' Property Assistance Program that provides financial assistance to offset the legal cost of the probate process. St. Lucie County Clerk of the Circuit Court provides information on the probate process at the following link Probate.

There are heirs' property issues in Lincoln Park that need to be addressed. It is recommended that the City of Fort Pierce and the Fort Pierce Redevelopment Agency work together, with assistance from local realtors and attorneys with expertise in this matter, to develop a program for heirs' property assistance.



Heirs' Property Project

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TOUR OF THE PLAN

PUBLIC POLICY



PUBLIC POLICY

LAND USE AND ZONING RECOMMENDATIONS

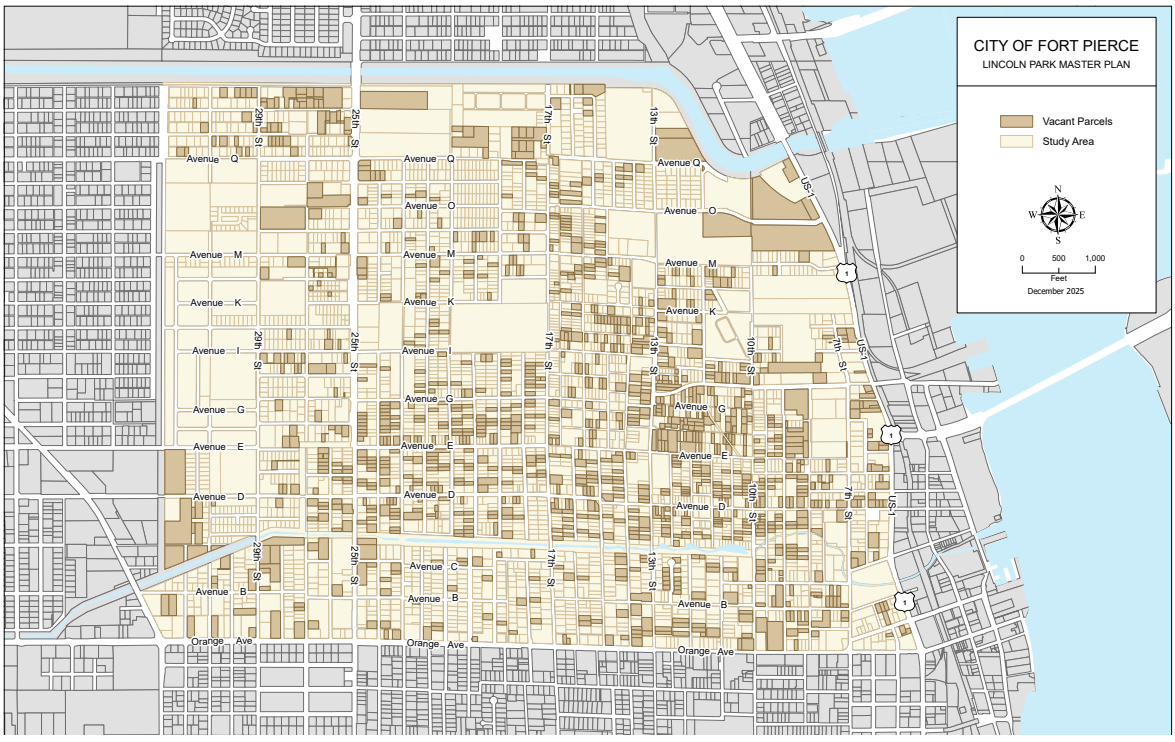
The Lincoln Park community has a large number of vacant lots, both residentially and commercially zoned. This is evident in the analysis diagram which identifies all of the vacant parcels (below). A detailed analysis of the existing Future Land Use designations and the Land Development Regulations (zoning, etc.) revealed a number of anomalies which might account for some of the limited redevelopment activity of the vacant parcels. As can be seen in the following Non-Conforming diagrams, many of the residential and commercial properties are currently non-conforming due to not meeting minimum lot area or lot width requirements. Many lots do not meet either of these minimum requirements.

This plan recommends a number of Future Land Use and Zoning revisions to restore the conforming status for many of the existing vacant lots in Lincoln Park. A summary of these recommendations is listed below. The complete Future Land Use and Zoning analysis can be found in “Appendix C” on page 253.

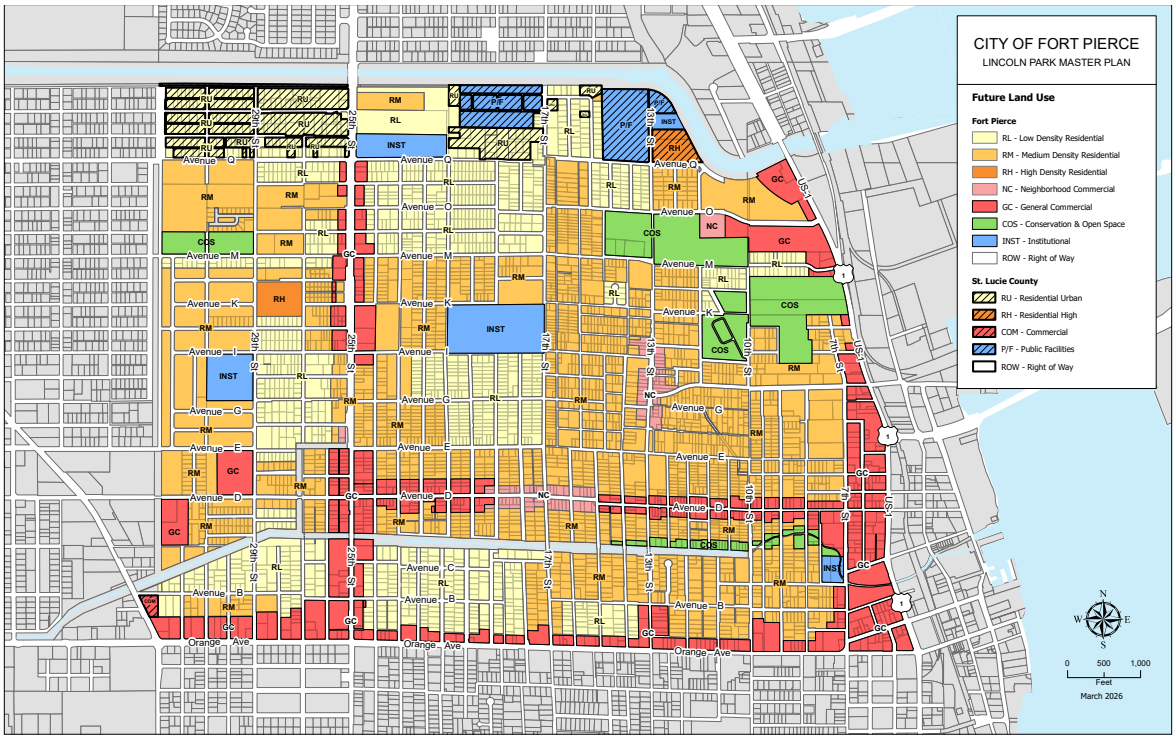


Image of mixed use building on Aveneue D. A structure such as this would not be permitted with today’s zoning standards but is part of the historical character of Lincoln Park’s “Main Street”.

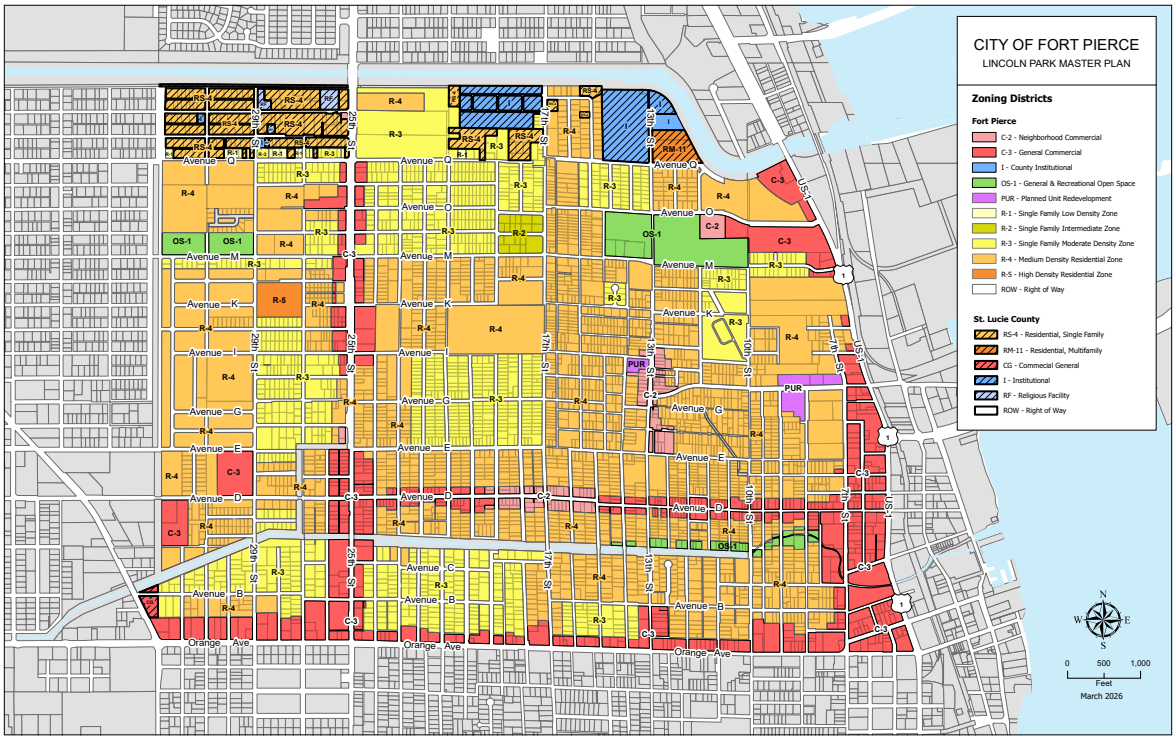
VACANT LAND



FUTURE LAND USE MAP



ZONING MAP



PUBLIC POLICY

RECOMMENDATIONS

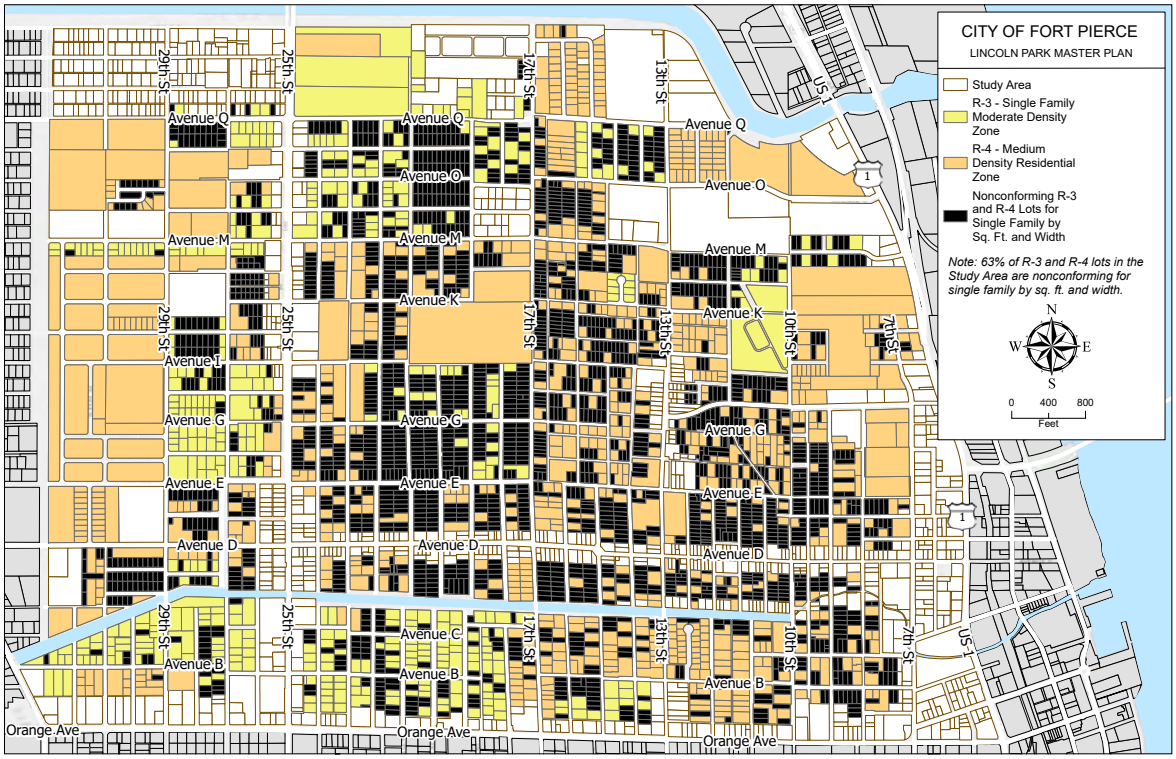
Future Land Use

- Clarify the language relating to density bonuses.
- Consider utilizing the "Urban Neighborhood" Future Land Use designation for the commercial corridors in Lincoln Park. That land use category may need to be revised and tested for compatibility but aligns better with the mix of uses and scale present in Lincoln Park.

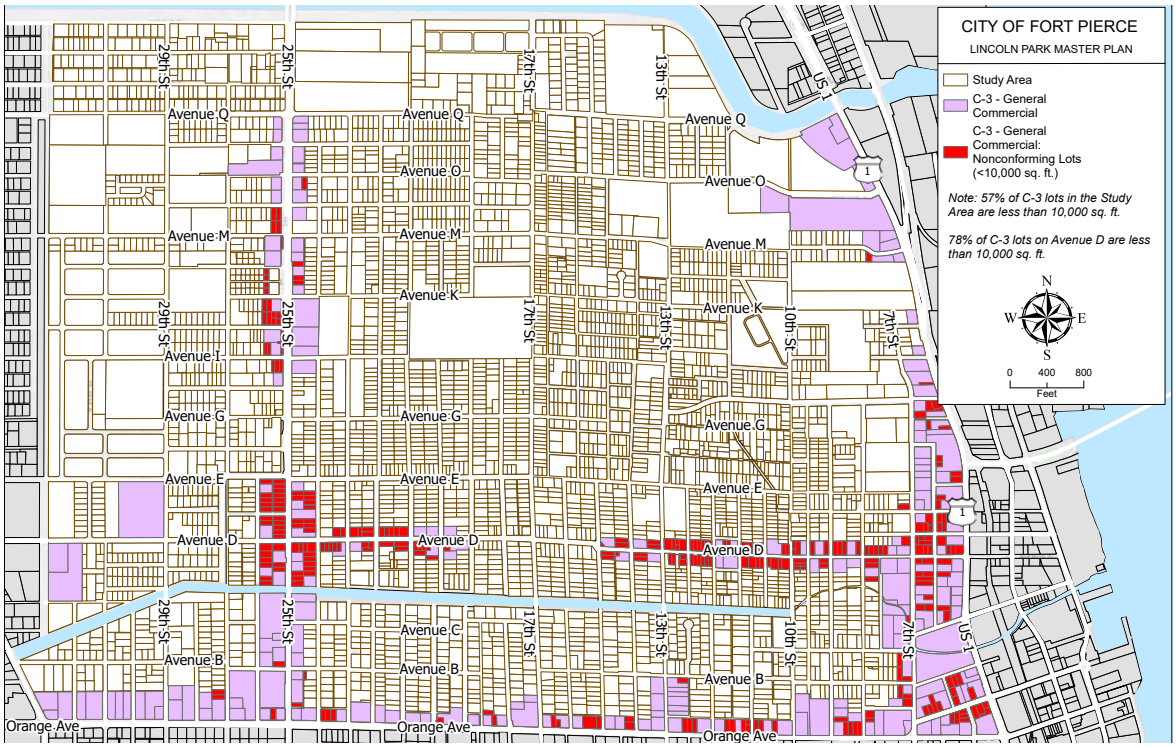
Zoning

- Consider rezoning the limited number of R-1 properties (14) to R-3 to be more consistent with the surrounding context.
- Consider rezoning the limited number of R-2 properties (19) to R-3 to be more consistent with the surrounding context.
- Work with the property owners of the Pine Creek Village Apartments to consider rezoning from R-5 to R-4 to be more consistent with the surrounding context. R-5 zoning allows a 200' building height.
- Reduce the minimum lot widths for the R-3 and R-4 zoning categories from 60' to 50' to be consistent with the historical platting. This will reduce the number of non-conforming properties in the neighborhood.
- Reduce the minimum lot area from 7,200 square feet to 7,000 square feet for the R-3 zoning category to be more consistent with the historical platting. This will reduce the number of non-conforming properties in the neighborhood.
- Allow Accessory Dwelling Units (ADUs), with kitchens, to be permitted in the residential zoning districts of Lincoln Park. Initially these should be limited to those single-family properties which have a Homestead Exemption (full-time owner-occupied dwellings). Exempt ADUs from density calculations.
- Reduce the allowable building height for the R-4 zoning category from 45' to 30'
- Rezone the St Lucie County owned property from C-3 to General Open Space.
- Rezone the St Lucie School District owned property from C-3 to Institutional.
- Create a new urban commercial zoning category for Lincoln Park which reduces setbacks, revises allowable uses, reduces minimum lot sizes, reduces parking requirements, and creates a predictable and desirable built environment. These regulations should be aligned with the commercial redevelopment models testing different site conditions, provided in Appendix C. This could be an optional overlay to avoid conflicts with recent legislation prohibiting more restrictive development regulations.
- Eliminate all on-site parking requirements within the historic Avenue D District.
- Update landscape requirements to clarify definitions and provide more specific requirements for new tree placement and species, including the provision of street trees.

NON-CONFORMING R-3 AND R-4 RESIDENTIAL LOTS



NON-CONFORMING C-3 (GENERAL COMMERCIAL) LOTS



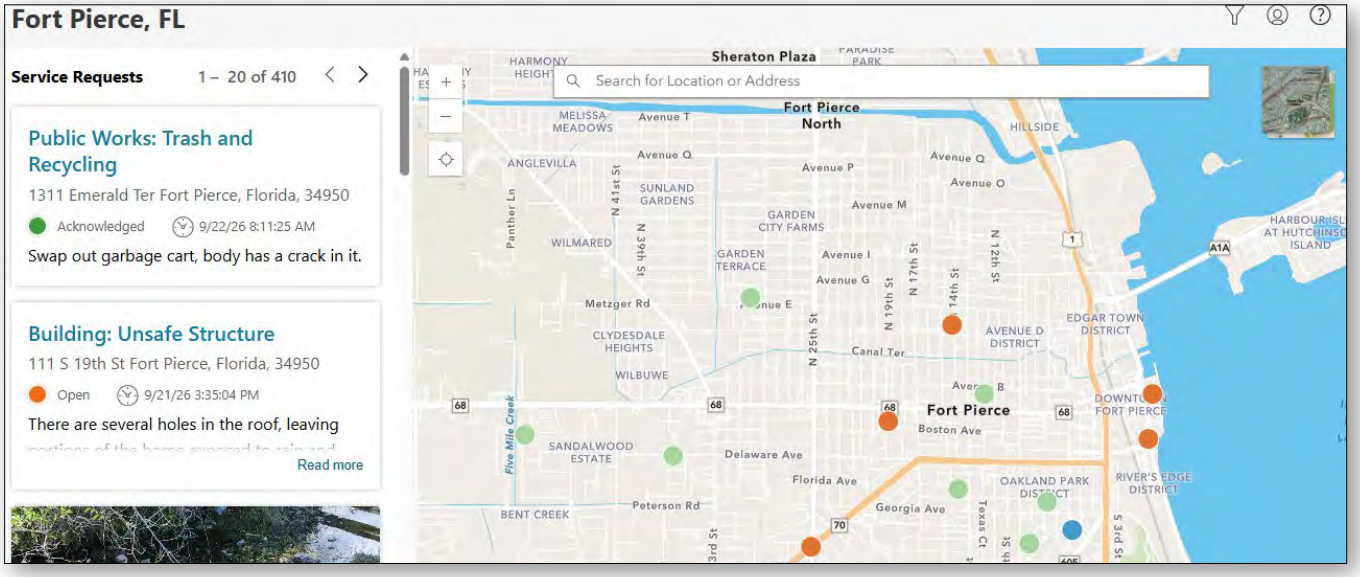
PUBLIC POLICY

CODE ENFORCEMENT AND POLICING

During the public planning workshops, participants expressed concerns regarding code enforcement in Lincoln Park and a desire for more community policing. In Fort Pierce, Code Enforcement is part of the Community Response Department Community Response Department | Fort Pierce, FL - Official Website and their official role is to, "enforce(s) the City Codes adopted by the City Commission that establish minimum standards for health, safety and general welfare as well as regulates conditions of existing buildings, odors and pollution in order to prevent the creation of substandard dwellings, slum(s) and blight." The Code Enforcement Division has a specific program called "ClickFix" Report an Issue | Fort Pierce, FL - Official Website which enables a resident to upload images of perceived code enforcement violations. The link provided above takes you to the webpage for "ClickFix" which provides instructions on how to use the ap and the common requests for service.

One of the key topics discussed at Public Workshop #3 on May 5, 2026, at the Lincoln Park Community Center, was code enforcement. Employees from the division were there to address issues and concerns. Common themes in the community's discussion on code enforcement included trash and unkempt yards, vehicles parked on lawns, noise, and repeat offenders. Derelict and neglected structures were also raised as a concern. The City was also called out as not always leading by example with its own properties.

Not all code enforcement complaints can be handled in the same way. Code Enforcement works with other departments, including the Police Department, to address issues within the limitations of their capacity. Some cases may take a long time to resolve due to legal or heirs' property issues, etc. This may not be apparent to those raising the concerns. The May 5th workshop was also attended by two police officers who, with the code enforcement employees, were able to address these concerns and explain what challenges they face in trying to enforce the codes. The dialogue between the community and these city professionals seemed to be a step in the right direction for ongoing communication. It is recommended that this type of workshop occur biannually, in the community, so there is greater awareness of challenges from the community and the City and opportunity to reach for solutions together.



Snapshot of the See ClickFix dashboard



During the May 5th workshop Community Policing was also a key topic for discussion and as mentioned earlier, two Fort Pierce Police Officers were in attendance to address questions and concerns of the participants. The community expressed a desire to "get to know the officers" and would like to see more walking and biking beats so a stronger relationship could be fostered between the residents and the Police Department. Officers Sobon and Norus, who were in attendance at the workshop, took time at each of the participant's tables answering questions, explaining procedures, and also describing some of the limitations officers have in responding to different calls.

Image of the RICH House in action from the City's website

The participants stated they wanted to build better relationships with the police and have greater participation and interactions with the department. In addition to walking/biking beats in the neighborhood, there were requests for more police/youth programs to engage the young people of the community and build a bond with the Police Department. The Fort Pierce Police Department does have interactive youth programs including The Resources in Community Hope (R.I.C.H.) House Resources In Community Hope (R.I.C.H.) House | Fort Pierce, FL - Official Website for afterschool assistance and mentoring; the Unity in Our Community events Community Events | Fort Pierce, FL - Official Website to build better relationships with residents; and the Cops and Bobbers Youth Activities | Fort Pierce, FL - Official Website youth fishing event. The ability to expand the youth programs and activities should be further discussed, acknowledging there are limits to officer and financial resources.

As described above, a biannual public workshop with police, code enforcement, city planning and the FPRA, in the community, should be pursued to follow the progress of the implementation of this plan and to continue the dialogue from the May 5th workshop.



Flyer from the 2026 Cops and Bobbers Event from the City's website

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IMPLEMENTATION



LINCOLN PARK MASTER PLAN

KEY RECOMMENDATIONS & IMPLEMENTATION

The success of the Lincoln Park Master Plan will depend on its ability to be implemented economically and remain aligned with the community's values. To that end, the recommendations throughout this report have been developed as independent but interrelated projects. Some, such as public infrastructure projects, are within the City and FPRA's control to pursue implementation, with funding being the primary challenge. Other recommendations are redevelopment techniques that are illustrated on private property – which are subject to each private entity's timeframe and financial capability. The combination of public and private efforts is required for realizing the vision of the Master Plan.

As was discussed during the Lincoln Park Public Workshops, every advancement towards achieving the aspirations outlined in this plan should be celebrated.

Biannual (twice a year) Lincoln Park Master Plan "Check-ups" with the community will be important to maintain momentum and adjust approaches as necessary. These forums could follow the format of some of the Lincoln Park Master Plan Workshops conducted during the creation of this plan.

LAND DEVELOPMENT REGULATIONS

Updating the existing zoning in a few key areas will be important in ensuring that the community vision is more predictably attainable. A detailed review of the code revealed a number of code elements that require attention. Land Development Regulations (LDRs), including zoning and subdivision codes, are intended to both protect existing residents and businesses from impacts of adjacent development and to ensure a desirable and predictable physical form. LDRs can also serve as a redevelopment tool – especially when revised to make the approval process easier for applicants while maintaining the community vision. If it is difficult to ascertain what can be built and how long the process takes, codes can function as a disincentive for redevelopment. In addition, more than 3,000 residential and commercial lots within Lincoln Park are not able to be developed or redeveloped without obtaining unpredictable waivers or special exceptions.

A detailed analysis of the Future Land Uses and Zoning can be found in Appendix C: Land Use and Zoning.

PRIORITIZATION

The following pages outline key tasks to implementing elements of the Master Plan, estimated timeframe, and responsible departments and entities. These tables should serve as a check list for monitoring progress in moving the plan forward.

SHORT-TERM OBJECTIVES (6 - 18 MONTHS)				
	Prioritized action items	**Entities for coordination**	**Time frame**	**Departments**
A	Adopt the Lincoln Park Master Plan	FPRA and City	2 Months	Fort Pierce Redevelopment Agency - City Commission
B	Revise the Land Development Regulations to reduce minimum lot size and minimum lot widths for R-3 and R-4 zoning designations.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
C	Update and refine the Urban Neighborhood Future Land Use category to best reflect the desired direction for the Avenue D commercial corridor.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
D	Begin the process of a City-initiated Future Land Use amendment to change the Avenue D commercial corridor from GC-General Commercial and NC-Neighborhood Commercial to the updated Urban Neighborhood designation. This should include extensive public outreach.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
E	Work with St Lucie County and the Port of Fort Pierce on refining the Port to Parks designs. Continue community outreach and project updates.	FPRA, City, Port of Fort Pierce	12 Months	FPRA, Planning and Zoning, Public Works, Engineering
F	Work with St Lucie County Parks and Recreation Department to refurbish and maintain the Arthur Lee Boatwright pool at Lincoln Park Regional Park. A plan should be developed for funding additional hours of operation and swimming lessons for Lincoln Park residents.	FPRA, City, St Lucie County	18 Months	FPRA, Parks and Recreation, Public Works, Engineering, Legal, City Commission
G	Contact the property owners of those properties identified for redevelopment on 25th Street and collaborate on soliciting development proposals.	FPRA and City	18 Months	FPRA, Planning and Zoning
H	Work with local church leaders whose properties are eligible for "YIGBY" development to educate on the process and benefits.	FPRA and City	18 Months	FPRA, Planning and Zoning, City Manager
I	Begin biannual (twice a year) Lincoln Park Master Plan "Check-up" Workshops with the community. Workshops should be interactive, cover Master Plan topics, and be located in Lincoln Park.	FPRA and City	12 Months	FPRA, Planning and Zoning, Code Enforcement, Police Department, Public Works, City Manager

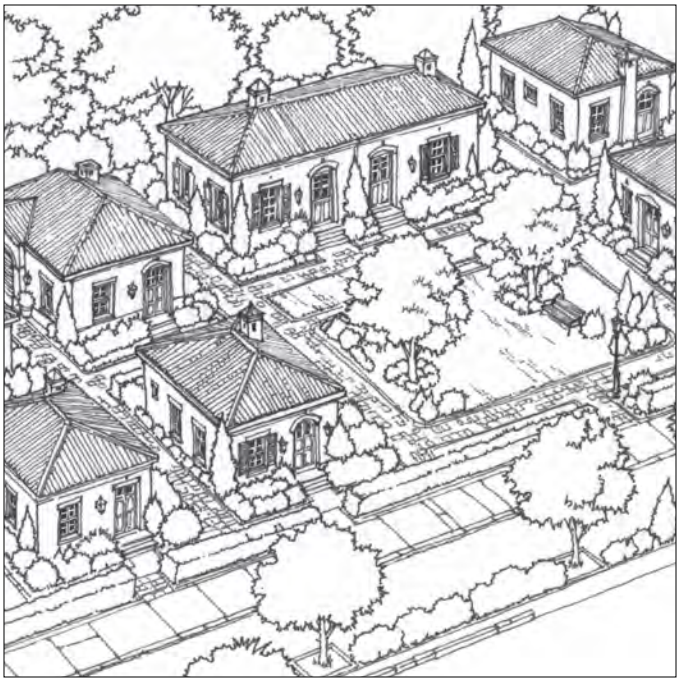
MID-TERM OBJECTIVES (18 - 36 MONTHS)				
	Prioritized action items	**Entities for coordination**	**Time frame**	**Departments**
A	Establish public policy in support of "YIGBY" (Yes in God's Backyard) to foster affordable infill development on eligible church properties based on legislation Section 166.04151(6)(7)(a)(i), Florida Statutes.	FPRA and City	18 Months	FPRA, Planning and Zoning, Legal, City Manager
B	Revise zoning to permit ADUs for homestead exempt single family dwellings. Regulations should address setbacks, heights, ADU size, parking, and other elements specific to this building type.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
C	Create a new Avenue D zoning overlay refining permitted uses, building height, density, and placement. Reduce on-site parking requirements outside of the historic Avenue D District and eliminate required on-site parking within the historic Avenue D District. See Appendix C.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
D	Utilizing the design concepts generated for the redevelopment of FPRA properties at the 13th Street Plaza, solicit development proposals for that site.	FPRA and City	12-18 Months	FPRA, Planning and Zoning, Legal
E	Establish a Request for Qualifications (RFQ) process for architects to develop model infill housing prototypes that will be pre-permitted for residential development focusing on small lots, and those lots owned by the City, FPRA, and St Lucie County.	FPRA, City, St Lucie County	24 Months	FPRA, Planning and Zoning, Legal, Building, Engineering, Public Works
F	Work with local real estate and land use law experts to establish an "Heirs' Property" program to educate and assist property owners on how to obtain clear record title, or "clear and marketable title" for their property.	FPRA and City	18 Months	FPRA, Planning and Zoning, Legal City Manager
G	Update the existing Fort Pierce Architectural Design Guidelines to provide more clarity and graphics as suggested in the report.	FPRA and City	24 Months	FPRA, Planning and Zoning, Legal
H	Begin planning and preliminary engineering for new sidewalks, streetlights, street trees, and traffic calming interventions as diagrammed in this report.	FPRA and City	24 Months	FPRA, Planning and Zoning, Legal, Building, Engineering, Public Works

LONG-TERM OBJECTIVES (36 MONTHS AND BEYOND)				
	Prioritized action items	**Entities for coordination**	**Time frame**	**Departments**
A	Work closely with St Lucie County on improvements to the Lincoln Park Community Center and adjacent recreational facilities (including additional parking as illustrated in this plan).	FPRA, City, St Lucie County	+36 Months	FPRA, Planning and Zoning, Engineering, Public Works, Parks and Recreation, City Manager
B	Using the conceptual designs illustrated in this plan for Moore's Creek and 25th Street, work with property owners of those parcels to initiate discussions about redevelopment.	FPRA, City, St Lucie County	+36 Months	FPRA, Planning and Zoning, Engineering, Public Works, Parks and Recreation, City Manager
C	Work with the Housing Authority of Fort Pierce to expand residential opportunities at the Buell Brown Center campus as illustrated in this plan.	FPRA, City, Fort Pierce Housing Authority,	+36 Months	FPRA, Planning and Zoning, Engineering, Public Works, Building, City Manager
D	Monitor the final design, construction document development, and constructions of the Port to Parks stormwater retention and detention ponds and associated community benefits (landscaping, trails, pavilions, streetlighting).	FPRA, City, Port of Fort Pierce	+36 Months	FPRA, Planning and Zoning, Engineering, Public Works, Building, City Manager, City Commission
E	Begin detailed design, preliminary engineering, and public outreach for the extension of the Moore's Creek linear park and fitness trail to 25th Street.	FPRA, City, St Lucie County	+36 Months	FPRA, Planning and Zoning, Engineering, Public Works, Parks and Recreation
F	Continue with biannual (twice a year) Lincoln Park Master Plan "Checkup" public workshops.	FPRA and City	+36 Months	FPRA, Planning and Zoning, Code Enforcement, Police Department, Public Works, City Manager

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APPENDIX A

CREATION OF THE PLAN



PUBLIC ENGAGEMENT

Providing ample, meaningful, and interactive public engagement has been at the root of the development of the Lincoln Park Master Plan. It was made clear from the beginning of this planning effort, by the City of Fort Pierce and the Fort Pierce Redevelopment Agency, that going to the community and listening to their concerns and aspirations was critical to developing the master plan. The variety of outreach methods utilized during the process is illustrated in this chapter. Below is a summary of the key events of this process that not only solicited essential neighborhood input but also informed the residents of Lincoln Park that the master planning process was underway and encouraged their participation.

HIGHWAYMEN FESTIVAL

The TCRPC team was given the unique opportunity to host a Lincoln Park Master Plan booth at the 2026 Highwaymen Festival. Held on February 21, 2026, the 9th Annual Highwaymen Festival was a celebration of the history of these great artists and their impact on Fort Pierce, Lincoln Park, and the art world. TCRPC provided master plan workshop flyers, presented maps of initial analyses of the community, and had the benefit of interacting with residents, artists, and community supporters, all of whom showed genuine interest in the Lincoln Park planning process.

ZORA EXPERIENCE FESTIVAL

TCRPC also had the opportunity to host a Master Plan booth at the Zora Experience 2026, a celebration of the life and works of Zora Neale Hurston. The festival was held on Saturday, March 14, 2026, at the open field belonging to Deliverance Outreach Ministries at N 9th Street and Avenue H. The event was well attended and hosted artists, writers, historians, and all those interested in the history and works of Zora Neale Hurston. Many of the attendees visited the Master Plan booth and showed interest and support for the project.

CHURCH OUTREACH

After Public Workshop #1 for the Lincoln Park Master Plan, Audria Moore, Special Projects Coordinator for the City of Fort Pierce, suggested that input sessions be offered at various churches throughout the community. Ms. Moore visited seven different churches in the community and, using the interactive boards that were displayed during Workshop #1, she was able to solicit further community input on topics ranging from architectural preferences to popular recreational facilities. The visitations were also invitations to the congregations to attend future master plan events.

INTERVIEWS

An important component of the Lincoln Park Master Plan was the initial one-on-one interviews with elected officials, staff, residents, and business owners. The majority of interviews were conducted in person between October 2025 and February 2026. Since that time additional interviews and conversations with individuals have occurred. These typically one-hour conversations were an opportunity to solicit input, hear concerns, and understand the priorities of those interviewed as well as provide the interviewees with some background and context as to the purpose and objectives of the study. A full list of those interviewed, and a summary of the input provided, is outlined on the following pages.





TCRPC at the 9th annual Highwaymen Art Show and Festival





TCRPC at the Zora Experience Festival







Photographs above are taken at the Festivals

INTERVIEWEES

Below is a list of those individuals interviewed for the Lincoln Park Master Plan.

1. Fort Pierce Commissioner Michael Broderick
2. Fort Pierce Commissioner Curtis Johnson
3. Fort Pierce Commissioner Arnold Gaines
4. Fort Pierce Mayor Linda Hudson
5. Fort Pierce Commissioner Chris Dzadovsky
6. Daryl Epps, resident
7. Dr. Pinkie Hendley, resident – "Chat, Chew, and Do" meeting
8. Betty Bradwell, resident – "Chat, Chew, and Do" meeting
9. Delores Hogan Johnson, resident – "Chat, Chew, and Do" meeting
10. Pearl Davis Liverpool, resident
11. Donna Benton, resident, CRA Advisory Board member
12. Jerome Rhyant, resident
13. Larry Lee, resident
14. Pamela Carithers, Director, Lincoln Park Main Street Association
15. Shelby Jones, resident, Lincoln Park Main Street board member
16. Gregory Jones, resident,
17. D'Jion Jackson Harris, resident
18. Peggy Brown Harris, resident
19. Marvin Hobson, Zora Neale Hurston Foundation
20. Dorothey Jackson, resident
21. John Morris, Eastern Homes, builder
22. Brandon Noble, Remnant Construction, builder
23. Jacques Chester, resident, realtor
24. Joy Hawthorne, Deputy Director, SLC Parks and Recreation
25. Josh Revord, Director, Port of Fort Pierce, St Lucie County
26. Fort Pierce Youth Council, Audria Moore, Special Projects Coordinator, City of Fort Pierce
27. Peter Buchwald, Executive Director, St Lucie Transportation Planning Organization
28. Fort Pierce Commissioner Chris Dzadovsky
29. Jonathan Ingraham, Pastor, St Mark Baptist Church
30. Tom Lavash, economist, WTL+a Real Estate & Economic Advisors
31. Jimmy Foster, Pastor

SUMMARY POINTS OF THE INTERVIEWS

Below is a list of issues and concerns raised during the interview process. Most of these comments were voiced repeatedly throughout the various discussions.

- The zoning codes for Lincoln Park need to be updated.
- Need to maintain the historic character of the neighborhood while promoting new infill development.
- Code enforcement is very important – need to review the processes.
- We need a vision for the community that people can see.
- The FPRA and the City should pursue the "pre-permitted" infill housing types.
- Must engage the churches through this process.
- Need new infill commercial, neighborhood services, on Avenue D.
- There needs to be a focus on redeveloping the vacant parcels in Lincoln Park and discourage

displacement of existing residents.

- The Port to Parks project for the county-owned parcels on Avenue O connecting Lincoln Park to the port with a stormwater project, could be beneficial to the community if executed properly.
- The Arthur Lee Boatwright pool at the Lincoln Park recreation center needs to be preserved and enhanced.
- The Lincoln Park Academy is a source of great pride for the community.
- Homelessness is a growing problem in the community.
- There is a need for affordable housing in the community but there is also recognition that residents of new market-rate infill housing would help support the area.
- There are heirs property issues in the community. A program to provide information and assistance on how to rectify these issues would be helpful.
- There seems to be a good deal of land banking. Need to get property owners to invest in the community or divest their properties to those who will.
- Need more healthy food options on Avenue D.
- Lincoln Park will never reach its full potential until downtown reaches its full potential.
- There are many streets in Lincoln Park that need sidewalks and streetlights.
- There needs to be more code enforcement, but it needs to be applied consistently.
- Need to increase the ratio of homeowners in the neighborhood.
- The Lincoln Park Community Center and parks are very important to the community and they should be enhanced.
- Small business training and entrepreneurial assistance is needed.
- "YIGBY" infill housing would benefit the churches that meet the criteria.
- Renovations to the Lincoln Theater have stalled. Need to get that project completed.
- Need to build a stronger relationship between the community and the Fort Pierce Police Department.
- We need things for kids, positive experiences, on Avenue D (ice cream parlor, kid-friendly restaurants, etc.).
- There is a tremendous amount of history and pride in the Lincoln Park community.
- There are some housing solutions for single men and single women but need solutions for families; to keep families together.
- Need strategies for keeping houses in the family – heirs issues.
- Transportation is an essential component to everyday life and Lincoln Park can be transportation challenged.
- A neighborhood grocery store, like a Walmart Neighborhood store, would be great.
- Create an infill housing program, on publicly owned properties, directed to civil service workers (i.e. police, fire, teachers, nurses, etc.).
- Part of stabilizing the housing market in Lincoln Park is dealing with title and lien issues. A program for lien forgiveness should be considered.
- Liens on properties can wipe out generational wealth when not dealt with properly.
- Word of mouth and the churches are the best way to get information into the community.
- Need grants for property improvements that are not reimbursable (owner pays for improvements and city pays them back). Many owners do not have the up-front investment dollars.

In summary, the community is very proud of, and optimistic about the future of Lincoln Park. Everyone recognizes the challenges that exist, but by continuing positive interaction and collaboration, there is great belief in the future of the community. The City of Fort Pierce, the Fort Pierce Redevelopment Agency, St Lucie County, and the community must continue to work together to achieve the goals outlined in this master plan.

PUBLIC WORKSHOPS

PUBLIC WORKSHOPS

TCRPC hosted three public workshops:

- #1 - February 25, 2026 at the Lincoln Park Community Center;
- #2 - April 1, 2026 at the Percy Peek Gym;
- #3 - May 5, 2026 at the Lincoln Park Community Center

A detailed summary of the input provided during the three public workshops can be found on the following pages.



PUBLIC WORKSHOP #1

Workshop #1 was held on February 25, 2026 at Lincoln Park Community Center. There were over 80 people in attendance. Citizens were directed to a series of posters that were designed to gain public input on a variety of subjects pertaining to the master planning effort. An opening presentation by TCRPC was followed by a question and answer session with TCRPC. Images of the input posters, and a summary of the question and answer session are on the following pages:

- Significant concerns about gentrification and displacement, especially if improvements occur
  - Current 'affordable housing' not affordable if it's still $350,000 or $1,500/month
  - Missing middle conversation
- Violence in the community needs to be addressed somehow – need to foster a greater sense of safety to make community comfortable engaging and existing in public spaces
  - Gun violence makes people feel unsafe
  - How will the new police substation change things?
- Agreement that the sidewalks and lighting infrastructure issues should be dealt with
- Land development should prioritize keeping certain uses central to Lincoln Park and bringing back historic uses to fill in gaps, including neighborhood services
- Workshops for pathways to home ownership highly sought after
- Code enforcement and compliance should be enhanced
  - Renters and "slumlords" in town and especially those that live out of town not maintaining their properties (absentee landlords)
  - Letting properties decay and become overgrown
  - People need to be out of the rental properties not meeting code

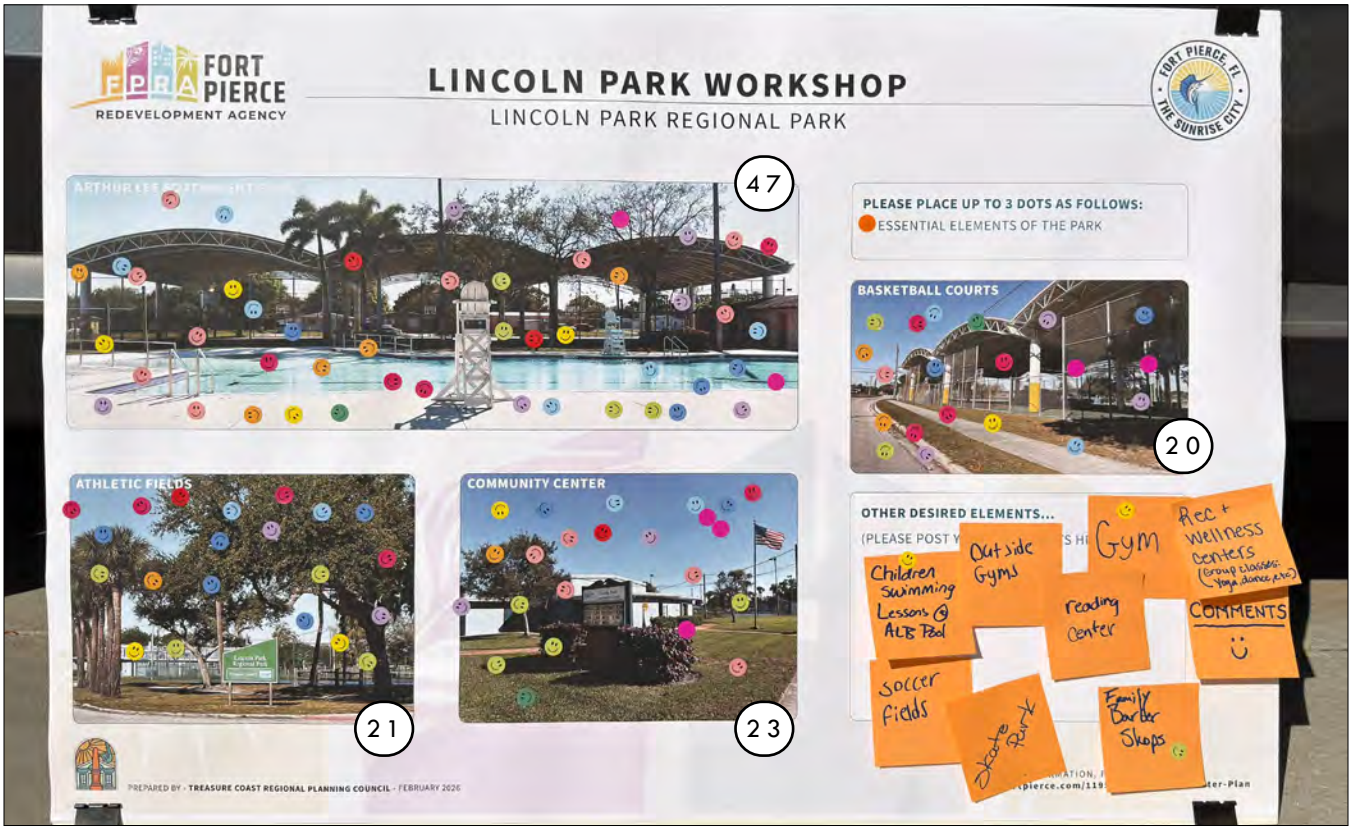


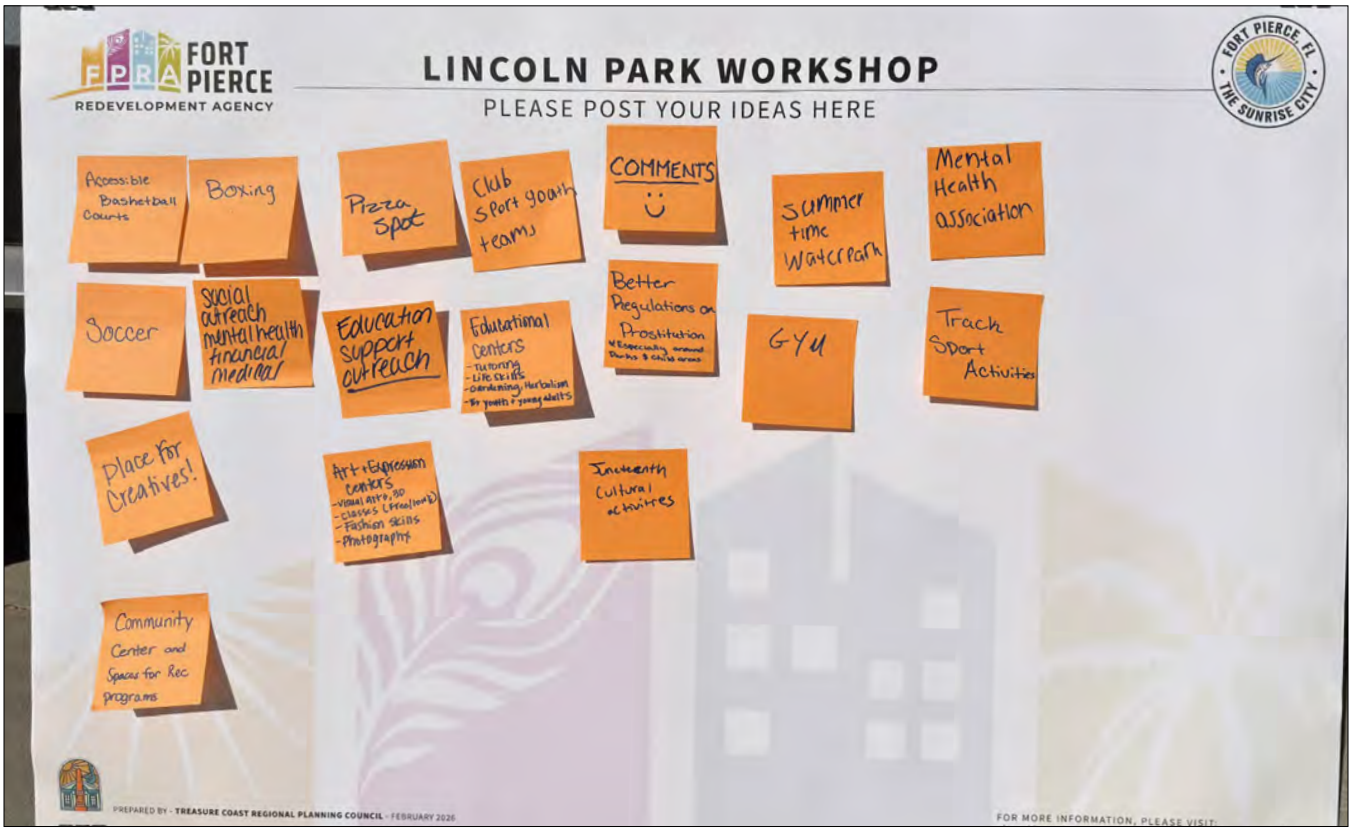



FPRA FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
NEIGHBORHOOD MAP
FORT PIERCE, FL
THE SUNRISE CITY
PLEASE PLACE A DOT:
WHERE YOU LIVE
WHERE YOU WORK
WHERE YOU SPEND FREE TIME
I LIVE, WORK OR SPEND FREE TIME OUTSIDE THE STUDY AREA
(PLACE DOT HERE)
CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
LEGEND
FPRA BOUNDARY
PARCEL LINES
BLOCKS (STUDY AREA)
BLOCKS (NOT IN STUDY AREA)
WATERWAYS & PONDS
PARKS
EXISTING BUILDING
RECENTLY DEMOLISHED BUILDINGS
PREPARED BY: TREASURE COAST REGIONAL PLANNING COUNCIL - FEBRUARY 2026
FOR MORE INFORMATION, PLEASE VISIT:
cityoffortpierce.com/1195/Lincoln-Park-Master-Plan

- Broken window theory: it all starts with the appearances of the yards
    - Are there City funds that can be accessed to improve residential properties?
- There is a lot of vacant land under private ownership
    - Heirs' property issues
    - Can the City hold workshops or create a fund?
- There is still unofficial redlining happening with the banks
- Concerns about eminent domain
- The City needs to ensure public property doesn't just become more homes - should invest in funding improvements for existing homeowners
- Need more community collaboration with the police to see how they can tangibly improve resident quality of life
- Community NEEDS to stay engaged and activated to solve these issues
- If YIGBY kicks off, should the City put out information for churches to start the process?




FPRA FORT PIERCE REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
LINCOLN PARK REGIONAL PARK
FORT PIERCE, FL THE SUNRISE CITY
47
PLEASE PLACE UP TO 3 DOTS AS FOLLOWS:
ESSENTIAL ELEMENTS OF THE PARK
BASKETBALL COURTS
20
ATHLETIC FIELDS
21
COMMUNITY CENTER
23
OTHER DESIRED ELEMENTS...
Children Swimming Lessons @ ALB Pool
Outside Gyms
Gym
Rec + Wellness Centers (Group classes: Yoga, dance, etc.)
reading center
COMMENTS
Soccer fields
Skate Park
Family Barber Shops
PREPARED BY - TREASURE COAST REGIONAL PLANNING COUNCIL - FEBRUARY 2026


FPRA FORT PIERCE REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
PLEASE POST YOUR IDEAS HERE
FORT PIERCE, FL THE SUNRISE CITY
Accessible Basketball Courts
Boxing
Pizza Spot
Club Sport youth teams
COMMENTS
Summer time Waterpark
Mental Health Association
Soccer
Social outreach mental health financial medical
Education support outreach
Educational Centers
- Tutoring
- Life skills
- Gardening, Herbalism
Better Regulations on Prostitution
GYM
Track Sport Activities
Place for Creatives!
Art + Expression Centers
- Visual Arts, 3D
- Classes (Creatives)
- Fashion skills
- Photography
Increase Cultural activities
Community Center and Spaces for Rec programs
PREPARED BY - TREASURE COAST REGIONAL PLANNING COUNCIL - FEBRUARY 2026
FOR MORE INFORMATION, PLEASE VISIT:


FPRA FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
PREFERRED USES ALONG AVENUE D
FORT PIERCE, FL THE SUNRISE CITY
PLEASE PLACE UP TO 3 DOTS AS FOLLOWS:
USES THAT YOU FEEL ARE APPROPRIATE AND/OR NEEDED ALONG AVENUE D
29
APTS &
23
GROCERY
25
RES
22
COMMUNITY SERVICES
CIVIC
NONPROFIT HUB, HEALTH CLINIC,
HOUSING
21
NEIGHBORHOOD SERVICES
32


FPRA FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
HISTORIC CHARACTER OF THE NEIGHBORHOOD
FORT PIERCE, FL THE SUNRISE CITY
MEANS COURT ELEMENTARY
18
SINGLE FAMILY
13
SINGLE FAMILY
7
ZORA NEALE HURSTON'S HOME
16
JACKIE CAYNON BUILDING
JACKIE L. CAYNON SR. BUILDING
15
LINCOLN THEATER
26


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
PREFERRED ARCHITECTURAL STYLES FOR NEW CONSTRUCTION
FORT PIERCE FL
THE SUNRISE CITY
PLEASE PLACE UP TO 3 DOTS AS FOLLOWS:
IDENTIFY APPROPRIATE ARCHITECTURE FOR THE NEIGHBORHOOD
FLORIDA VERNACULAR
7
MID-CENTURY MODERN
13
MEDITERRANEAN REVIVAL
14
BUNGALOW
13
RANCH
6
CONTEMPORARY
32
PREPARED BY · TREASURE COAST REGIONAL PLANNING COUNCIL · FEBRUARY 2026
FOR MORE INFORMATION, PLEASE VISIT:
cityoffortpierce.com/1195/Lincoln-Park-Master-Plan


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
THOUGHTS ON HOUSING TYPES?
FORT PIERCE FL
THE SUNRISE CITY
PLEASE PLACE DOTS AS FOLLOWS:
THIS BUILDING TYPE IS APPROPRIATE FOR THE LINCOLN PARK NEIGHBORHOOD
THIS BUILDING TYPE IS NOT APPROPRIATE FOR THE LINCOLN PARK NEIGHBORHOOD
SINGLE FAMILY
21
3
SINGLE FAMILY
14
4
MIXED USE
10
6
DUPLEX
4
4
DUPLEX
8
3
MIXED USE
16
6
TRIPLEX
7
5
MULTI FAMILY
4
6
FOR MORE INFORMATION, PLEASE VISIT:

CHURCH OUTREACH

A series of Church visits were conducted by the FPRA as additional public outreach to gain input for the Lincoln Park Master Plan:

- 13th Street Church of God - Two sessions were conducted, one on March 30 with 18 people, and again on April 7 with an attendance of 29 people. A summary of the public input posters can be found on the following page.
- Friendship Missionary Baptist Church - On April 14 a small group of 5 people participated.
- Johnson Temple Church of God in Christ - On March 24 a group of 16 people participated in the event.
- Mt. Olive Missionary Baptist - On March 30 a group of 16 people participated in the event.
- St Mark Missionary Baptist Church - On March 31 a group of 20 people participated in the event.
- St Mathews Missionary Baptist - On March 31 a group of 20 people participated in the event.
- St. Paul A.M.E







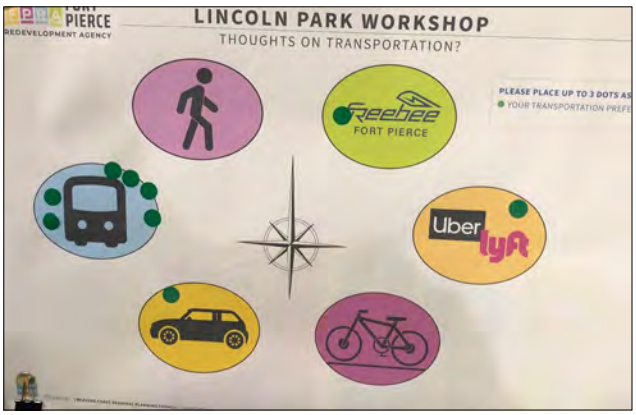




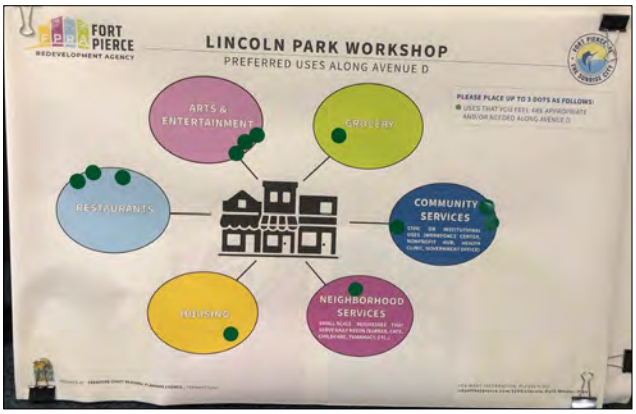
DESIRED ELEMENTS

- Park for Kids with autism and disabilities
- Outdoor & Indoor
- Outdoor w/ ceiling fans, fenced in or gated
- Yearly Swimming lessons for all ages “big classes”
- Sports lessons for youth and all ages
- Yearly after schools reading, writing, math, any subjects, S.A.T. prep, college prep
- Fitness center for Seniors and for all
- Adult Community Center
- Walking and running tracks


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
NEIGHBORHOOD MAP
PLEASE PLACE A DOT:
WHERE YOU LIVE
WHERE YOU WORK
WHERE YOU SPEND FREE TIME
I LIVE, WORK OR SPEND FREE TIME OUTSIDE THE STUDY AREA
(PLACE DOT HERE)
CITY OF FORT PIERCE

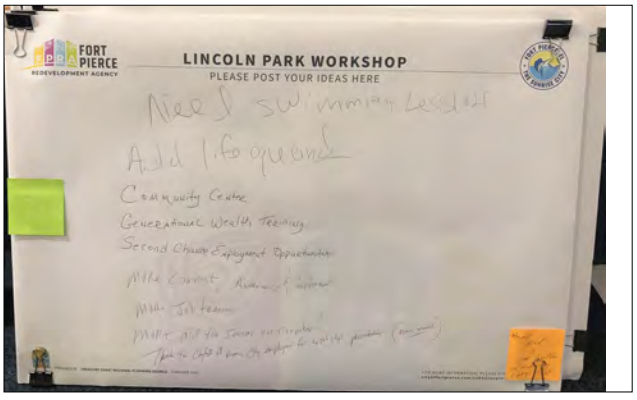

FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
THOUGHTS ON TRANSPORTATION?
PLEASE PLACE UP TO 3 DOTS AS
YOUR TRANSPORTATION PREFE
Reebee
FORT PIERCE
Uber
lyft


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
THOUGHTS ON HOUSING TYPES?
PLEASE PLACE DOTS AS FOLLOWS:
THIS BUILDING TYPE IS APPROPRIATE FOR THE LINCOLN PARK NEIGHBORHOOD
THIS BUILDING TYPE IS NOT APPROPRIATE FOR THE LINCOLN PARK NEIGHBORHOOD
DUPLEX
TRIPLEX
MULTI-FAMILY
MIXED USE


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
PREFERRED USES ALONG AVENUE D
PLEASE PLACE UP TO 3 DOTS AS FOLLOWS:
ARTS & ENTERTAINMENT
GROCERY
RESTAURANTS
COMMUNITY SERVICES
HOUSING
NEIGHBORHOOD SERVICES


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
HISTORIC CHARACTER OF THE NEIGHBORHOOD
MEARS COAST ELEMENTARY
SINGER FACTORY
LINCOLN THEATER
ZORA NEALE HURSTON'S HOME
JACKIE CAYNON BUILDING


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
LINCOLN PARK REGIONAL PARK
PLEASE PLACE UP TO 3 DOTS AS FOLLOWS:
ESSENTIAL ELEMENTS OF THE PARK
BASKETBALL COURTS
ATHLETIC FIELDS
COMMUNITY CENTER
OTHER DESIRED ELEMENTS...
(PLEASE POST YOUR THOUGHTS HERE)


FORT PIERCE
REDEVELOPMENT AGENCY
LINCOLN PARK WORKSHOP
PLEASE POST YOUR IDEAS HERE
Need swimming lessons
Add lifeguards
Community Center
Generational Wealth Training
Second Chance Employment Opportunities
Mobile Computer Access
Mobile Job Resource
Make sure the buses run more frequently

PUBLIC WORKSHOPS

PUBLIC WORKSHOP #2

Workshop #2 was held on April 1, 2026 at Percy Peek Gym. There were about 45 people in attendance. An opening presentation by TCRPC was followed by facilitated table discussions with a concentration on the following topics:

1. Housing
   - Infill opportunities
   - YIGBY opportunities
   - Appropriate building types, densities, etc.
   - Architectural styles
2. Development and Redevelopment
   - MLK Boulevard
   - Needed Uses
   - Opportunities for redevelopment (aging facilities etc.)
3. Avenue D
   - Detailed base map for discussion
   - Desired Uses
   - Infill designs
   - FPRA property
4. Heirs' Property Situations
   - Researching Programs in Other Communities
   - See Heirs' Property Key Points List




HOME
VISITOR
FOULS
FOULS
FORT





SUMMARY OF TABLE SESSION DISCUSSIONS

COMMON THEMES ACROSS TABLES

- Code enforcement City wide: derelict appearances on vacant AND non-vacant lots bring down property values and are associated with crime
    - There should be a City program that helps homeowners bring their properties up to code
- There needs to be more soft and hard infrastructure in the City to address the homeless population
- Ave D needs to be filled in with the historic uses that people need: dry cleaners, ice cream shop, pharmacy, grocery store, etc.
    - Emphasis on beautifying existing properties and creating a sense of safety and character that draws people in
- City programs/grants for facades, first time homebuyers, etc. need to be more accessible and well-advertised to residents (not just developers and commercial)
    - City programs need to connect more to the federal programs or fill the gaps that they leave
- There needs to be a distinction between low-income and affordable housing when attracting developers and telling the community what they will be getting
- Undoubtedly a need for more housing: mixed feelings on where single family vs multifamily should go and how to layer those densities throughout the City

TABLE 1

- Need to reevaluate zoning so that it allows for medium and lower density that are more conducive to affordability
- Collaborate with community to see what areas should just be single family vs allow for higher density housing



- Code enforcement needs to be more rampant and widespread, not just targeted in certain areas of the City
    - Specifically as an effort to improve the image of the City
    - County/City also has vacant lots they need to clean up and set an example with
- Collaborate with Fort Pierce Housing Authority to assign appropriate areas for certain types of housing AND manage code enforcement for new projects/owners
    - Pushback on Section 8 housing because of high turnover rates, lack of code enforcement, and absentee landlords
    - Make federal programs (HUD/Section 8) more compatible with City programs
    - Identify where there are gaps that City programs can fill
- Need educational programs about the value of

homeownership/maintaining homes, etc.

- Continue to develop a sense of place on Avenue D that includes architectural styles

TABLE 2

Avenue D

- Start with basic improvements that help beautify the facades and street to attract businesses to reinvest and people to visit
  - Ex: windows, boarded up vacant buildings, adding street trees
  - **focus on what can be controlled in the short term**
- How can there be more open communication about the work that FPRA is doing?
  - Phasing signs on projects? Wayfinding signs?
- Find interim uses for vacant lots: food trucks, live music, movie nights, public events
  - **get people to come to the area and start developing a sense of safety**
- Short term wins with long term projects!!!

Housing

- Mix of housing types
  - Still maintain uniformity in architecture (but some variety)
  - More multifamily housing
  - Missing middle!
  - 25th Street
- Emphasis on beautification: medians, street trees, open space

TABLE 3

Housing

- Lots of vacant parcels owned by out-of-towners (absentee)
  - leads to eyesores that are overgrown
  - cheapens property values for all
- Need more code enforcement
- Infill opportunities
- No more convenience stores – need grocery stores and farmer's market
- More eateries and restaurants - especially those with healthy food options
  - Food truck gathering place?
- SHIP program needs to be more accessible and have less boundaries to application
- New housing needs to have character – not just same old boxes
  - Or work to revitalize older houses before building new

Development and Redevelopment

- Cultivate the feeling of a Black Wall St on MLK and Avenue D
- Make façade grants available for residential and not just commercial

Avenue D

- More restaurants, mixed use, grocery stores, farmer's market, gas station, dry cleaners, Lincoln Theatre reopen



TABLE 4

Housing

- More housing variety in the multifamily homes
- Need developers that are willing to work with the City for affordable housing that also meets design standards
    - However, there needs to be a more streamlined development process so that developers actually come

Avenue D

- Code is too stringent and needs to be evenly applied
- Evaluate effectiveness of grant programs and how accessible they are to businesses AND residents
- Some potential uses: bank, dry cleaners, coffee shops, restaurants, grocery store, ice cream shop, family destinations

TABLE 5

Housing

- Ave O and US 1 property needs to have mixed use
    - More public outreach needed for what to do with those parcels
    - Specifically a concern about water runoff
- Development and Redevelopment
- Connect property owners with capital to bring properties up to code
- MLK Blvd and Ave Q - Activate this lot for entertainment purposes or at least to serve the community in some way
- Have more active sports in the available sports fields

Avenue D

- Reopen Lincoln Theatre
- Address homelessness

TABLE 6

- Ave D and 13th great opportunity to have a welcome center/souvenir shop/coffee shop
    - Fill in Ave D with the historic uses: dry cleaning, cleaners, ice cream shop, pharmacy that make it a place people can go to get everything they need
    - Reopen Lincoln Theatre and use it for multicultural events and as a venue people can rent
- Address the lack of infrastructure for homeless community members: no shelters, need showers
    - If plaza on Ave D and 13th is developed for something else, need a different space where people can outreach to the



homeless

- Need to utilize code enforcement to address illegal boarding houses and even legal ones with absentee landlords/those who don't maintain their properties
- Need more recreational activities (to stop people from street racing for instance): maybe waterpark? Something that could generate revenue for the City
- Make affordable housing programs more accessible
    - How do ADUs affect your property tax?
    - YIGBY: who will build them?

TABLE 7

- New housing needs to be family-oriented and have a consistent aesthetic that reflects the character of the neighborhood
    - Need low-income housing and homeless shelters
    - Not in favor of multifamily; single family is the best
- Need farmer's market and supermarket
- Ave D priority needs to be beautification and bringing existing properties up to standard
    - Use historic images as inspiration

TABLE 8

- Vacant lots and unkempt homes bring down values throughout the neighborhood
- Need to implement or at least advertise more first time homebuyer assistance
- If we are going to bring in more houses, we need to encourage more businesses on Ave D to meet their needs (as well as the needs of existing residents who have to travel far outside the community)
    - Mixed use on Ave D would be great
    - Food and retail for nearby seniors to have walkable access to it
    - Freebee has limitations on where riders can go – if planning on activating Avenue D more, need to change that
    - Needs on Ave D: grocery store, gas station, ice cream, services, bank
- Heirs property is a big issue and the City should have a program that helps with solving it
- There needs to be a more central community center where people can access employees to help them apply for services (unemployment, youth, internships, DCF, WIC)

PUBLIC WORKSHOPS

PUBLIC WORKSHOP #3

Workshop #3 was held on May 5, 2026 at the Lincoln Park Community Center. There were approximately 60 people in attendance. An opening presentation by TCRPC was followed by facilitated table discussions with a concentration on the following topics.

1. Infrastructure
   - Sidewalks
   - Street Lighting
   - Trees/landscaping
   - Other
2. Parks and Recreation
   - Lincoln Park Community Center Improvements (football field, pool, parking)
   - Port to Parks Connection
   - Plaza at 13th and Avenue D
   - Other
3. Policing
   - Issues in the Community
   - Police Officers in Attendance to Assist with Questions
4. Code Enforcement
   - Issues in the Community
   - Code Enforcement Officers in Attendance to Assist with Questions





SUMMARY OF TABLE SESSION DISCUSSIONS

COMMON THEMES ACROSS TABLES

- Programs or a committee to provide outreach and implement the Master Plan
- Moore's Creek Park is excellent but underutilized – people don't feel as safe going there with a lot of illegal activity (drugs and homelessness) – need more boots on the ground police enforcement
- Police beats should include walking and bicycling as well as driving – increase their visibility as well as community relations
- People want to know the police
- Sidewalks need to be connected, well-lit, and shaded with trees to actually encourage walkability
- The Lincoln Park Pool is absolutely essential – water safety is extremely important for people to learn, and this pool is the only one in the area
    - Desires for pool programming that is affordable
    - Expansion of the pool for availability of a swim team and also hosting competitions
- Existing parks and recreation areas (ex: football fields) need to be updated and upkept to attract residents and other high schools/leagues for tournaments (revenue source)
- Activating the plaza at 13th Avenue and D is a great opportunity to bring a community hub back onto Avenue D
    - Avenue D beautification and redevelopment should be a priority
- Desire for City-wide beautification efforts that target landscaping, trash pickup, abandoned/derelict properties, cars being parked illegally on yards, roads, sidewalks…

TABLE 1

What do you love about Lincoln Park?

- Re-becoming a self-contained community
  - Seeing merchants comfortable coming to LP
  - Extra excitement for the Black-owned businesses
- Moore's Creek Linear Park

Infrastructure

- Need more sidewalks
- Create a grid system that connects with streets and sidewalks
  - Better lighting on streets as well (especially Avenue I and M)

Policing

- People feel unsafe to engage in parks and rec activities with the shootings
- Need more traffic enforcement – people running red lights
- Code enforcement for people parking on streets and sidewalks

Parks and Rec

- Need the pool!!!
  - Water safety extremely important
  - Swimming lessons very expensive
- Avenue D and 13th Plaza should be extended for museum
- Make Moore's Creek Linear Park safer

Code Enforcement

- Stop garbage cans being out 24/7
- People need to handle their yard waste – no cars in yards

TABLE 2

What do you love about Lincoln Park?

- The authentic history and how it's woven into the City today
- Avenue D being a historic (and returning) market area
- Tight-knit

Infrastructure

- Remodel buildings on Avenue D
- Sidewalks!
- What can be done to expedite reinvestment?
- Comprehensive approach to beautifying the City

Policing

- More police presence/visibility at public events to increase sense of safety
- More community engagement and policing
  - Town halls?
  - Citizen ambassador program?

Parks and Rec

- Pool needs to be reopened and brought up to standard
- Modernize football fields
- Generally – better marketing for existing parks



and rec areas to make them more attractive

- Be sure to maintain and rehab existing lighting, sidewalks, landscaping before new on Avenue D
- Code Enforcement
    - Zoning ordinances for food trucks?
    - Create an entertainment district?

TABLE 3

What do you love about Lincoln Park?

- Vacant lots are opportunities to be innovative for the community and nurture the LP identity
- Great location close to lots of amenities (natural and otherwise)

Infrastructure

- Need to connect sidewalks
- Create full street ecosystem: sidewalks, street trees, street parking
    - Do this to bring in development and commercial

Policing

- Yes to police presence on Avenue D and around Highwaymen Museum
- Police should utilize multimodal transport more – walking and bikes – especially on Avenue D and Moore's Creek Park
- Change culture around policing in the community and find more outreach opportunities, especially with youth
    - Chance for neighborhood watch/ community policing?

Parks and Rec

- Support the Parks to Port project
- Improve the pool and support programming there
- Moore's Creek Park needs to be better maintained and managed – too much illegal activity leaves it underutilized
- Integrate empty plaza into Highwaymen Museum
- Focus on filling in vacant lots of Avenue D

Code Enforcement

- Questions around code enforcement for parking and what is required to report
- City properties need to be upkept to set an example

TABLE 4

What do you love about Lincoln Park?

- The deep rooted history and the people who keep that history alive

Infrastructure

- Sidewalks!!! And related infrastructure that encourages walkability (trees, lighting, traffic calming)
- Transit shelters rather than just benches

Policing

- Officers need to get out of their cars more to interact with the community
- Need consistent patrolling and citation policy

Parks and Rec

- Community center needs to be expanded and used for more events
- More parking for recreation areas
- Keep the pool, add splash pad area?
- Need a large playground
- Lincoln Park Theatre great asset
- Activate Avenue D and 13th plaza as an incubator building – farmer's market?
- Lock-in on the artist history of the community, create artist spaces/art walks

Code Enforcement

- Trash pickup needs to be communicated better
- More liens

- Yard maintenance huge problem
- City needs to lead by example on their properties

TABLE 5

What do you love about Lincoln Park?

- Culture, history, art
- Close-knit with passionate residents
- Need more solutions for homelessness and to share burden across the City

Infrastructure

- Some street flooding happening
- More awareness around app to report problems
- Road maintenance – especially striping and ditches
- Street trees and seeing that existing landscaping is maintained

Policing

- More communication with the community about what the police are actually doing
  - Increase community relations and community-type policing
  - Need civility and de-escalation training
- Convenience stores are being used as drug fronts
- Safety of community kids must be priority
- Questions around boardinghouse regulations
- Short staffing?

Parks and Rec

- Summer swimming lessons at affordable prices
- Keep ballfields and football fields active and expand those areas
  - Better restroom access at existing facilities
  - Increased parking for these fields
- Activate the plaza at 13th and D

Code Enforcement

- Better regulations=better enforcement
- Offer City properties for sale to residents as opportunity to set good example

TABLE 6

What do you love about Lincoln Park?

- Walkability
- Multi-generational
- Close-knit

Infrastructure

- Enjoy shaded seating via trees
- Ponds that can be used for stormwater
- Need better lighting on roads

Policing

- Walking beat, motorcycle beat
- Community policing
- Increase interactions with the community

Parks and Rec

- 13th and D plaza should be a park of some sort connected with Highwaymen Museum
- Keep the pool
- More information public about community center

Code Enforcement

- Need district focus in Lincoln Park
- Sweep covering unmowed lawns, junk cars, solid waste, etc – prioritize in CRA areas

TABLE 7

What do you love about Lincoln Park?

- The history!
- The green spaces and trees

Infrastructure

- Issues with anonymous complaints
- Lots of vacant lots
- Bring the lighting on Avenue D elsewhere
- More speed bumps, bus lanes, shade trees

Policing

- Need events co-coordinated with the police
- Need to have a direct contact person for different areas of the City
- Minimize police harassment and better community relations

Parks and Rec

- Walking trail with outdoor exercise stations
- Preserve nature
- Pool hours need to be posted online and updated
- Host community events in parks to encourage usage
    - Police presence at these events
- Splash park



Code Enforcement

- More information on trash pickup - More bulk pick-up
- Dog poop issue
- Renovate properties that are falling apart
- Stop sidewalks being used for parking

TABLE 8

Infrastructure

- Sidewalks needed – especially around school areas
- Street lighting
- Storm drainage for flooding

Policing

- Police need to invest in getting to know the community and doing outreach
    - Bike routes for their beats
    - Activities with the kids

Parks and Rec

- Really like Moore's Creek Park and Rec Center
- Utilize Fenn Park for its field houses, multi-sports venues, and make it a tourist spot or a place where tournaments are hosted
- Increase pool usage and programming
    - Like with the fields, encourage tournaments hosted
- Interconnect the parks with trails and exercise stations
- Neighborhood garden
- Splash park

Code Enforcement

- Solutions for absentee owners and abandoned/ derelict houses

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APPENDIX B

BACKGROUND AND EXISTING CONDITIONS



BACKGROUND & HISTORY

BRIEF HISTORY OF LINCOLN PARK

The City was first established as a military settlement in 1838 with more permanent settlement beginning in 1868. By 1901, the preceding arrival of Henry Flagler's Florida East Coast Railway and the subsequent population boom led to the City's official incorporation. The City's original settlement area, Edgartown, eventually expanded into nearby present-day Lincoln Park.

By the 1950s, Lincoln Park had become a thriving commercial area within the city. The neighborhood is home to Avenue D which boasted a plethora of successful African-American owned businesses. By the 1960s, Avenue D was a community hub filled with cultural and retail amenities to satisfy the needs of the neighborhood and attract visitors from surrounding areas.

This era also cemented Lincoln Park's cultural legacy. Lincoln Park was home to many of Florida's Highwaymen, 26 African American artists who became world renowned for their vibrant landscape pieces. At the time, segregation prevented the artists from displaying their works in galleries, but they nonetheless drew the attention of art enthusiasts and sold over 200,000 paintings. Today, the City of Fort Pierce honors the legacy of the Highwaymen through a yearly festival every February. Additionally, visitors can embark on the Highwaymen Heritage Trail which runs through Lincoln Park.



Highwaymen Obelisk located on Avenue D and N 13th Street.

During this period, Harlem Renaissance author Zora Neale Hurston also moved to Lincoln Park where she would write and reside until her death in 1960. The Dust Tracks Heritage Trail commemorates her life and times in Fort Pierce.

Today, the City of Fort Pierce is committed to revitalization efforts in Lincoln Park that honor the neighborhood's history and foster economic growth. In 2025, the City launched an initiative to create a Lincoln Park Redevelopment Master Plan through a process that prioritizes community input and collaboration. This Master Plan will supplement the 2020 Fort Pierce Redevelopment Plan and the 2022 Downtown Master Plan.

2020 FORT PIERCE COMMUNITY REDEVELOPMENT PLAN

In 2020, the Fort Pierce Redevelopment Agency (FPRA) worked with S&ME Engineering to create and publish the Fort Pierce Community Redevelopment Plan. This Plan builds upon the previous works of the FPRA such as the restoration of the Fort Pierce Marina and the beautification and expansion of Moore's Creek Park to address challenges within the area and create a vision for future redevelopment. It includes a four point Action Plan that aims to restore neighborhoods; foster arts and culture; reset the economic base; and connect neighborhoods, destinations, and employment concerns.

2022 DOWNTOWN MASTER PLAN

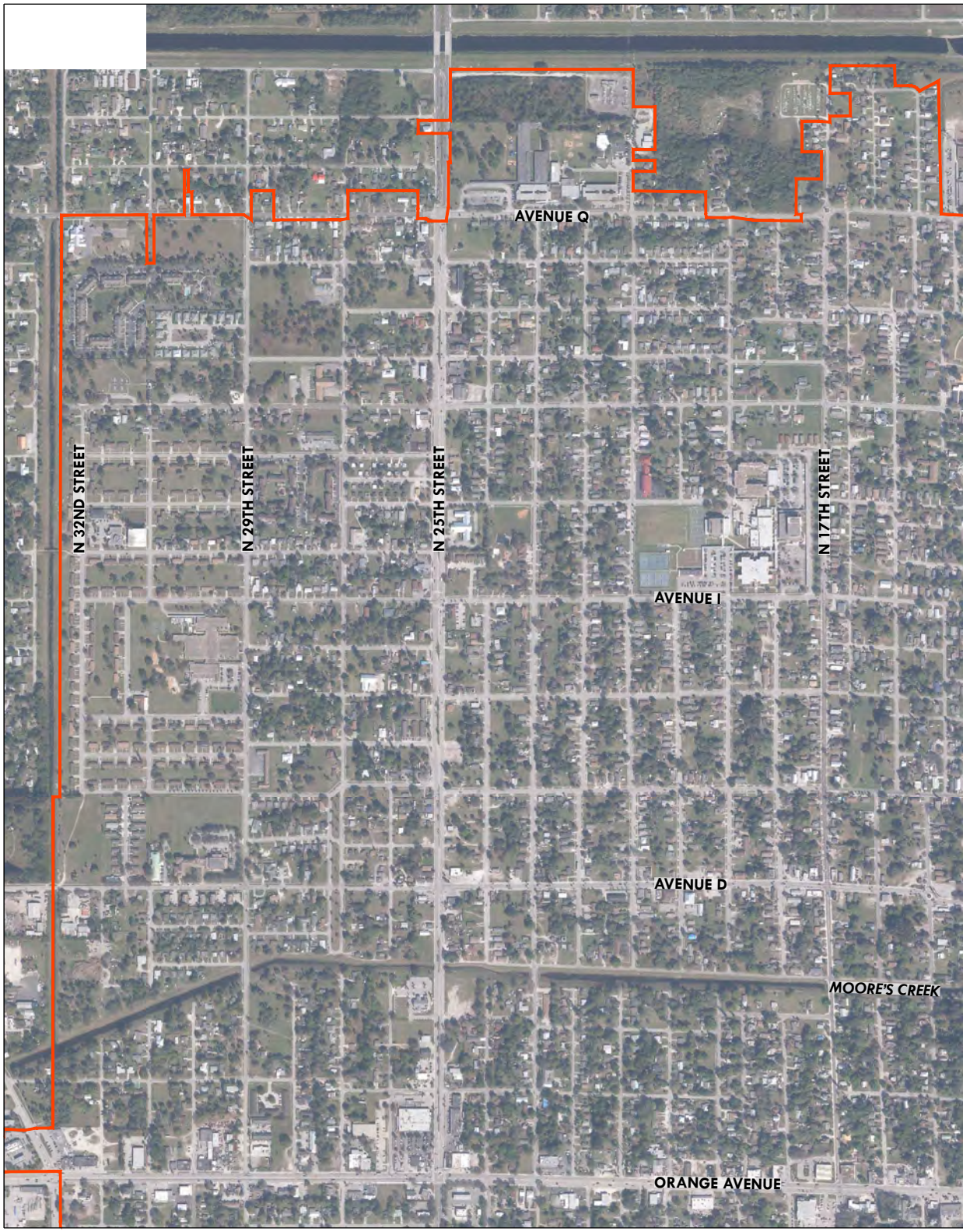
The City of Fort Pierce worked with S&ME Engineering again in 2022 to put forward a Downtown Master Plan containing a three-phase implementation proposal culminating in a Vision Plan 2043. The Plan's guiding principles involve keeping the waterfront public, providing consistent activity for all users, balancing parking and character, connecting existing assets, and elevating expectations in the area. The focus areas of the plan are Marina Park, the intersection at US 1 and Avenue A, and creating festival streets.

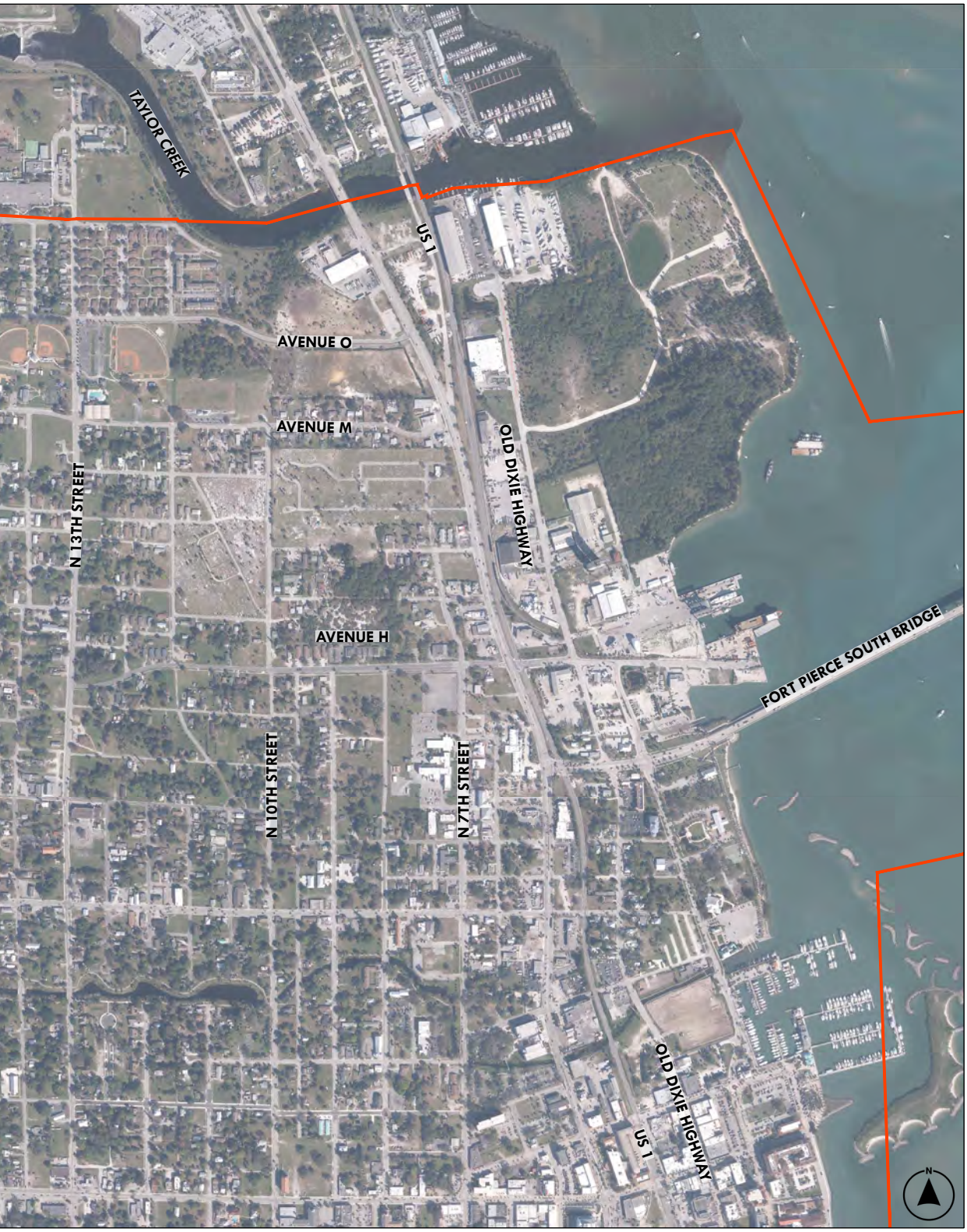


Moore's Creek Phase 1 improvements from Dundas Court.

LINCOLN PARK MASTER PLAN - STUDY AREA

EXISTING CONDITIONS

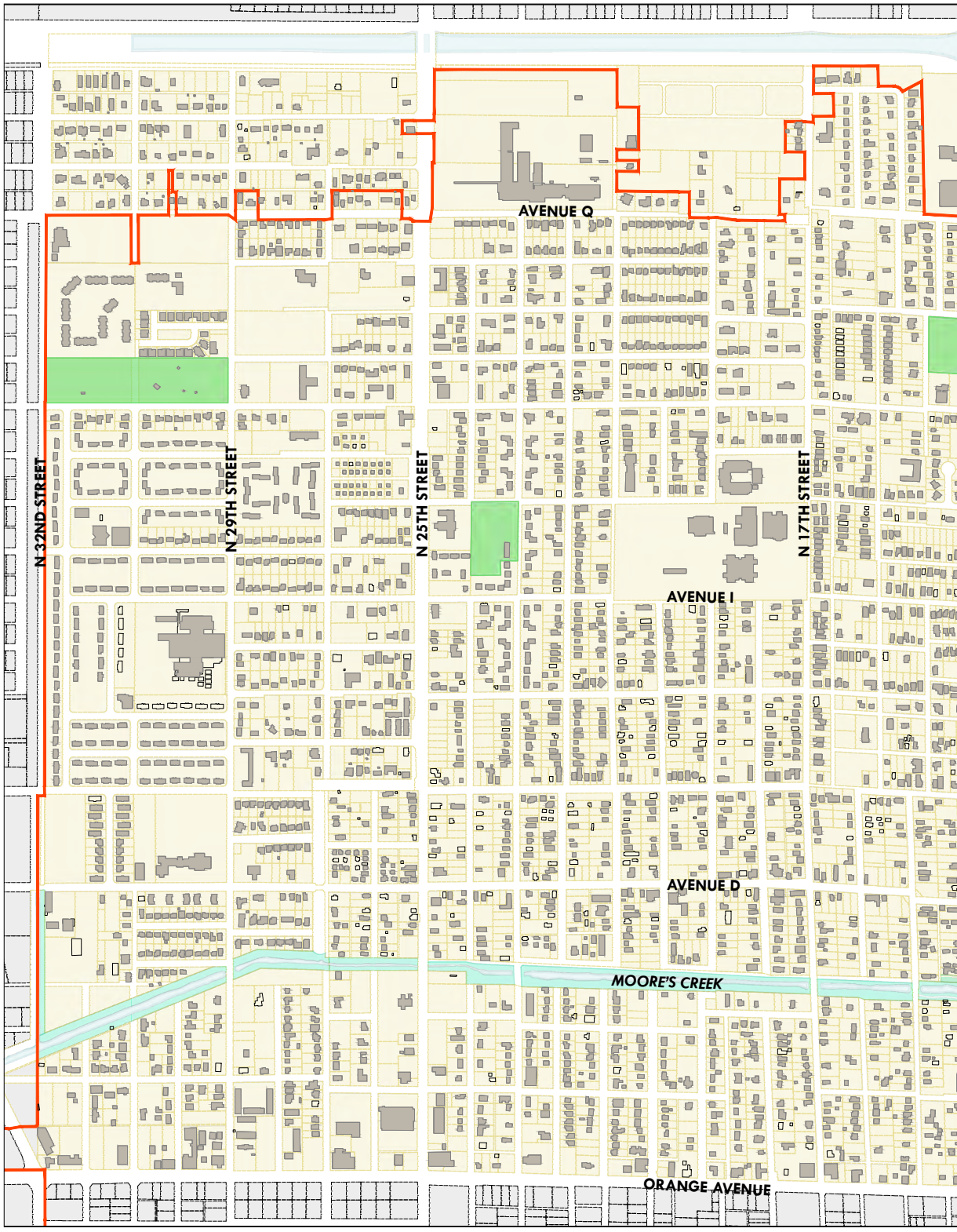


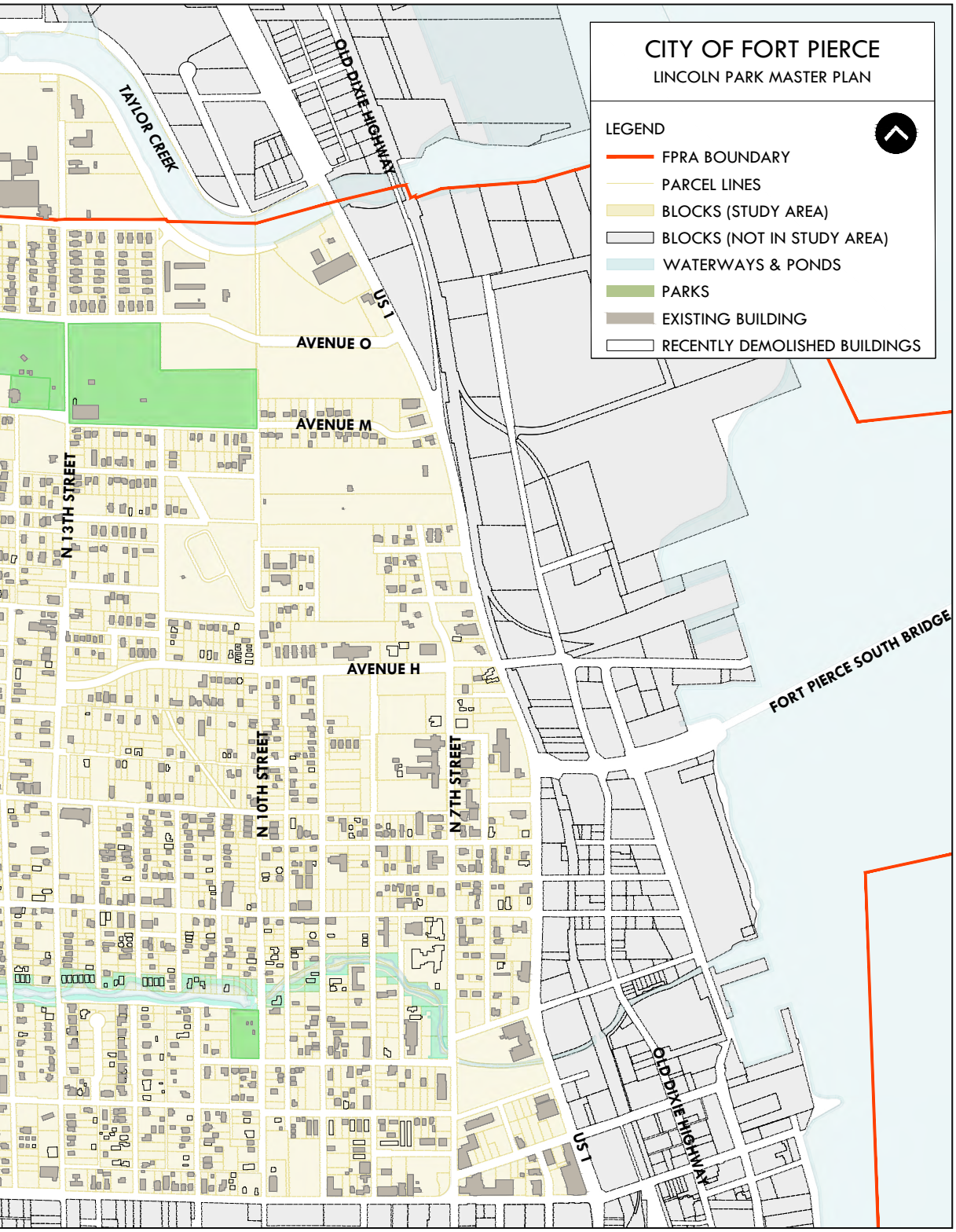

TAYLOR CREEK
US 1
AVENUE O
AVENUE M
OLD DIXIE HIGHWAY
N 13TH STREET
AVENUE H
FORT PIERCE SOUTH BRIDGE
N 10TH STREET
N 7TH STREET
OLD DIXIE HIGHWAY
US 1
N

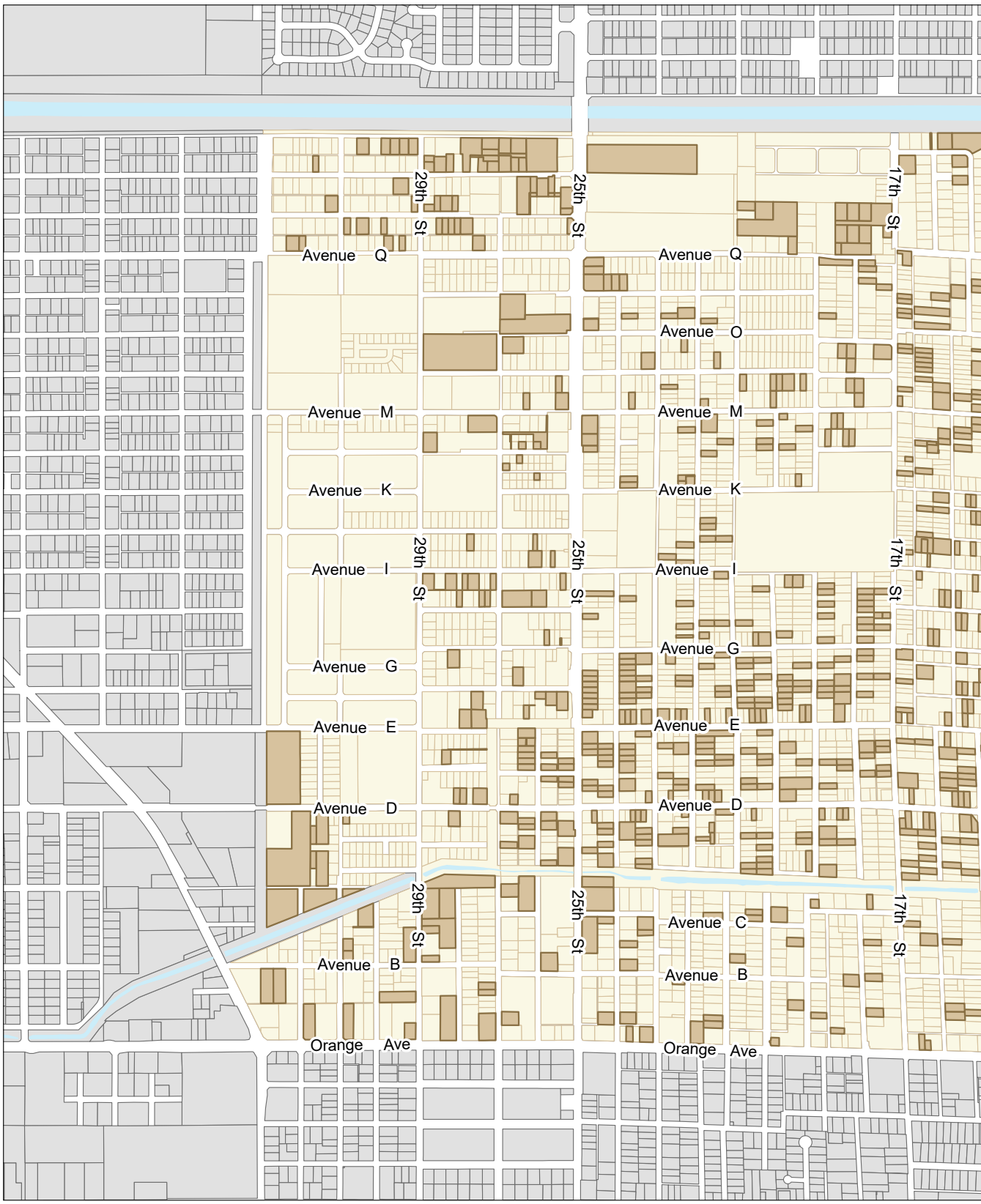
II. BACKGROUND

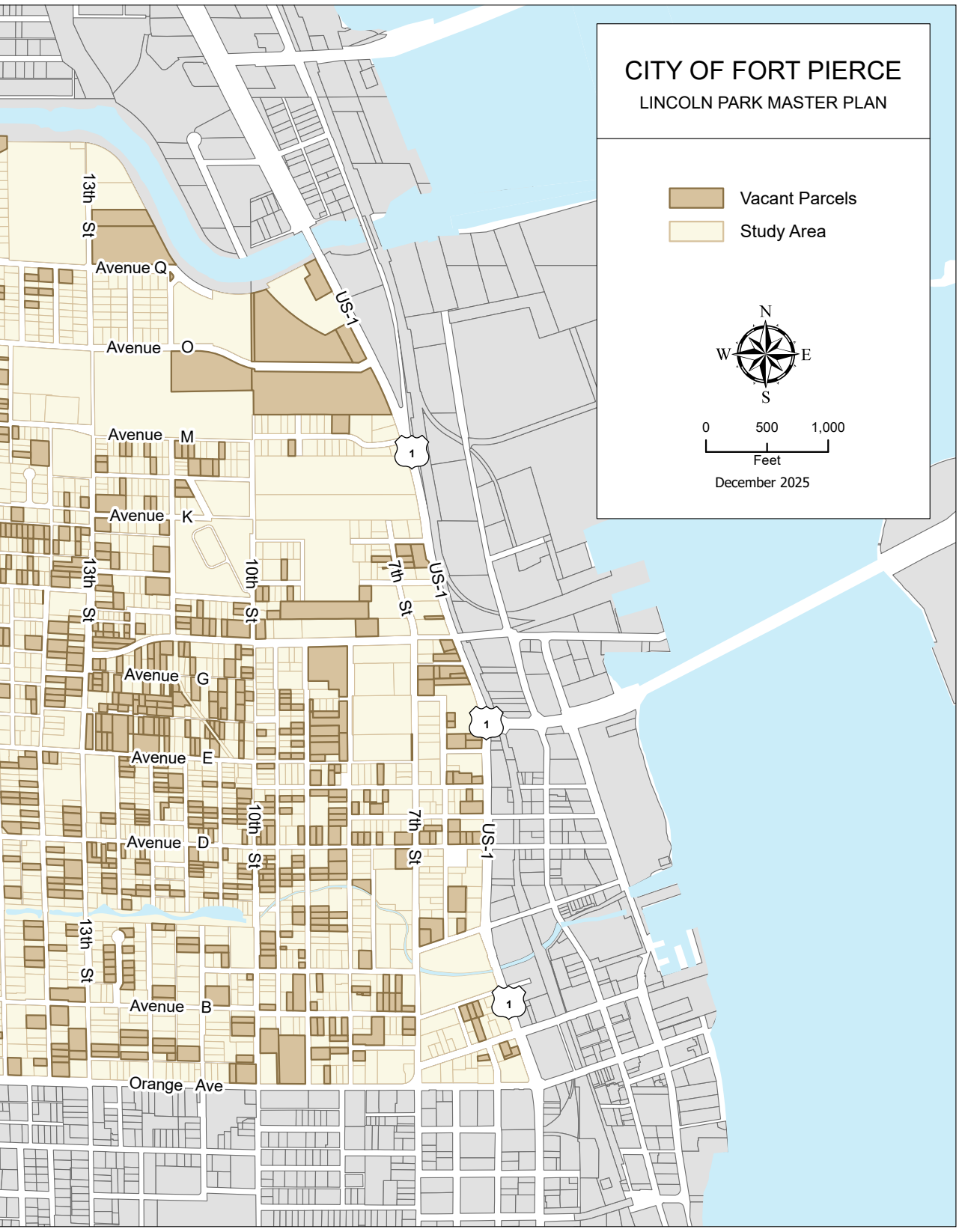
LINCOLN PARK MASTER PLAN - STUDY AREA

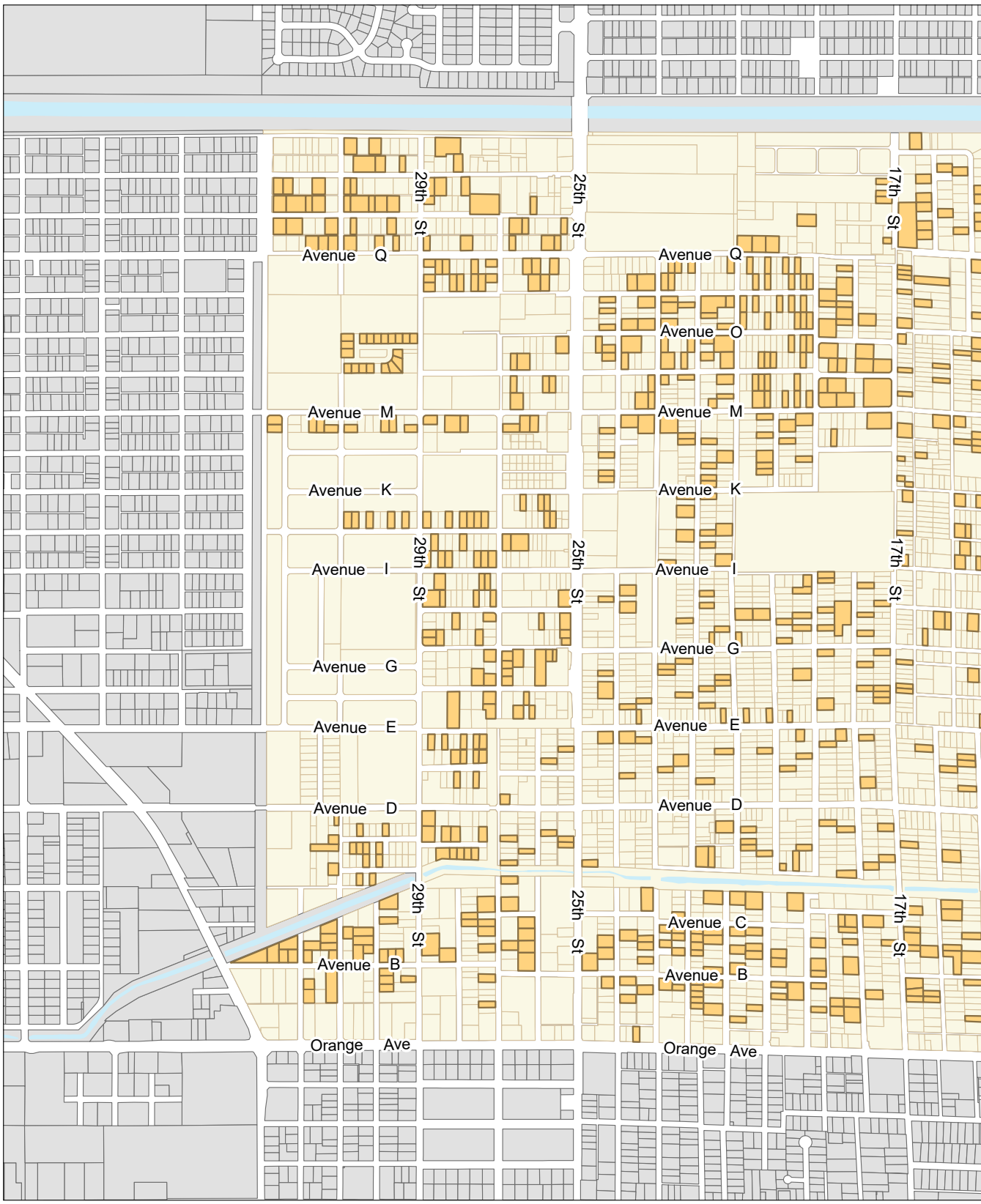
EXISTING CONDITIONS

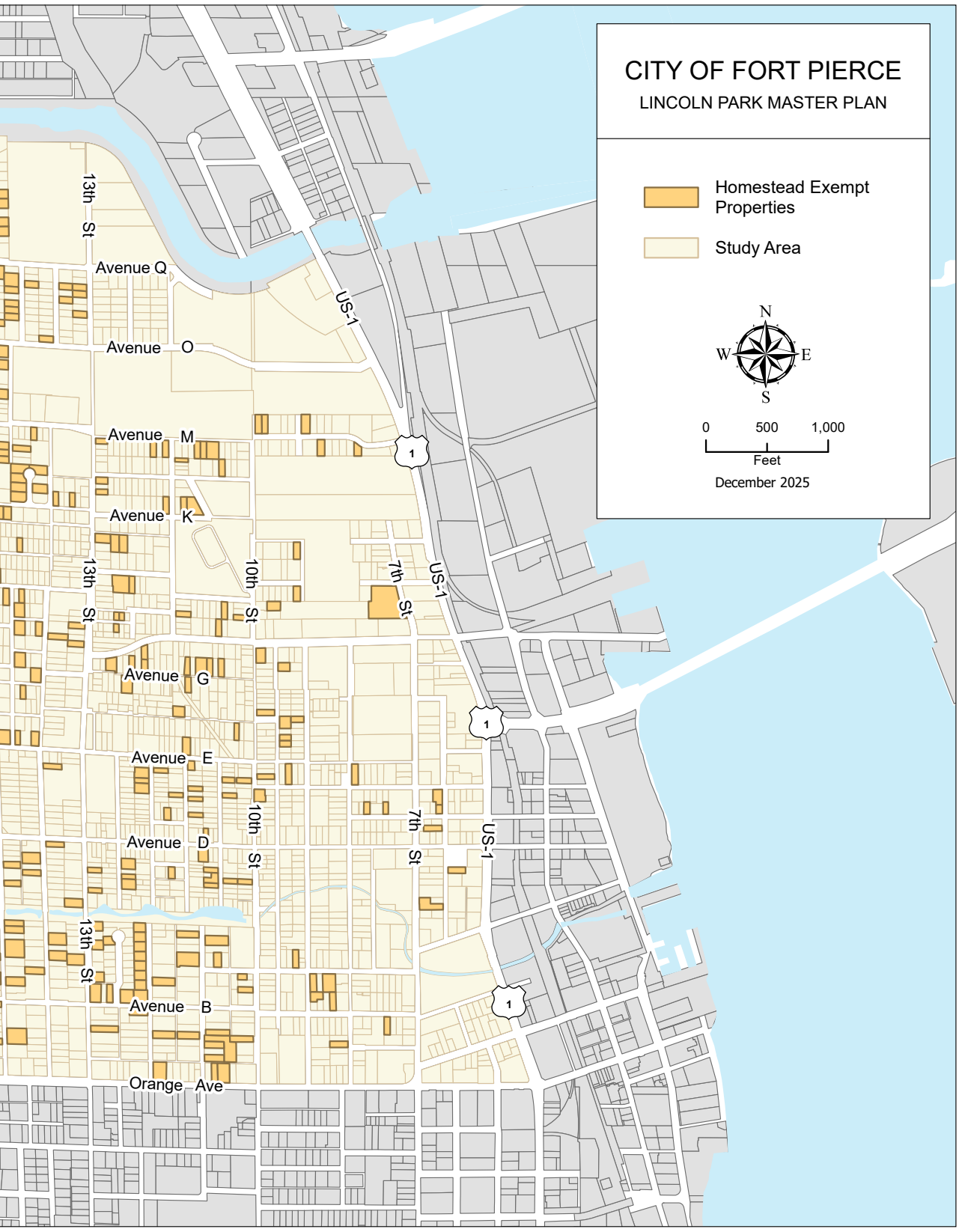


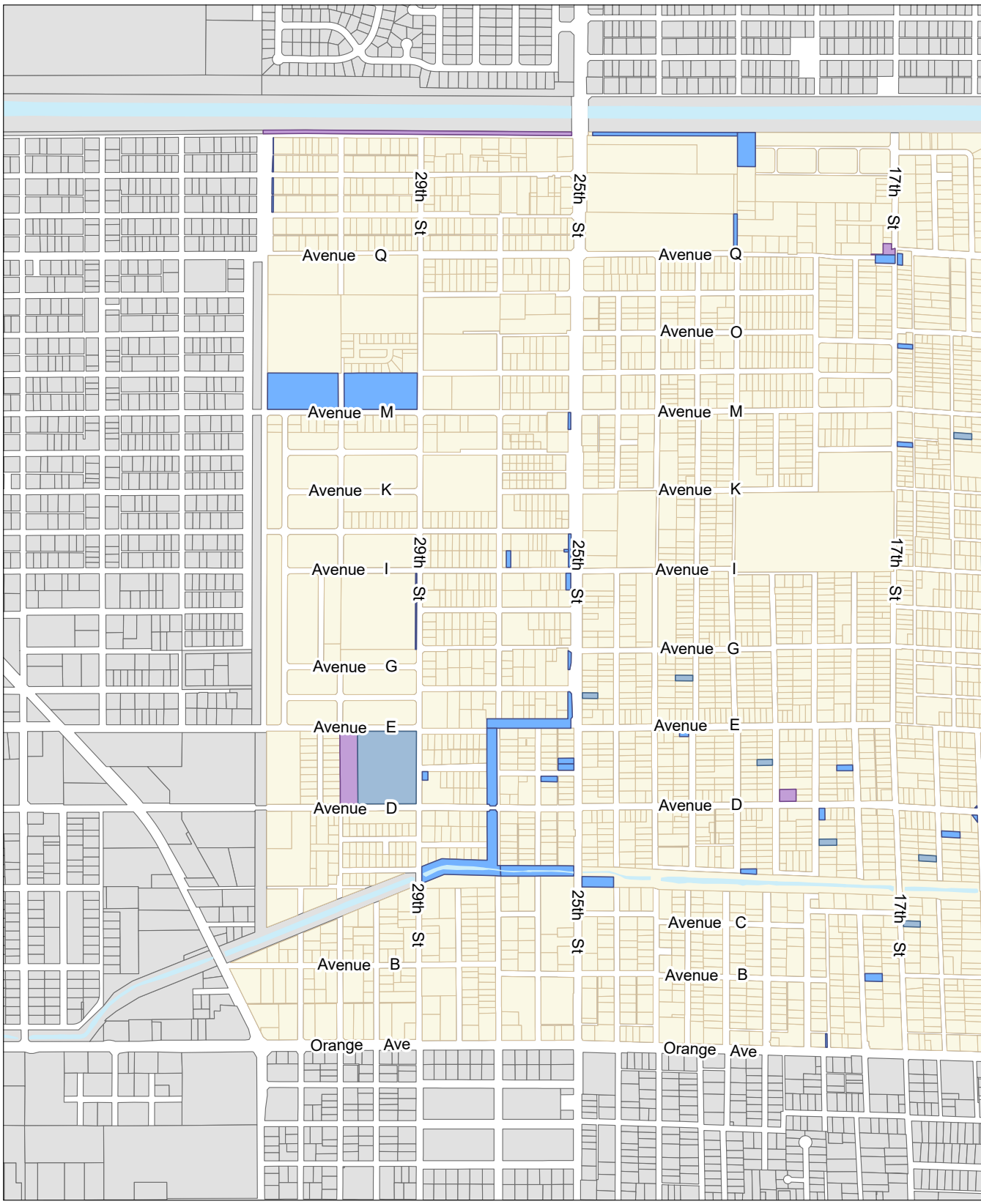

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
LEGEND
FPRA BOUNDARY
PARCEL LINES
BLOCKS (STUDY AREA)
BLOCKS (NOT IN STUDY AREA)
WATERWAYS & PONDS
PARKS
EXISTING BUILDING
RECENTLY DEMOLISHED BUILDINGS
TAYLOR CREEK
OLD DIXIE HIGHWAY
US 1
AVENUE O
AVENUE M
AVENUE H
N 13TH STREET
N 10TH STREET
N 7TH STREET
FORT PIERCE SOUTH BRIDGE
OLD DIXIE HIGHWAY
US 1

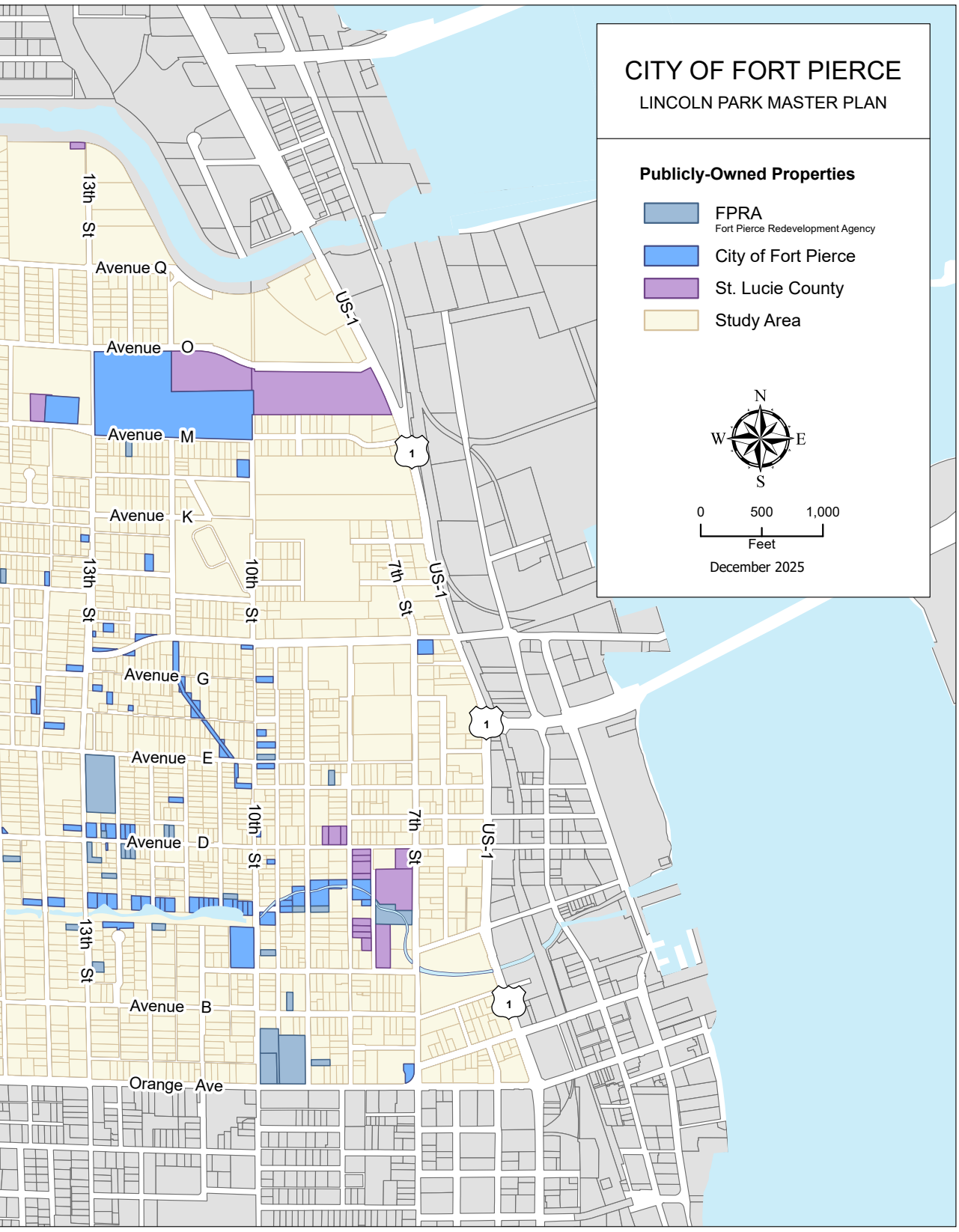

29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave

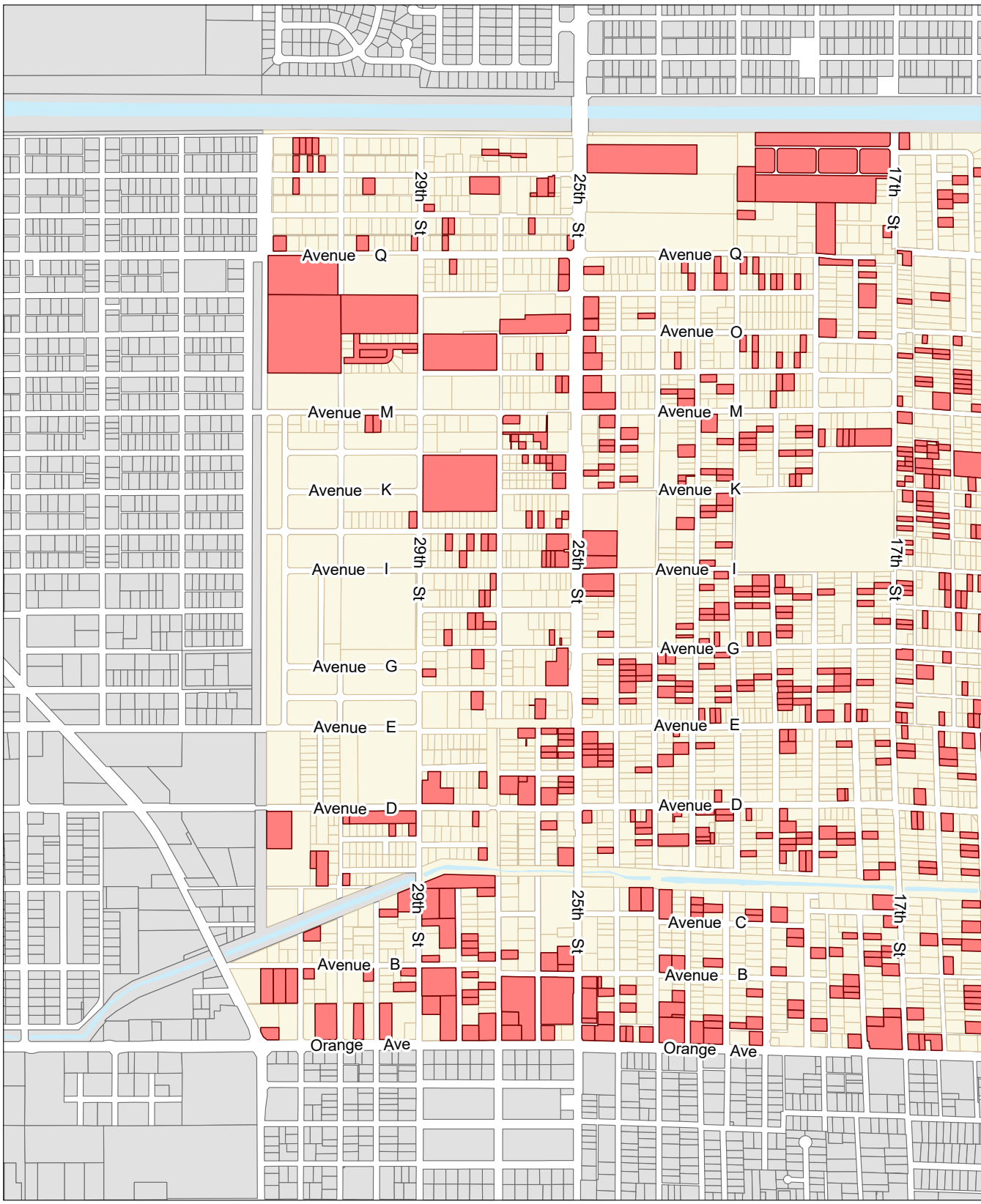

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Vacant Parcels
Study Area
N
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1,000
Feet
December 2025
13th St
Avenue Q
US-1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave
1

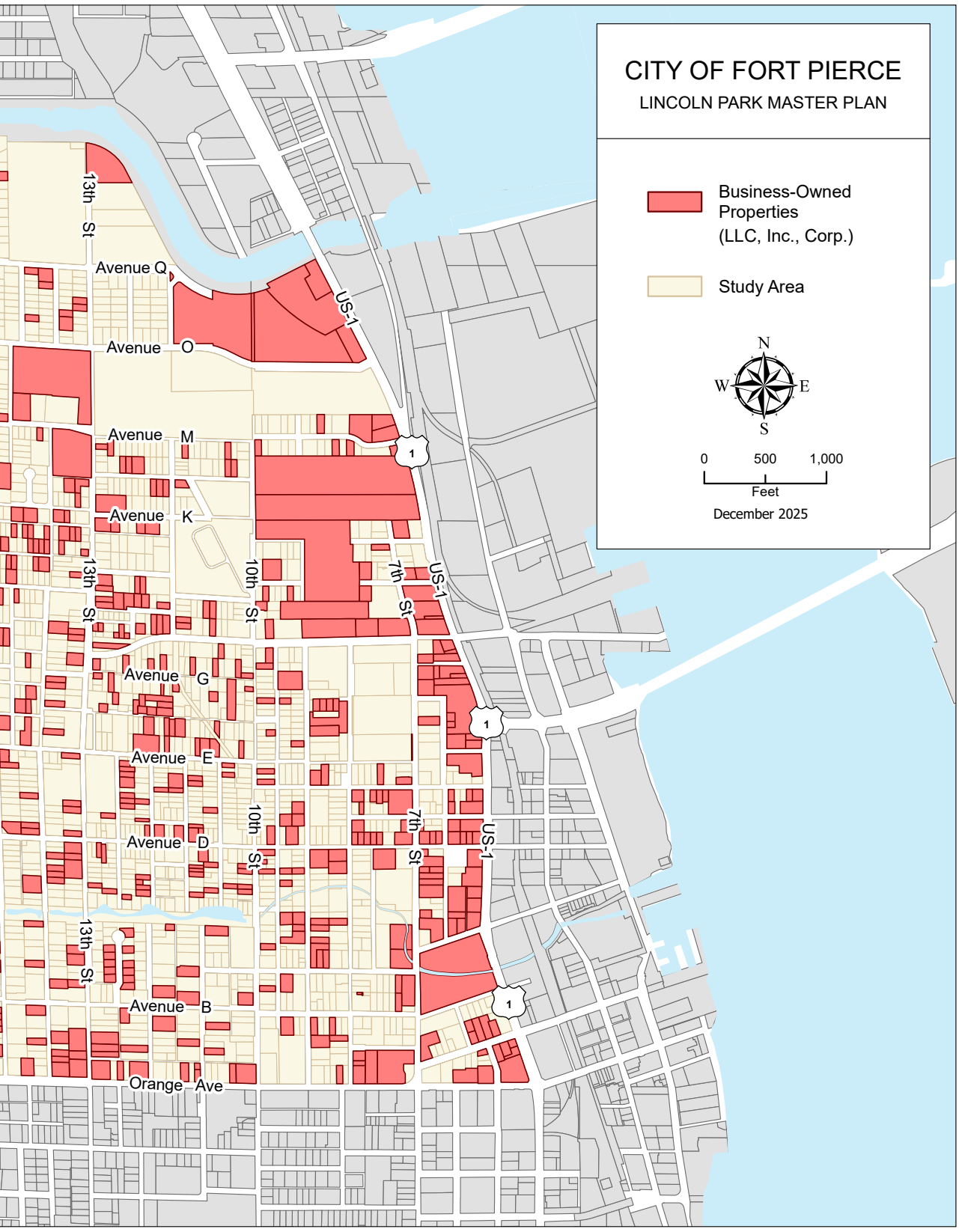

29th St
25th St
17th St
Avenue Q
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Avenue I
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Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave

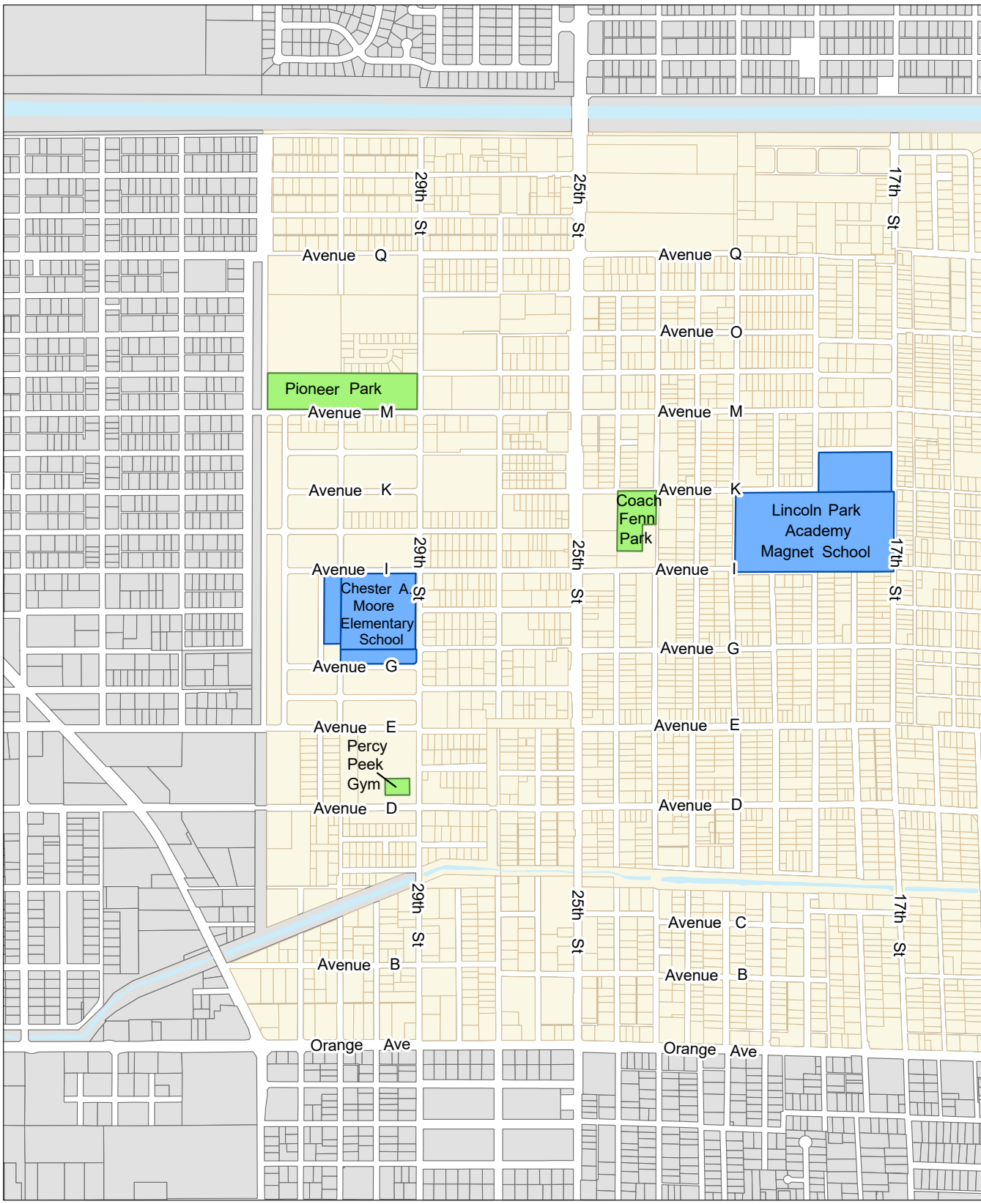

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Homestead Exempt Properties
Study Area
N
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0
500
1,000
Feet
December 2025
13th St
Avenue Q
US-1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave
1

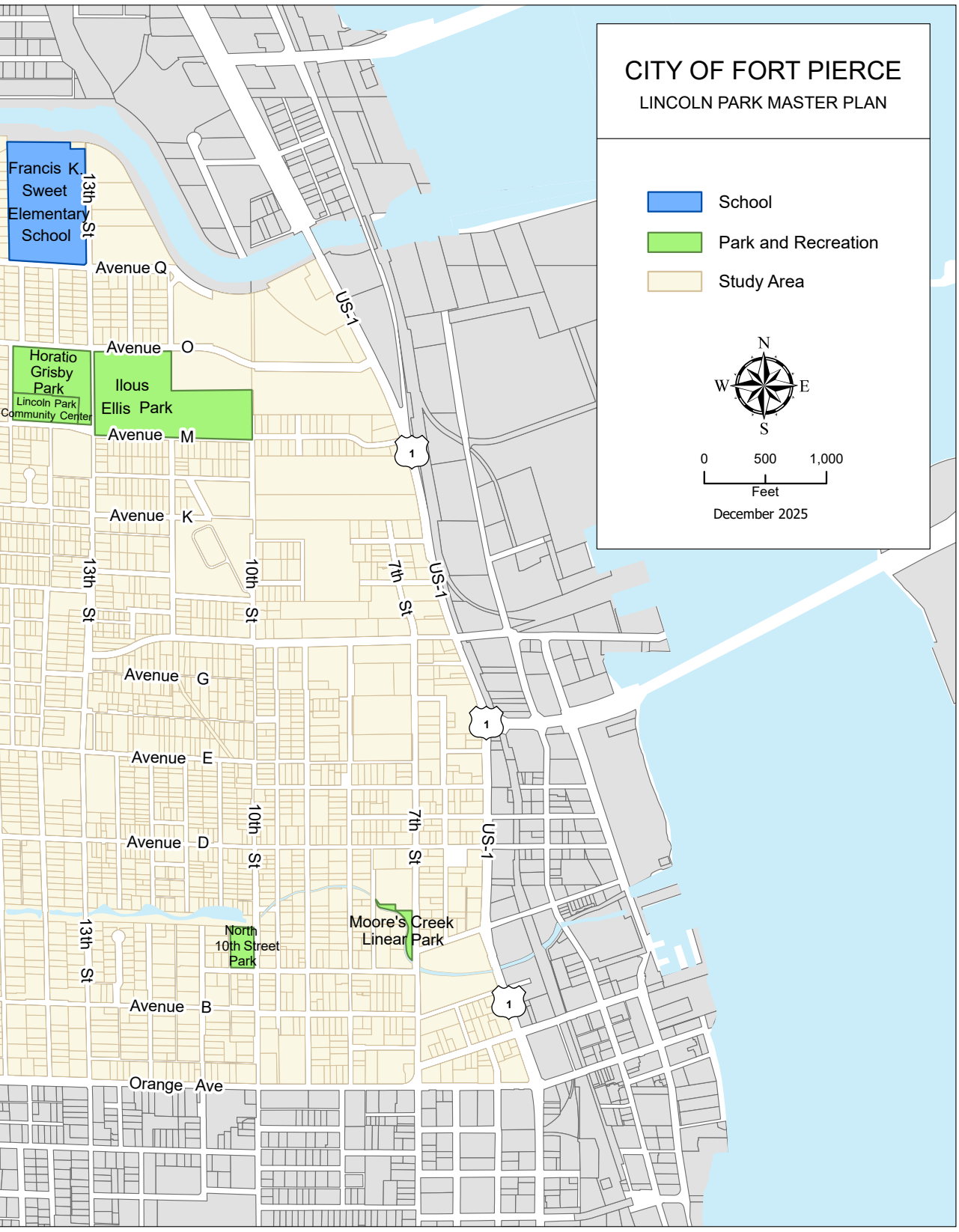

29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave

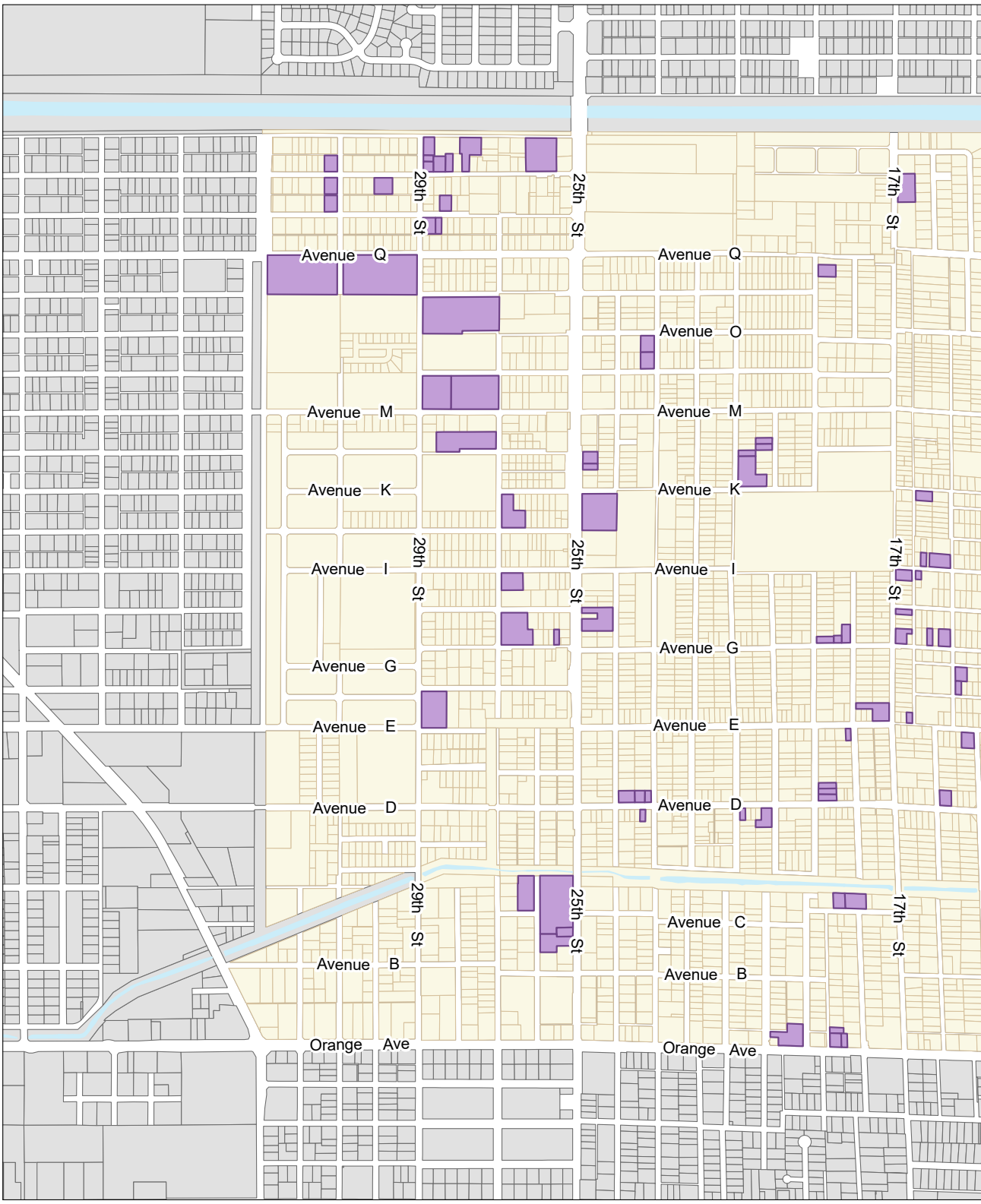

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Publicly-Owned Properties
FPRA
Fort Pierce Redevelopment Agency
City of Fort Pierce
St. Lucie County
Study Area
N
W
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0
500
1,000
Feet
December 2025
13th St
Avenue Q
US-1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave
1

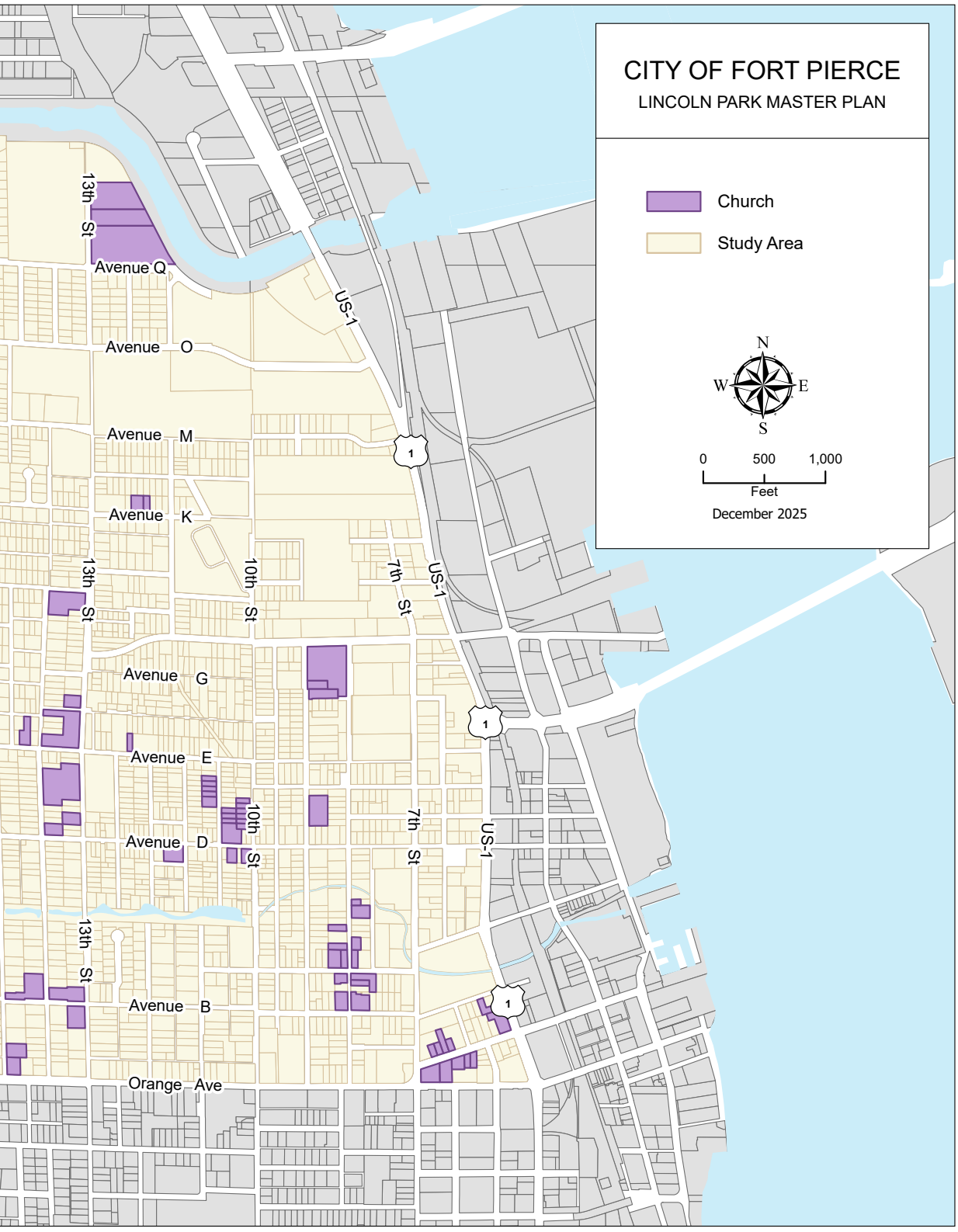

29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave

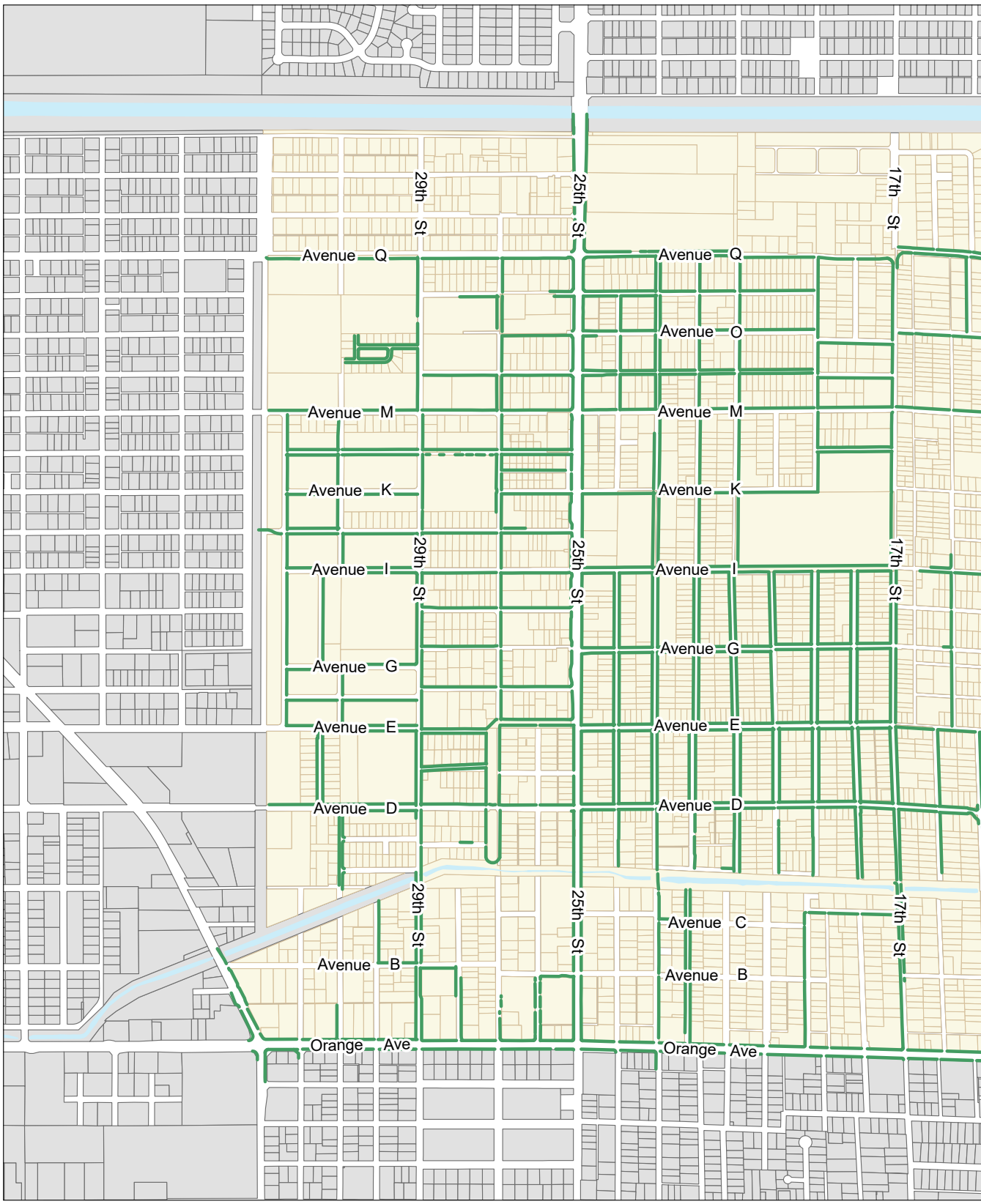

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Business-Owned Properties (LLC, Inc., Corp.)
Study Area
N
W
E
S
0
500
1,000
Feet
December 2025
13th St
Avenue Q
US-1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave


29th St
25th St
17th St
Avenue Q
Avenue O
Pioneer Park
Avenue M
Avenue K
Coach Fenn Park
Lincoln Park Academy Magnet School
Avenue I
Chester A. Moore Elementary School
Avenue G
Avenue E
Percy Peek Gym
Avenue D
Avenue C
Avenue B
Orange Ave

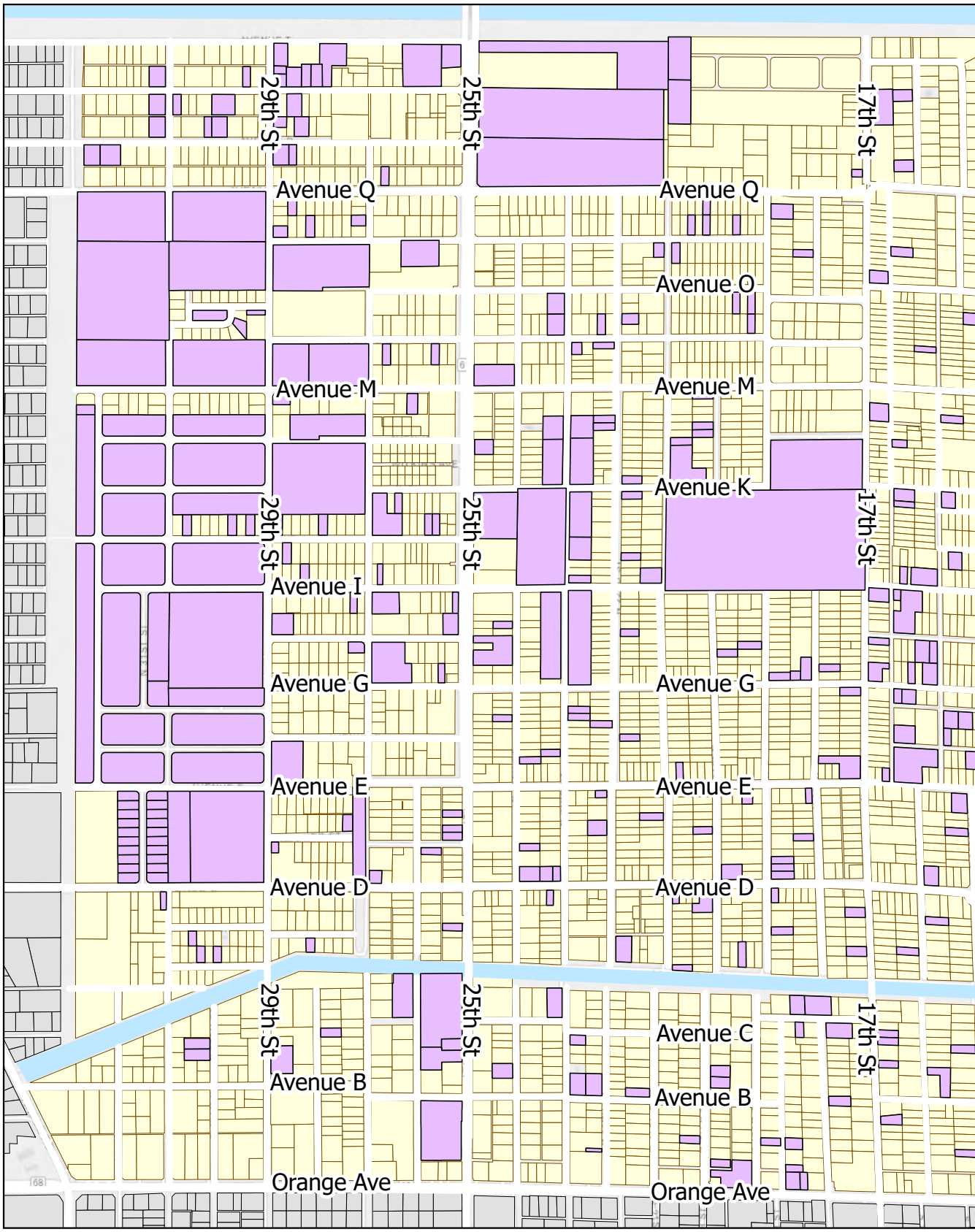

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
School
Park and Recreation
Study Area
N
W
E
S
0
500
1,000
Feet
December 2025
Francis K. Sweet Elementary School
13th St
Avenue Q
US-1
Avenue O
Horatio Grisby Park
Lincoln Park Community Center
Ilous Ellis Park
Avenue M
1
Avenue K
13th St
10th St
7th St
US-1
Avenue G
Avenue E
Avenue D
Moore's Creek Linear Park
North 10th Street Park
Avenue B
Orange Ave

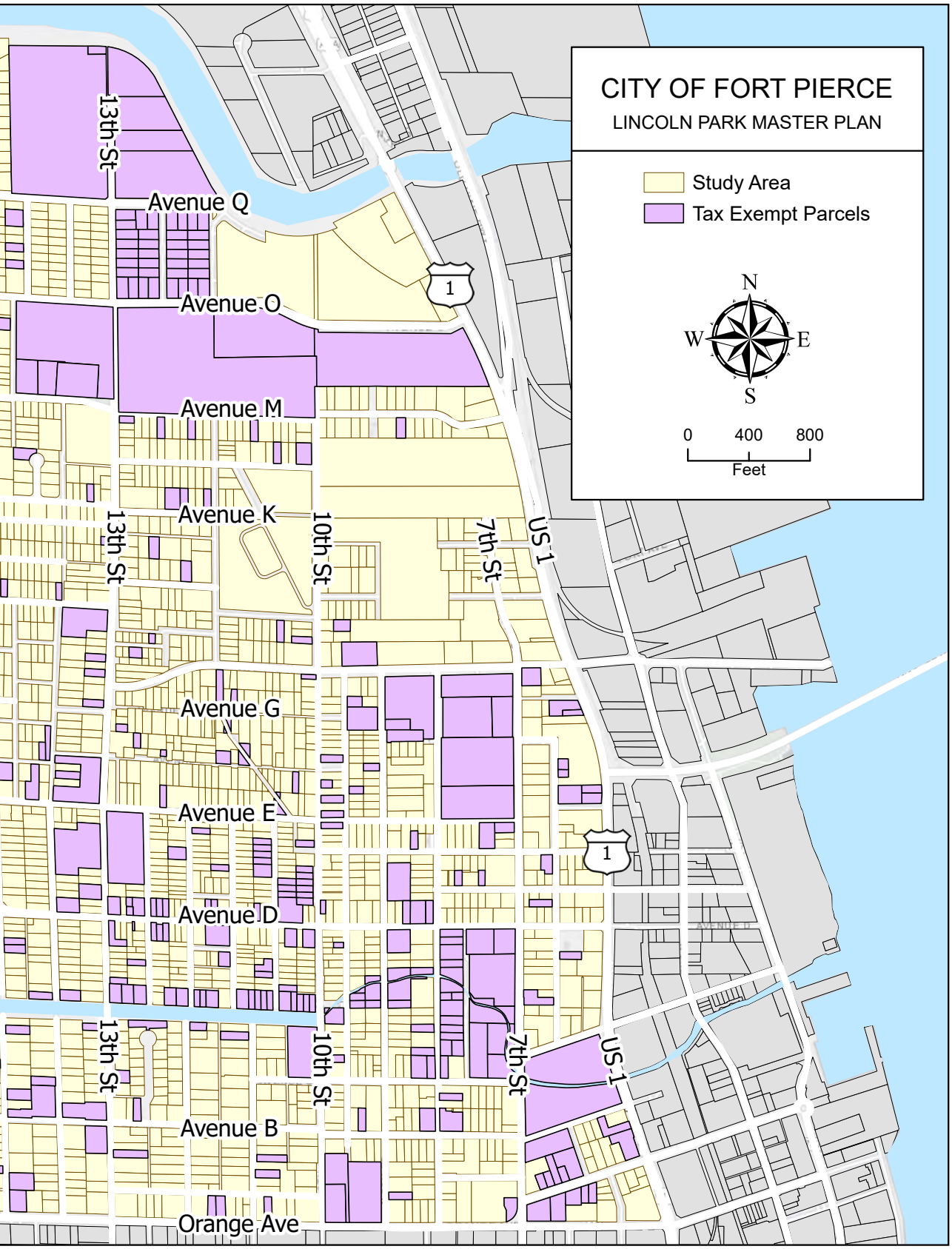

29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave

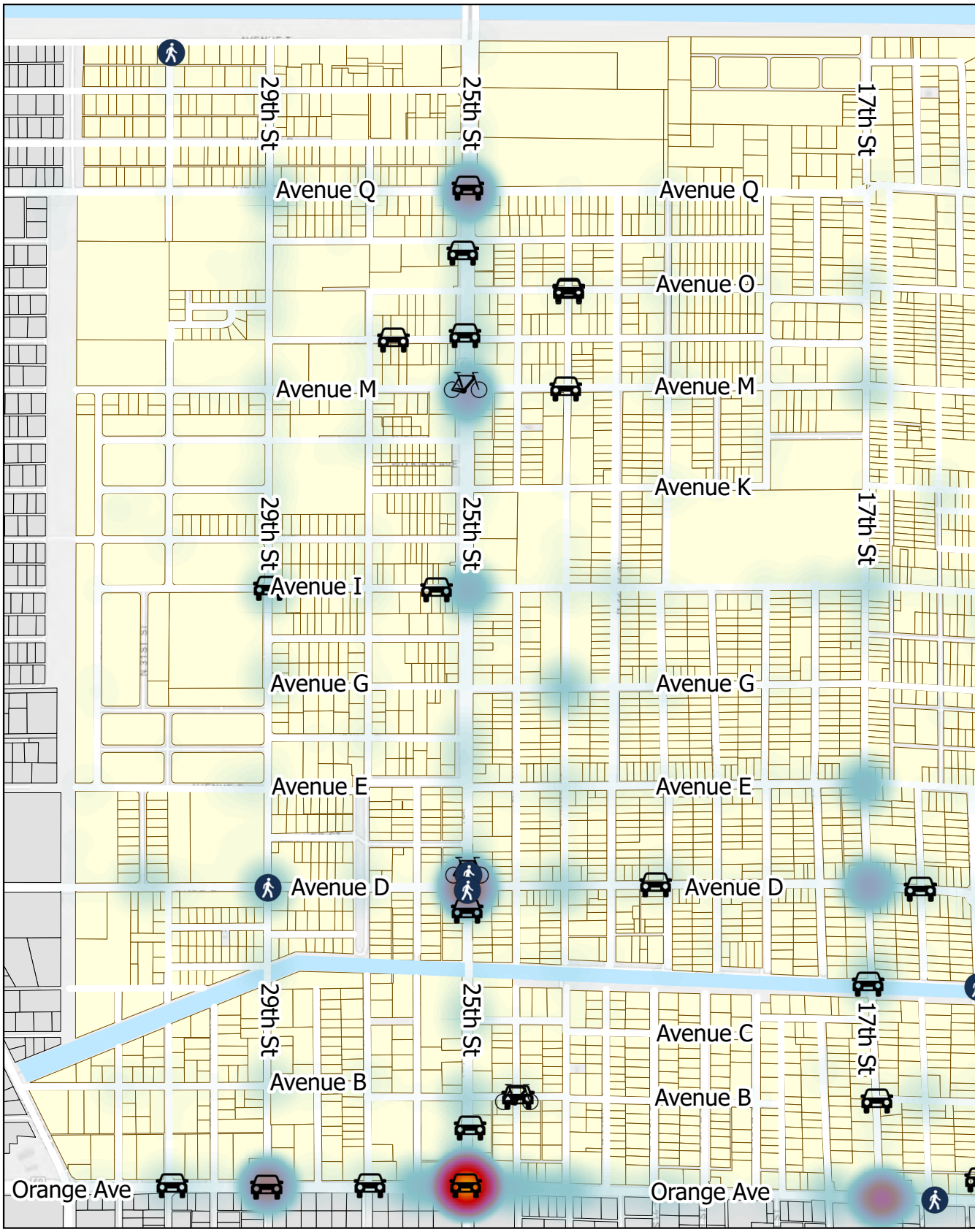

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Church
Study Area
N
W
E
S
0
500
1,000
Feet
December 2025
13th St
Avenue Q
Avenue O
Avenue M
Avenue K
13th St
10th St
7th St
US-1
Avenue G
Avenue E
10th St
7th St
US-1
Avenue D
13th St
Avenue B
Orange Ave
1

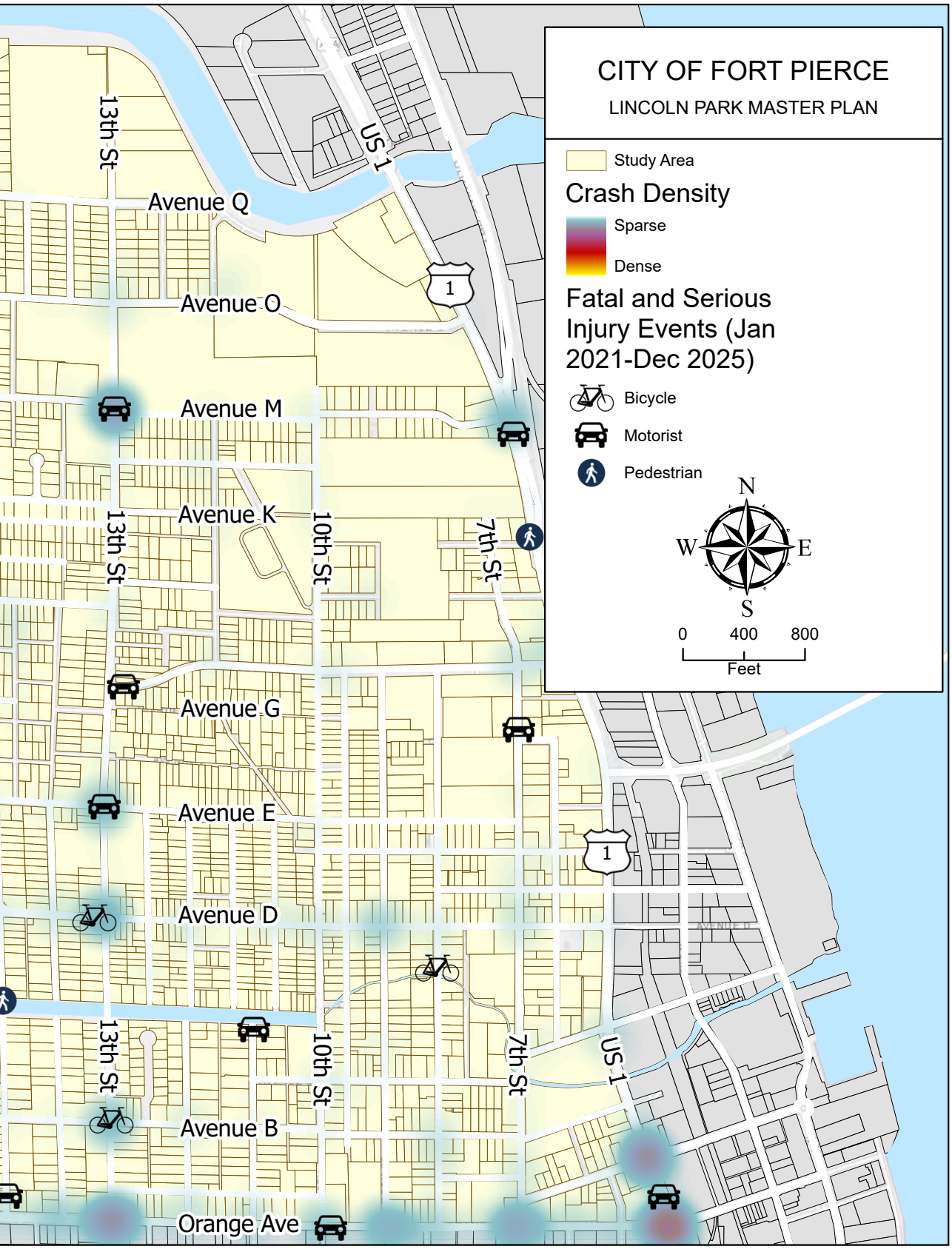

29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave


CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Sidewalk
Study Area
N
W
E
S
0
500
1,000
Feet
December 2025
13th St
Avenue Q
US-1
Avenue O
Avenue M
1
Avenue K
10th St
7th St
US-1
13th St
Avenue G
1
Avenue E
10th St
7th St
US-1
Avenue D
13th St
1
Avenue B
Orange Ave


29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave


CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
Tax Exempt Parcels
N
W
E
S
0
400
800
Feet
13th St
Avenue Q
Avenue O
Avenue M
Avenue K
10th St
7th St
US 1
Avenue G
Avenue E
Avenue D
13th St
10th St
7th St
US 1
Avenue B
Orange Ave
1
1


29th St
25th St
17th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue I
Avenue G
Avenue E
Avenue D
Avenue C
Avenue B
Orange Ave


CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
Crash Density
Sparse
Dense
Fatal and Serious Injury Events (Jan 2021-Dec 2025)
Bicycle
Motorist
Pedestrian
N
W
E
S
0
400
800
Feet
13th St
US 1
Avenue Q
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave

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APPENDIX C

LAND USE AND ZONING ANALYSIS



GOALS

Based upon the public input, the land use analysis had the following goals in mind when studying the Comprehensive Plan and Zoning Code.

1. PROMOTE INFILL SINGLE FAMILY DWELLINGS IN NEIGHBORHOOD

Public input supported stability in the neighborhood with more home ownership and infill development. Today about 30% of the neighborhood is owner occupied and 70% is rental occupied according to the US Census. Smaller and rental units can be included within the neighborhood through Accessory Dwellings Units.

2. PROMOTE COMMERCIAL INFILL ON AVENUE D

Allow neighborhood commercial business and main street multifamily to occur on Avenue D.

3. ADDRESS THE PERMITTED HEIGHT IN LINCOLN PARK

Protect the neighborhood from unintended, out of context heights.

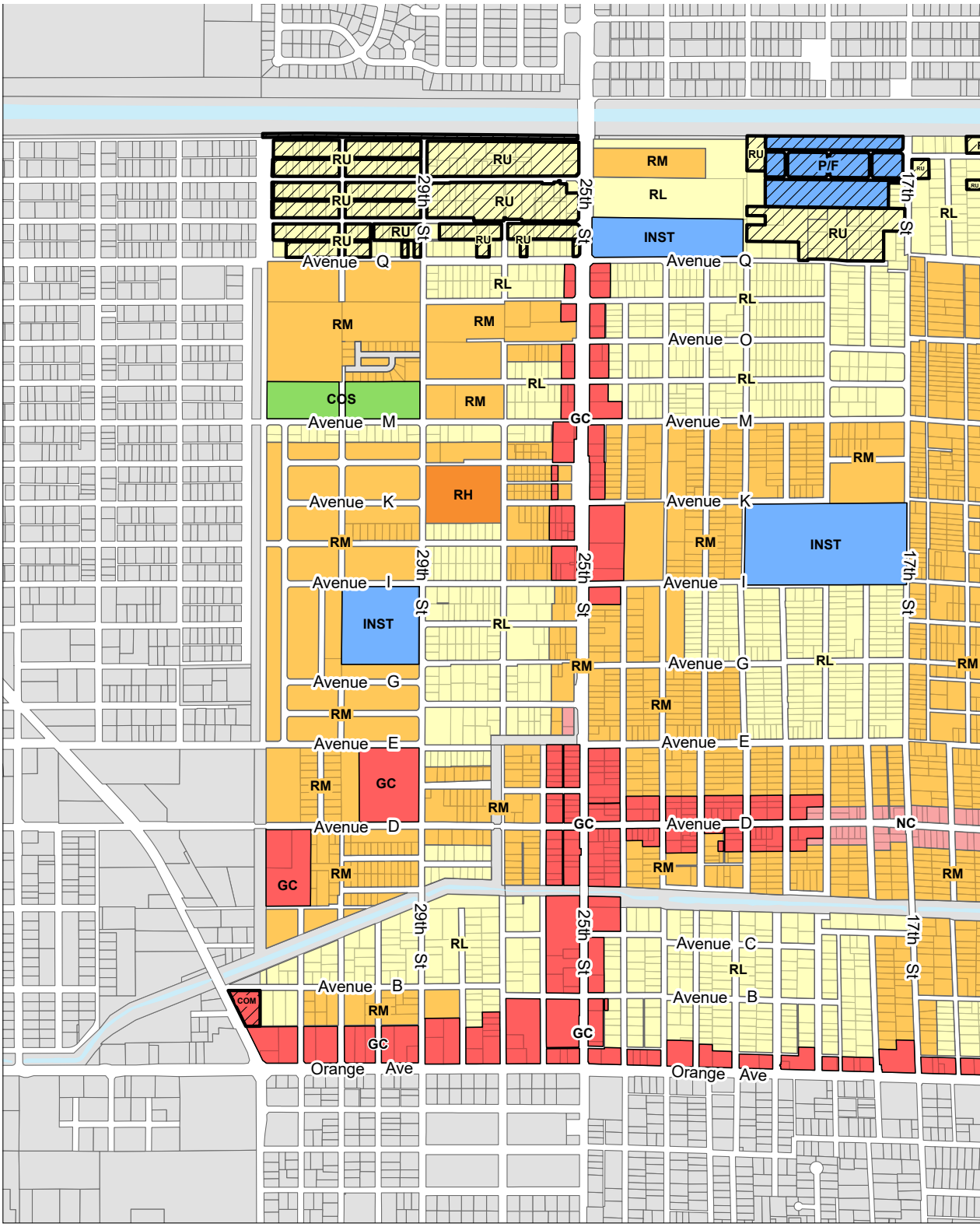
4. ADDRESS THE PERMITTED USES IN LINCOLN PARK

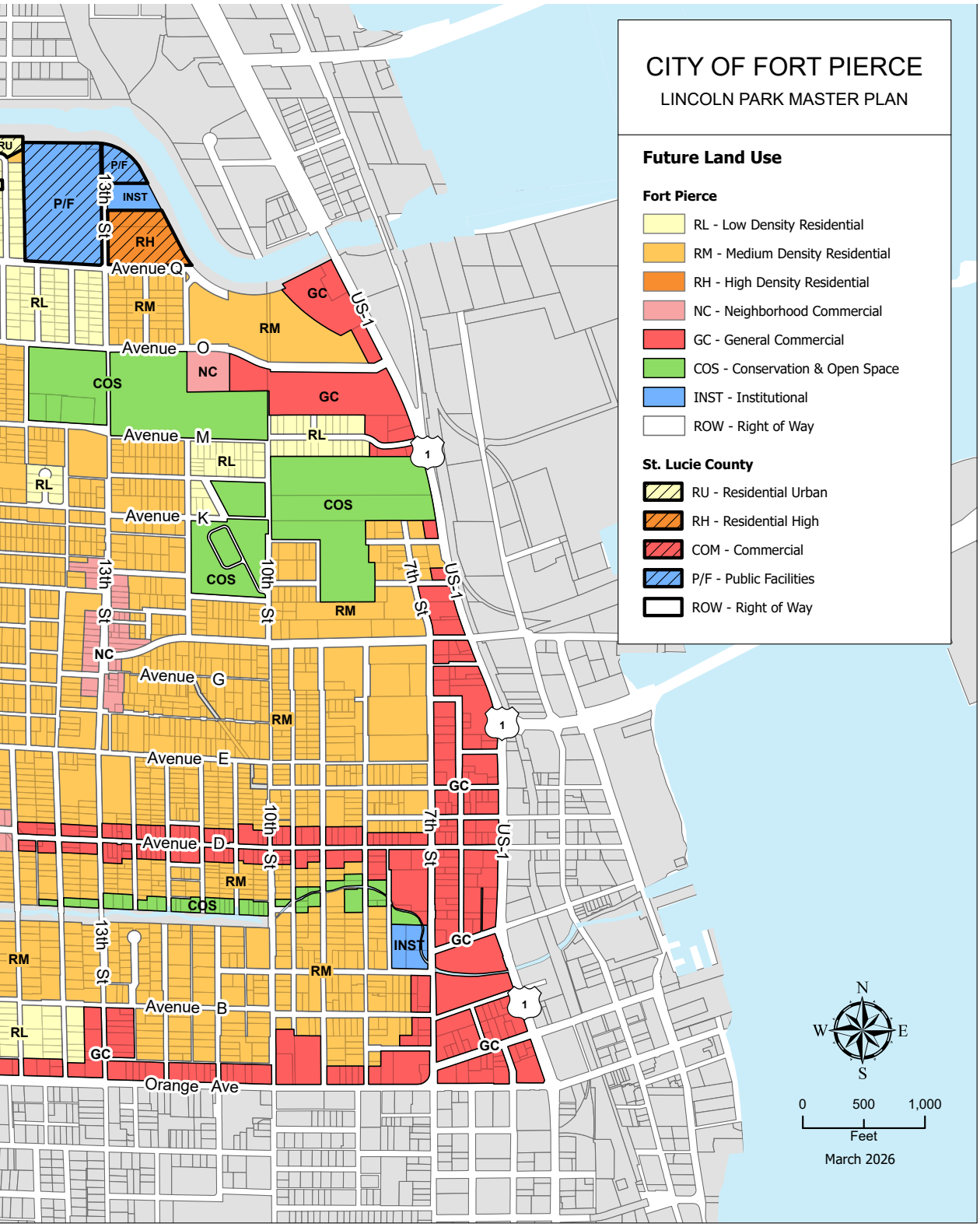
Protect the neighborhood from unintended, out of context uses and ensure desired uses are actually allowed.

FUTURE LAND USE

IN LINCOLN PARK

FUTURE LAND USE MAP OF LINCOLN PARK STUDY AREA




CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Future Land Use
Fort Pierce
RL - Low Density Residential
RM - Medium Density Residential
RH - High Density Residential
NC - Neighborhood Commercial
GC - General Commercial
COS - Conservation & Open Space
INST - Institutional
ROW - Right of Way
St. Lucie County
RU - Residential Urban
RH - Residential High
COM - Commercial
P/F - Public Facilities
ROW - Right of Way
N
W
E
S
0
500
1,000
Feet
March 2026
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave
13th St
10th St
7th St
US-1
P/F
INST
RH
RM
GC
NC
COS
RL
RU

DESCRIPTION OF FUTURE LAND USE DESIGNATIONS

Below are excepts from the Future Land Use Element of the Comprehensive Plan.

1.1.6 Policy: The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

LOW DENSITY RESIDENTIAL (RL):

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

MEDIUM DENSITY RESIDENTIAL (RM):

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (RME) and Moderate Density Residential (RMO) categories.

HIGH DENSITY RESIDENTIAL (RH):

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

NEIGHBORHOOD COMMERCIAL (NC):

The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20 percent of the total floor area of the Neighborhood Commercial future land use designation.

GENERAL COMMERCIAL (GC):

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

URBAN NEIGHBORHOOD (UN):

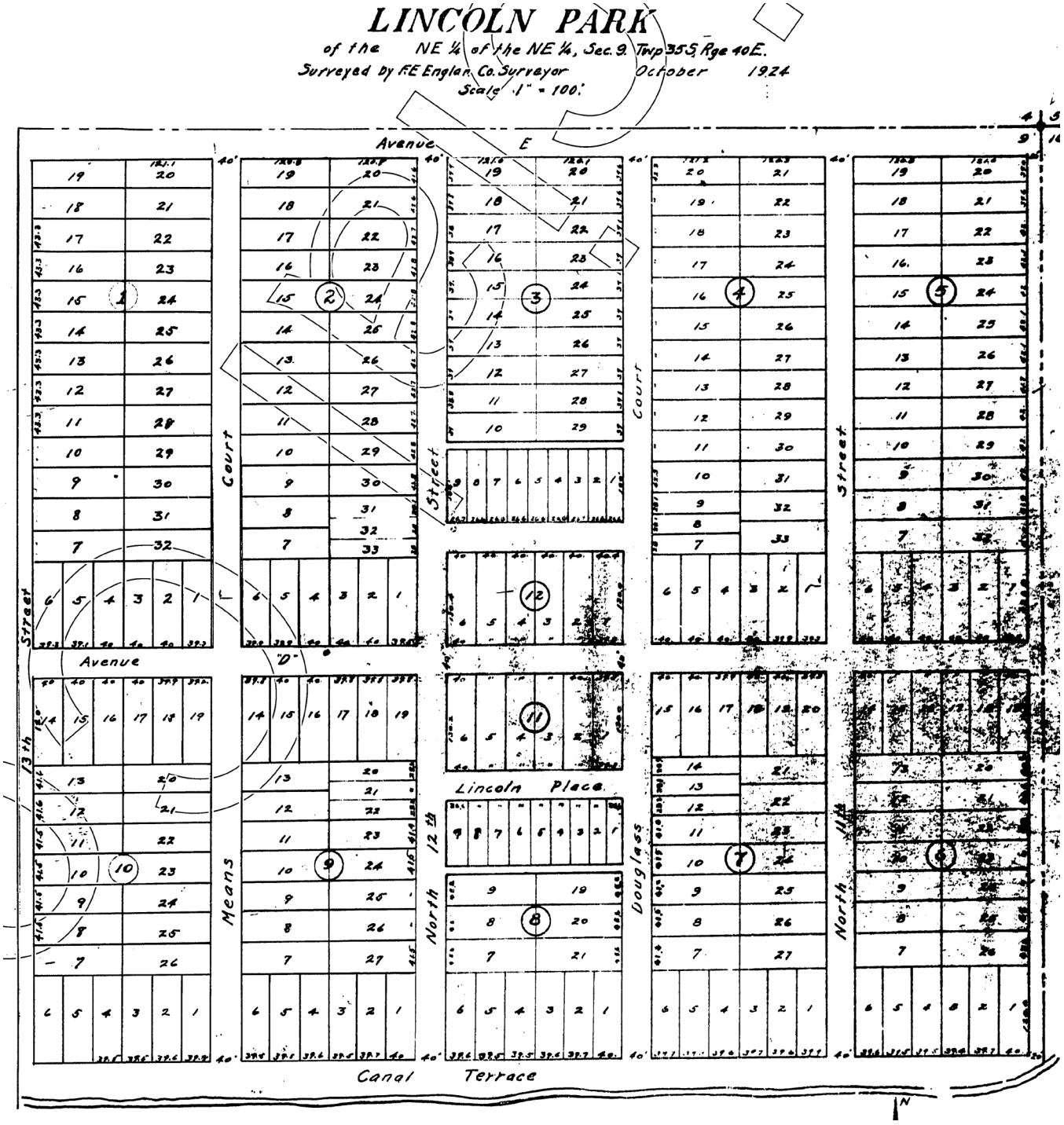
The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35 percent of the total floor area of the Urban Neighborhood future land use designation.

GOP TABLE 1-1: FLU DENSITY/INTENSITY SUMMARY TABLE EXCERPT

LAND USE		RESIDENTIAL DENSITY (DU/AC)*	NON-RES. FLOOR AREA RATIO (FAR)*	LAND USE BREAKDOWN
LOW DENSITY RESIDENTIAL	RL	1-6.5	-	-
MEDIUM DENSITY RESIDENTIAL	RM	6.5-12	-	-
HIGH DENSITY RESIDENTIAL	RH	12-18	-	-
NEIGHBORHOOD COMMERCIAL	NC	10	0.5	Residential uses may comprise up to 20% of the total floor area of the NC FLU designation.
GENERAL COMMERCIAL	GC	15	1.0	Residential uses may comprise up to 20% of the total floor area of the GC FLU designation.
URBAN NEIGHBORHOOD	UN	15	1.2	Residential uses shall comprise up to 35 percent of the total floor area of the UN FLU designation.
1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.				
Residential Density (dwelling units per gross acre)*(Also refer density bonus outlined in Policy 1.1.5)* *1.1.5 Policy: The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with F.S. § 163.3206.*				

LINCOLN PARK PLATTING

Below is snapshot of a 1924 platting in Lincoln Park. The size of lots today still reflect dimensions from this time.



Below are Comprehensive Plan objectives and policies that support the alignment of the future land use and zoning within the context of the City.

1.3 Objective: As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy: The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy: The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

FLU FINDINGS & RECOMMENDATIONS

- The references to the density bonus need to be updated. Policy 1.1.5 does not direct one to the density bonus policy. This Scribners error is anticipated to be corrected in the 2026 EAR Amendments.
- Density ranges create confusion and a lack of clarity especially when listed in the GOP- Table 1-1. Does the lower number function like a minimum? It is recommended to provide the maximum density only in GOP Table 1-1.
- High Density Residential:

  This FLU designation is an anomaly for the area. It is applied to one lot (2404-608-0120-000-9). It is desirable to change the future land use designation on this built out, affordable housing property to medium density. A rough estimate indicates that it is has a density of 16.6 DUA and would be eligible for the density bonus because of proximity to transit stops. There are stops at Avenue I & N 29th St, Avenue I & N 29th St, and Avenue Q & N 27th St which are all within 1/4 mile of the site. Retaining this RH designation may trigger future amendment to adjust parcels further expanding this inappropriate height into the neighborhood.
- Urban Neighborhood:

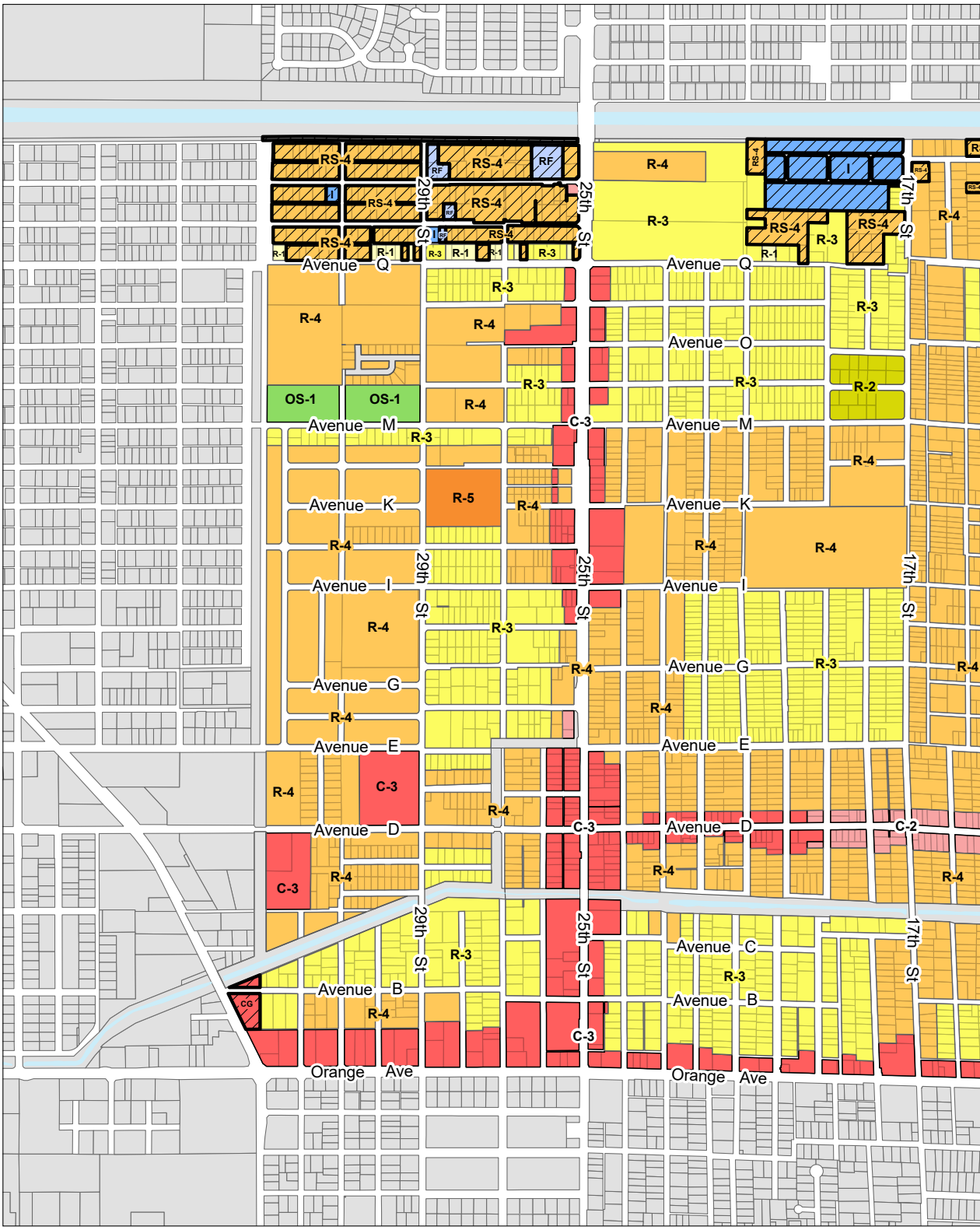
  This FLU is not currently utilized in Lincoln Park, but it may be more appropriate than General Commercial for the neighborhood along Avenue D, Orange Avenue, and 25th Street than the current General Commercial.

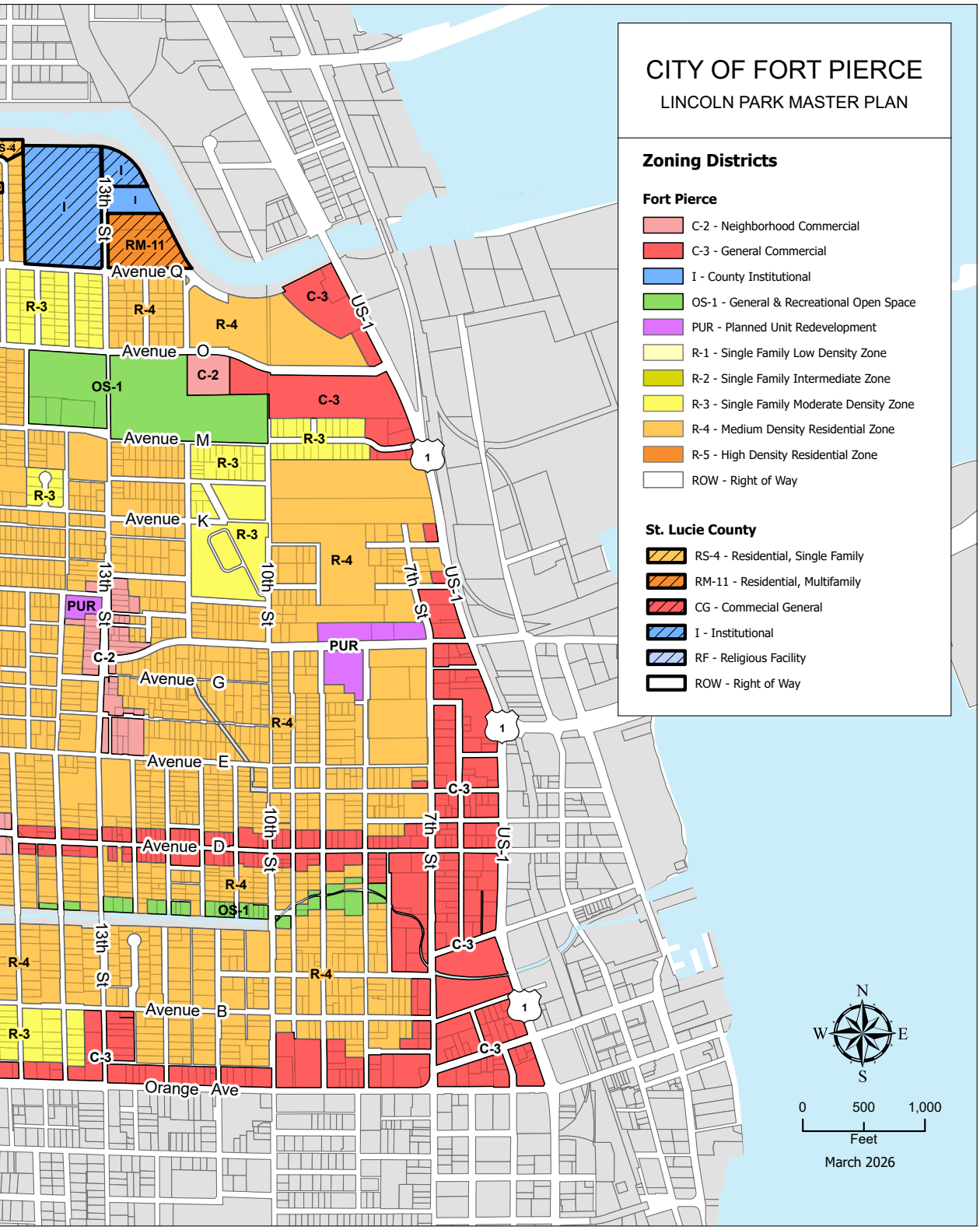
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RESIDENTIAL ZONING

IN LINCOLN PARK

ZONING MAP OF LINCOLN PARK STUDY AREA




CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Zoning Districts
Fort Pierce
C-2 - Neighborhood Commercial
C-3 - General Commercial
I - County Institutional
OS-1 - General & Recreational Open Space
PUR - Planned Unit Redevelopment
R-1 - Single Family Low Density Zone
R-2 - Single Family Intermediate Zone
R-3 - Single Family Moderate Density Zone
R-4 - Medium Density Residential Zone
R-5 - High Density Residential Zone
ROW - Right of Way
St. Lucie County
RS-4 - Residential, Single Family
RM-11 - Residential, Multifamily
CG - Commecial General
I - Institutional
RF - Religious Facility
ROW - Right of Way
N
W
E
S
0
500
1,000
Feet
March 2026
13th St
Avenue Q
Avenue O
Avenue M
Avenue K
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave
10th St
7th St
US-1
RM-11
OS-1
C-2
C-3
R-3
R-4
PUR
I

EXISTING RESIDENTIAL ZONING STANDARDS SUMMARY PER *SEC. 125-191 THROUGH*

ZONING		RESIDENTIAL USES											
		BUILDING TYPE	DETACHED HOUSE	DUPLEX	TOWNHOUSE	MULTI DWELLING (≥5)	MOBILE HOME	MOBILE HOME PARK	MIXED-USE	COMM. RES. 1-6	COMM. RES. 7-14	DORMITORIES	BOARDINGHOUSE
SINGLE FAMILY LOW	R-1	SFD	P	-	-	-	-	-	-	P	-	-	-
SINGLE FAMILY INTERMEDIATE	R-2	SFD	P	I	-	-	-	-	-	P	-	-	-
SINGLE FAMILY MODERATE	R-3	SFD	P	I	I	I	I	I	-	P	-	C	-
SINGLE FAMILY MODERATE	R-3	DUPLEX	P	I	I	I	I	I	-	P	-	C	-
MEDIUM DENSITY RESIDENTIAL	R-4	SFD	P	P	P	P	I	I	I	P	C	C	-
MEDIUM DENSITY RESIDENTIAL	R-4	DUPLEX	P	P	P	P	I	I	I	P	C	C	-
MEDIUM DENSITY RESIDENTIAL	R-4	3-4 PLEX	P	P	P	P	I	I	I	P	C	C	-
MEDIUM DENSITY RESIDENTIAL	R-4	TOWNHOUSE	P	P	P	P	I	I	I	P	C	C	-
MEDIUM DENSITY RESIDENTIAL	R-4	MULTIFAMILY	P	P	P	P	I	I	I	P	C	C	-
HIGH DENSITY RESIDENTIAL	R-5	SFD	I	I	P	P	-	-	P	P	C	C	C
HIGH DENSITY RESIDENTIAL	R-5	DUPLEX	I	I	P	P	-	-	P	P	C	C	C
HIGH DENSITY RESIDENTIAL	R-5	3-4 PLEX	I	I	P	P	-	-	P	P	C	C	C
HIGH DENSITY RESIDENTIAL	R-5	TOWNHOUSE	I	I	P	P	-	-	P	P	C	C	C
HIGH DENSITY RESIDENTIAL	R-5	MULTIFAMILY	I	I	P	P	-	-	P	P	C	C	C

P = Permitted uses. Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the ordinance provisions and other city laws.

C = Conditional uses. Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city comm not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance

I = Innovative community development. Uses identified with a "I" in the use table are permitted in the subject zoning district developments at section 125-243 of this Code.

* Public housing for the elderly, notwithstanding other residential parking standards allow 0.5 per dwelling unit, boarding ho

** Up to with Innovative Density Bonus, see Sec. 125-326.

DENSITY		LOT					
	ADU WITH KITCHEN	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MAX LOT COVERAGE (%)	MAX HEIGHT	REQUIRED OFF-STREET PARKING SPACES*
< 4 DU ACRE	NO	12,000	75	100	25	28/CU 35	2
< 5 DU ACRE	NO	9,000	70	110	30	28/CU 35	2
6 DU ACRE (8**)	NO	7,200	65	100	35	28/CU 35	2
6 DU ACRE (8**)	NO	12,000	75	120	35	28/CU 35	4
10 DU ACRE (12**)	NO	5,000	60	70	40	45	2
10 DU ACRE (12**)	NO	4,000 PER DU	75	90	50	45	4
10 DU ACRE (12**)	NO	4,000 PER DU	75	90	50	45	1.5 PER DU
10 DU ACRE (12**)	NO	1,500 PER DU	200	70	65	45	1.5 PER DU
10 DU ACRE	NO	4,000 PER DU	75	90	50	45	1.5 PER DU
15 DU ACRE (18**)	NO	5,000	60	70	45	200	2
15 DU ACRE (18**)	NO	7,000	60	80	45 (?)	200	4
15 DU ACRE (18**)	NO	2,500 PER DU	60	80	50	200	1.5 PER DU
15 DU ACRE (18**)	NO	1,500	200	90S	65	200	1.5 PER DU
15 DU ACRE (18**)	NO	N/A	60	80	50	200	1.5 PER DU

e uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning

ission, after a public hearing, determines that the location and development plans comply with applicable standards and will provisions and other city laws.

, if the city commission, after a public hearing, determines the proposal conforms to the standards for innovative community

ouses allowed 1 per room

EXISTING RESIDENTIAL ZONING STANDARDS PER *SEC. 125-191 THROUGH 196*

ZONING			YARDS (SETBACK)					
		BUILDING TYPE	MIN FRONT	MIN SIDE	MIN SIDE AT STREET	MIN REAR	MIN REAR WITH ALLY	ACCESSORY
SINGLE FAMILY LOW	R-1	SFD	25'	7'	15'	20*	20*	SAME**
SINGLE FAMILY INTERMEDIATE	R-2	SFD	25'	7'	15'	15*	15*	SAME**
SINGLE FAMILY MODERATE	R-3	SFD	25'	7'	15'	15*	15*	SAME**
SINGLE FAMILY MODERATE	R-3	DUPLEX	25'	7'	15'	15*	15*	SAME**
MEDIUM DENSITY RESIDENTIAL	R-4	SFD	25'	6'	15'	15*	15*	SAME**
MEDIUM DENSITY RESIDENTIAL	R-4	DUPLEX	25'	6'	15'	15*	15*	SAME**
MEDIUM DENSITY RESIDENTIAL	R-4	3-4 PLEX	25'	10'	15'	20'	20'	SAME**
MEDIUM DENSITY RESIDENTIAL	R-4	TOWNHOUSE	10'	10'	15'	15'	0	SAME**
MEDIUM DENSITY RESIDENTIAL	R-4	MULTIFAMILY	25'	10'	15'	20'	20'	SAME**
HIGH DENSITY RESIDENTIAL	R-5	SFD	25'	6'	15'	15*	15*	SAME**
HIGH DENSITY RESIDENTIAL	R-5	DUPLEX	25'	6'	15'	15*	15*	SAME**
HIGH DENSITY RESIDENTIAL	R-5	3-4 PLEX	25'	10'	15'	20'	20'	SAME**
HIGH DENSITY RESIDENTIAL	R-5	TOWNHOUSE	10'	10'	15'	15'	0'	SAME**
HIGH DENSITY RESIDENTIAL	R-5	MULTIFAMILY	25'	10'	15'	20'	20'	SAME**

The minimum depth of the rear yard shall be (see table) feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 20 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven feet, except on double-frontage and waterfront lots it shall be 20 feet.

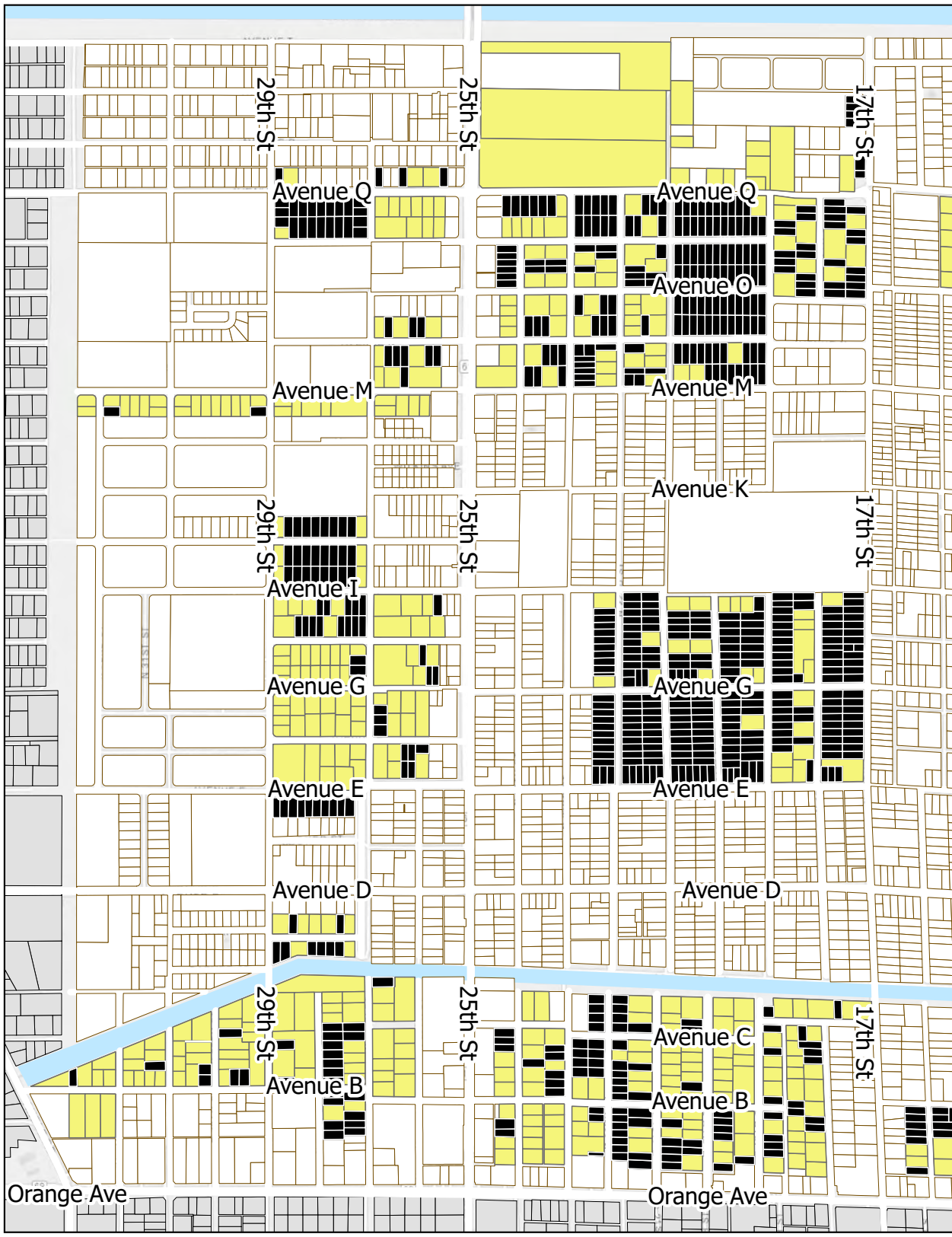
** Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five feet from the rear lot line.

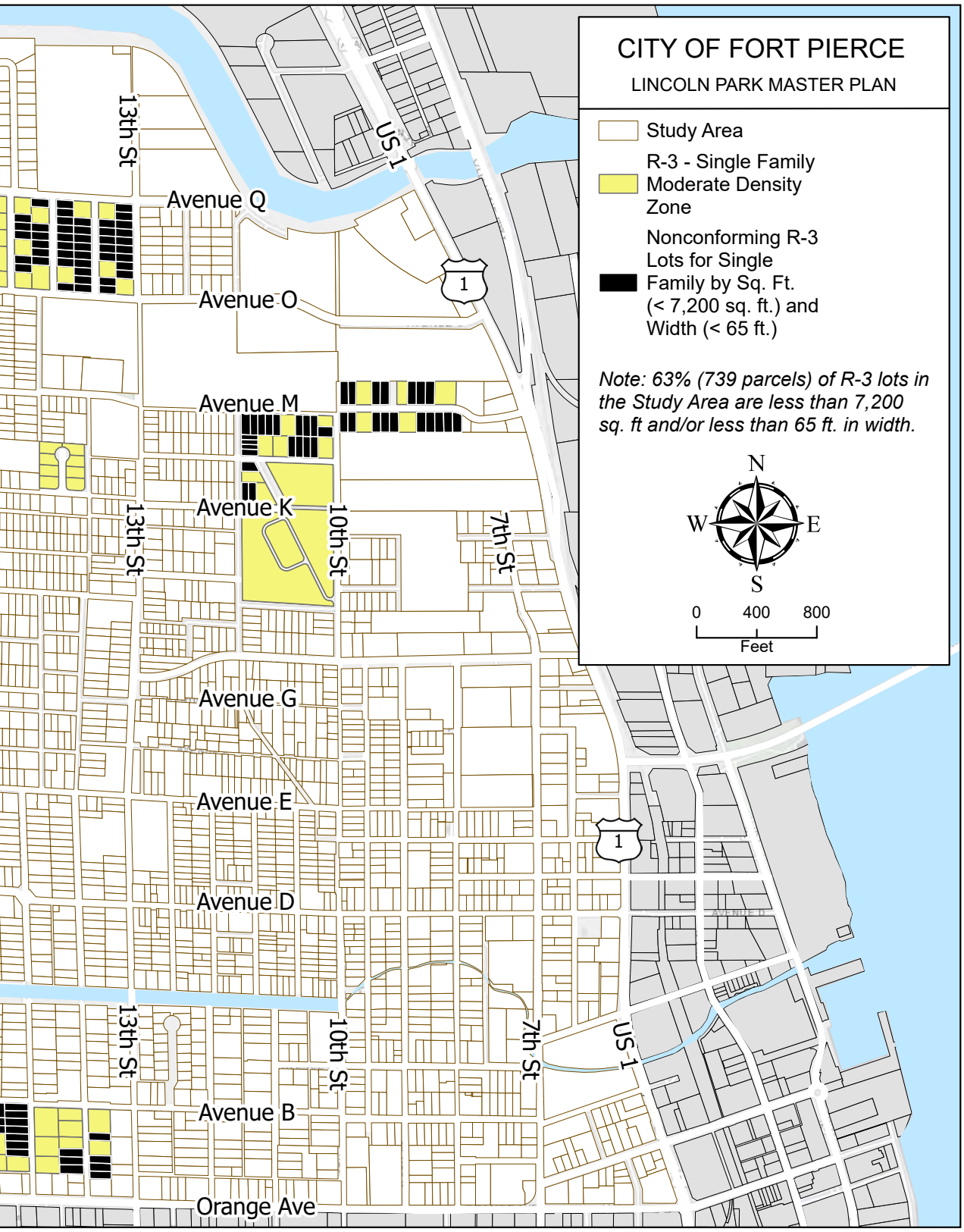
The minimum distance between residential buildings shall be 20 feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two or more buildings shall be eight feet.

ZONING FINDINGS & RECOMMENDATIONS

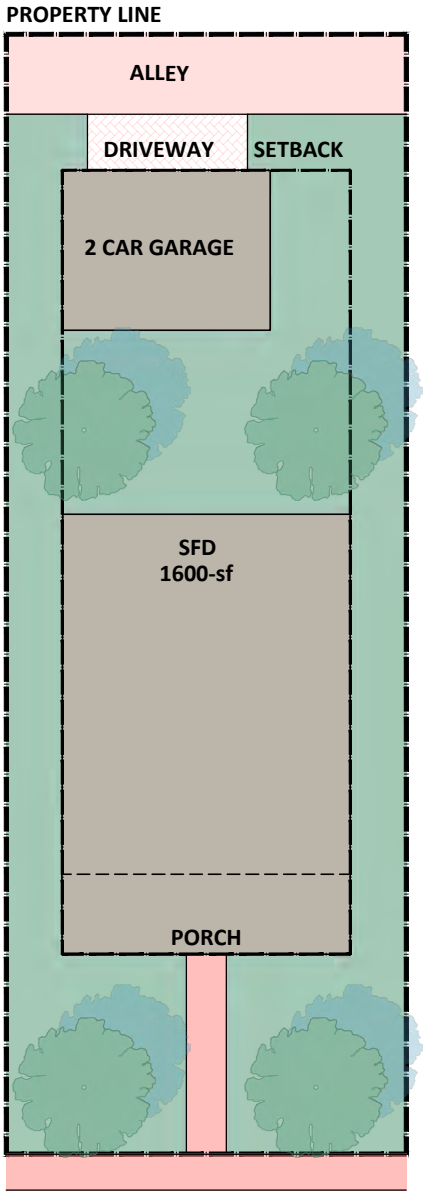
- R-1 Zoning:
  This zoning category is an anomaly for the area. It is applied to fourteen (14) lots on Avenue Q (SUNRISE PARK PLAT). These parcels could be rezoned to R-3 or R-4 which would be more consistent with their lot size, but this affects very few parcels in the study area and may not be a priority. Below is a summary of the current use and development:
  - Most of the properties have single family dwellings located on the lot. One (1) is vacant.
  - Only four (4) meet the minimum lot size of 12,000-sf. The remainder are typical of the historic plat of Sunrise Park and are 50' wide and 135' deep. Summary of the lots are as follows:
    - 2404-213-0006-000-2 .....with SFD
    - 2405-501-0180-000-2 .....with SFD, does not meet min lot size
    - 2405-501-0172-000-3 .....with SFD, does not meet min lot size
    - 2405-501-0159-000-6 .....with SFD, does not meet min lot size
    - 2405-501-0158-000-9 .....with SFD, does not meet min lot size
    - 2405-501-0154-000-1 .....with SFD
    - 2405-501-0152-000-7 .....with SFD
    - 2405-501-0151-000-0 .....with SFD, does not meet min lot size
    - 2405-501-0135-000-2 .....with SFD, does not meet min lot size
    - 2405-501-0133-000-8 .....with SFD, does not meet min lot size
    - 2405-501-0131-000-4 .....vacant
    - 2405-501-0130-000-7 .....with SFD, does not meet min lot size
    - 2405-501-0121-000-1 .....with SFD, does not meet min lot size
    - 2405-501-0104-000-6 .....with SFD
- R-2 Zoning:
  This zoning category is an anomaly for the area. It is applied to nineteen (19) lots between Avenue O and Avenue M (BENTON`S MANOR PLAT). These parcels could be rezoned to R-3 which would be more consistent with their lot size, but this affects very few parcels in the study area and may not be a priority. Below is a summary of the current use and development:
  - Seven (7) of the properties are vacant. Twelve (12) have single family homes.
  - Four (4) of the vacant lots are short of the minimum lot size by approximately 75 square feet in their current zoning district and are thus not clearly developable.
- R-5 Zoning:
  This zoning category is an anomaly for the area. It is applied to one parcel(2404-608-0120-000-9), Pine Creek Village Apartments with 107 walk-up units on 6.6 acres (16.21 dua). These could be rezoned to R-4 which would be more consistent with the context. R-5 can allow for up to 200' in height which is not consistent with the neighborhood. Below is a summary of the current use and development:
  - The property utilizes the Project Based Sec. 8 Federal housing program to make rent affordable to lower income tenants.

RESIDENTIAL - R3 NON-CONFORMING LOT SIZE AND/OR WIDTH



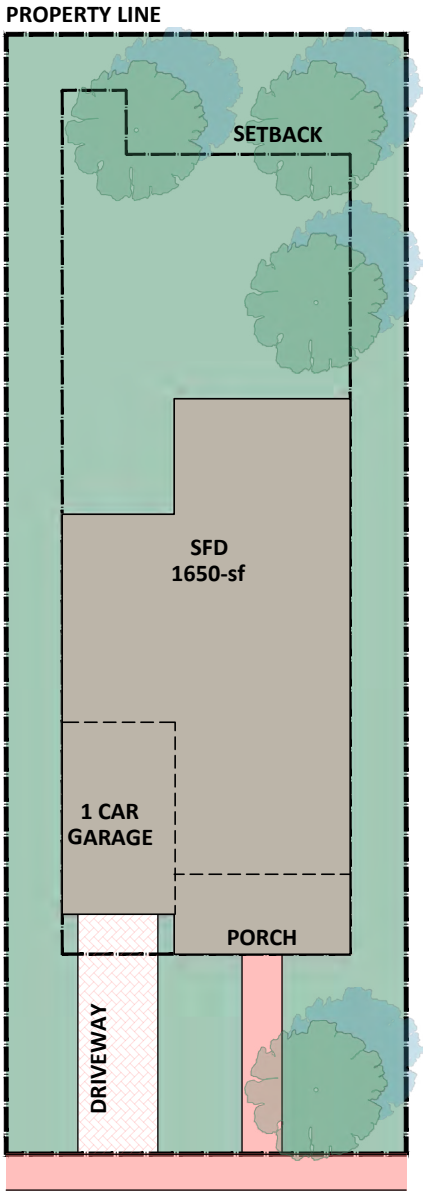

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
R-3 - Single Family Moderate Density Zone
Nonconforming R-3 Lots for Single Family by Sq. Ft. (< 7,200 sq. ft.) and Width (< 65 ft.)
Note: 63% (739 parcels) of R-3 lots in the Study Area are less than 7,200 sq. ft and/or less than 65 ft. in width.
N
W
E
S
0
400
800
Feet
13th St
US 1
Avenue Q
1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave

RESIDENTIAL - R-3 TYPICAL LOT PREFERRED REDEVELOPMENT MODEL CONCEPTS



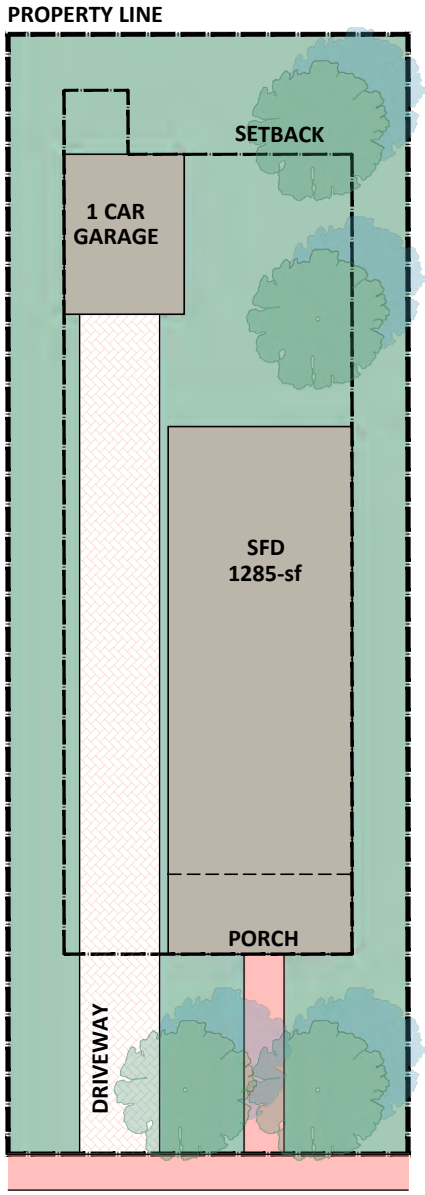
MODEL 1

Model 1 includes an alley condition. This is not the typical condition in Lincoln Park, but the lots are deep and could accommodate an ally in the rear if built as part of series of houses.



MODEL 2

Model 2 includes an attached garage set back from the front facade. The garage does not dominate the front facade of the building and is less than 50% of the frontage.



MODEL 3

Model 3 includes a detached garage. This is not the typical condition in Lincoln Park, but the lots are deep and could accommodate detached rear garages and ADUs.

ZONING FINDINGS & RECOMMENDATIONS

R-3 Zoning:

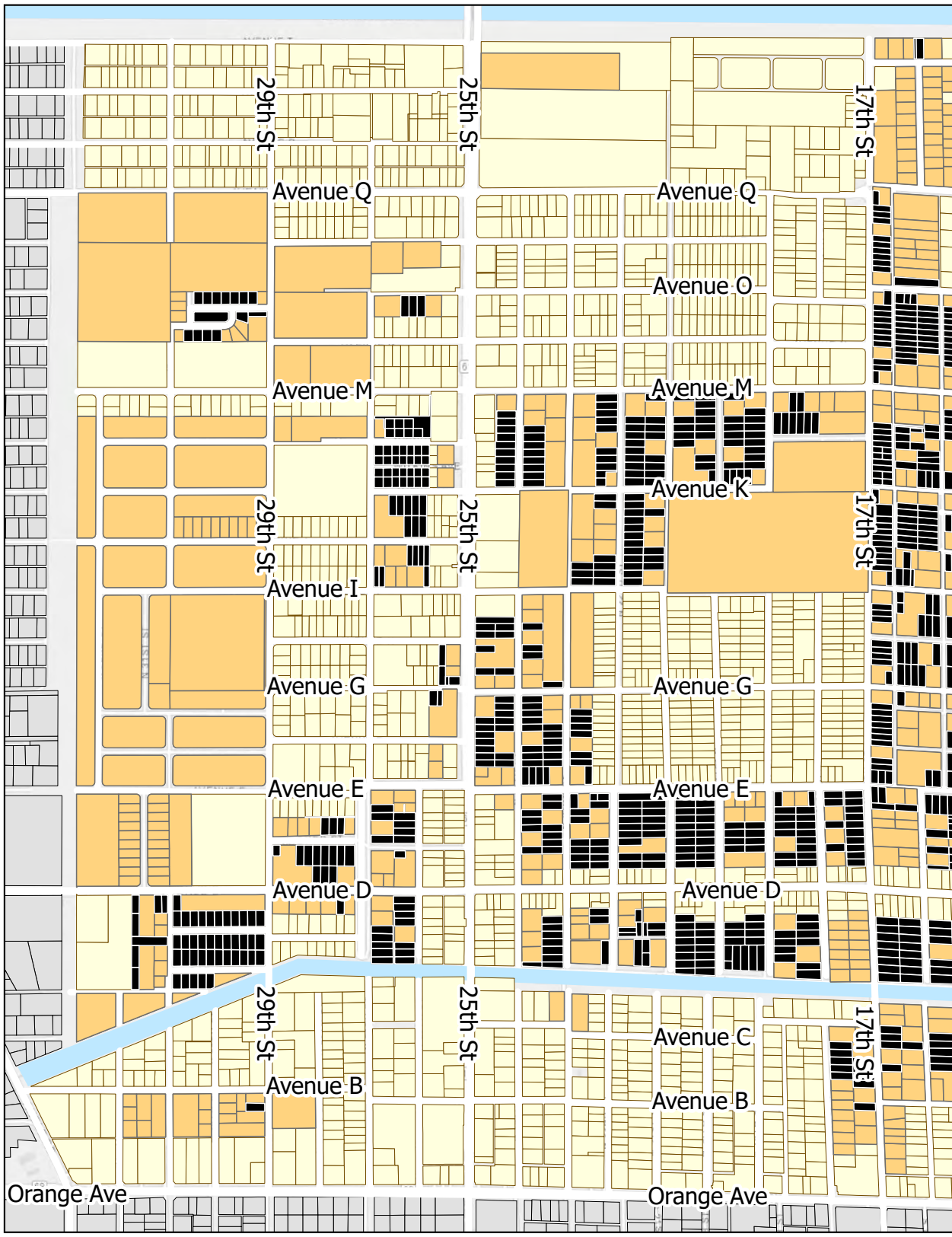
739 lots (63%) in R-3 do not meet the minimum lot or width standards as shown on the map on the previous pages. Although there may be a means of developing single family detached dwellings on these sites through *Sec. 125-70. - Nonconforming lots*, it adds to the challenge and uncertainty for infill dvelopment. To the left are three site plans of Residential Redevelopment Models. The site plans illustrate the development as single family detached dwellings in three different scenarios where the other standards can remain the same. Without these changes builders are incentivized to combine lots and develop attached multi-family like duplexes contrary to the community desires.

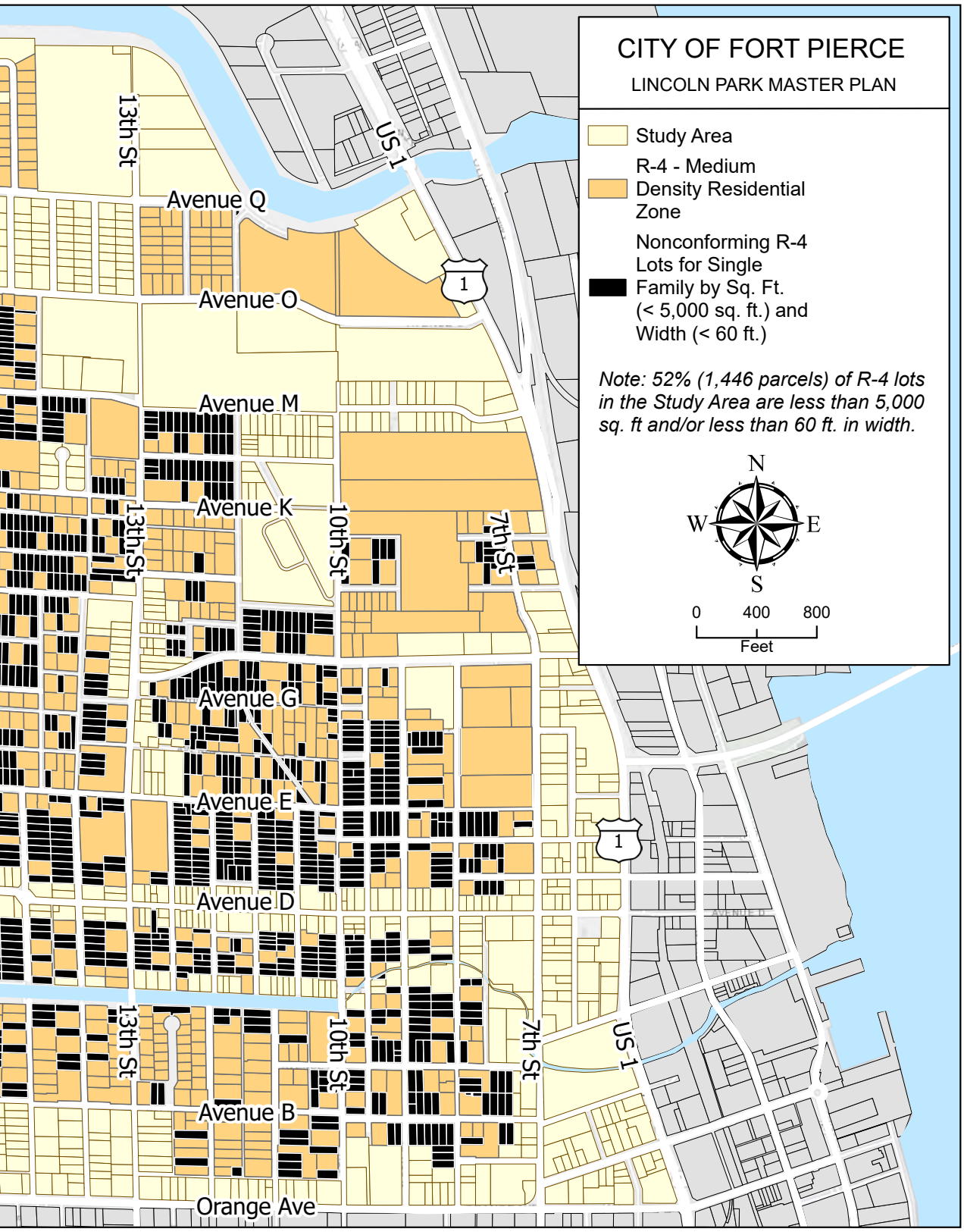
- Reduce minimum lot width from 65' to 50' for single family detached dwellings.
- Reduce minimum lot area from 7,200-sf to 7,000-sf for single family detached dwellings.
- Permit accessory dwelling units (ADUs) with kitchens in the Lincoln Park study area. ADUs can be an incremental way of providing affordable housing and additional housing options in the community. Additional zoning considerations for ADUs are summarized "Accessory Dwelling Units Zoning Standards" on page 278 of this study.

This text change would remove barriers for existing platted lots of record preventing them from being developed as single family dwellings. The zoning category of R-3 is typically applied to historic lots of record and the proposed change may resolve barriers to development of single family homes in other parts of the City too. Additional analysis is needed for areas outside of the Lincoln Park study area.

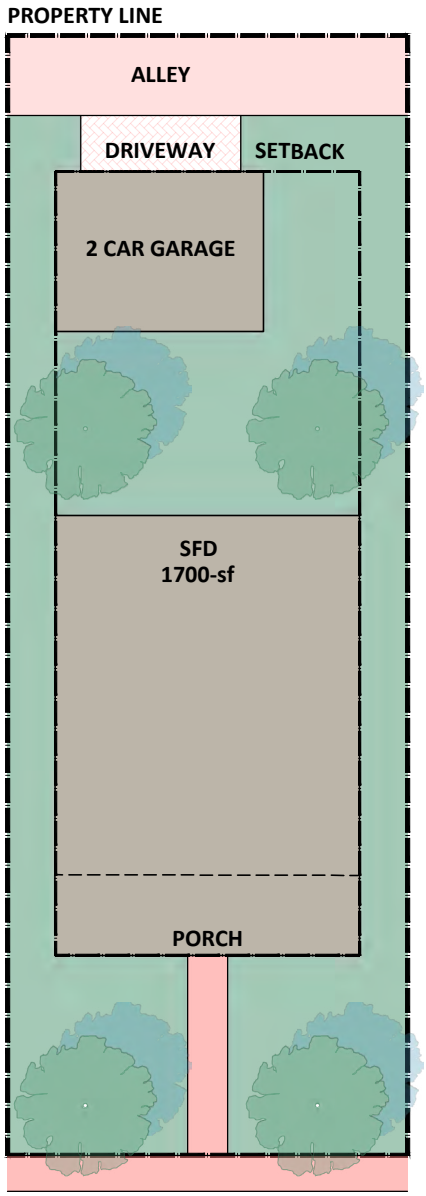
		BUILDING TYPE	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	LOT COVERAGE (%)	MAX BLDG COVERAGE (%)	HEIGHT (FT)	PARKING SPACES	MIN FRONT	MIN SIDE	MIN REAR
R-3 ZONING	R-3	SFD	7,200	65	100	N/A	35	28	2	25'	7'	15'
MODEL 1		SFD	7,000	50	140	47	35	-	2	25	7'	15'
MODEL 2		SFD	7,000	50	140	38	32	-	2	25	7'	45'
MODEL 2		SFD	7,000	50	140	41	26	-	2	25	7'	15'
Red text indicates a standard that does not meet the minimum or maximum requirement of R3 Zoning.												
Parking spaces may be provided in the driveway.												

ZONING: RESIDENTIAL - R4 NON-CONFORMING LOT SIZE AND/OR WIDTH



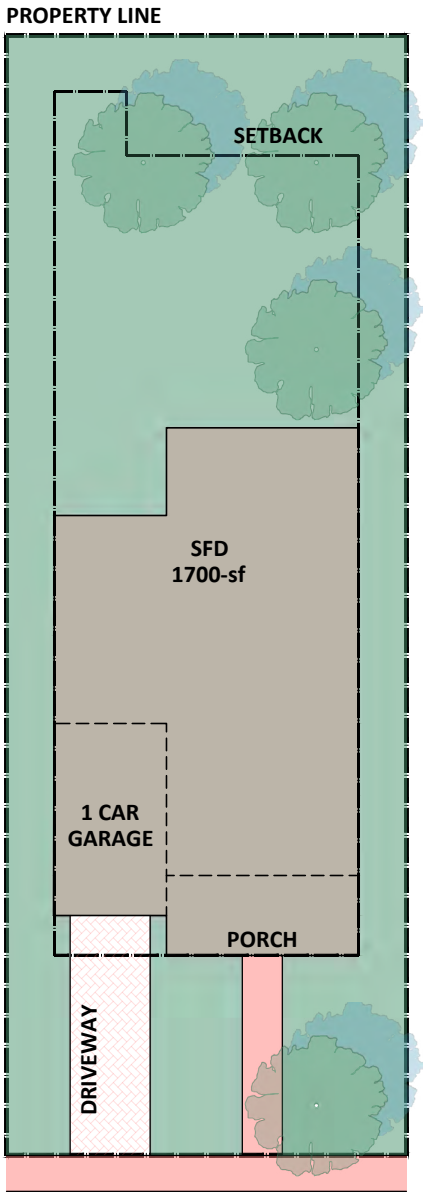

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
R-4 - Medium Density Residential Zone
Nonconforming R-4 Lots for Single Family by Sq. Ft. (< 5,000 sq. ft.) and Width (< 60 ft.)
Note: 52% (1,446 parcels) of R-4 lots in the Study Area are less than 5,000 sq. ft and/or less than 60 ft. in width.
N
W
E
S
0
400
800
Feet
13th St
US 1
Avenue Q
1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave

RESIDENTIAL - R-4 TYPICAL LOT PREFERRED REDEVELOPMENT MODEL CONCEPTS



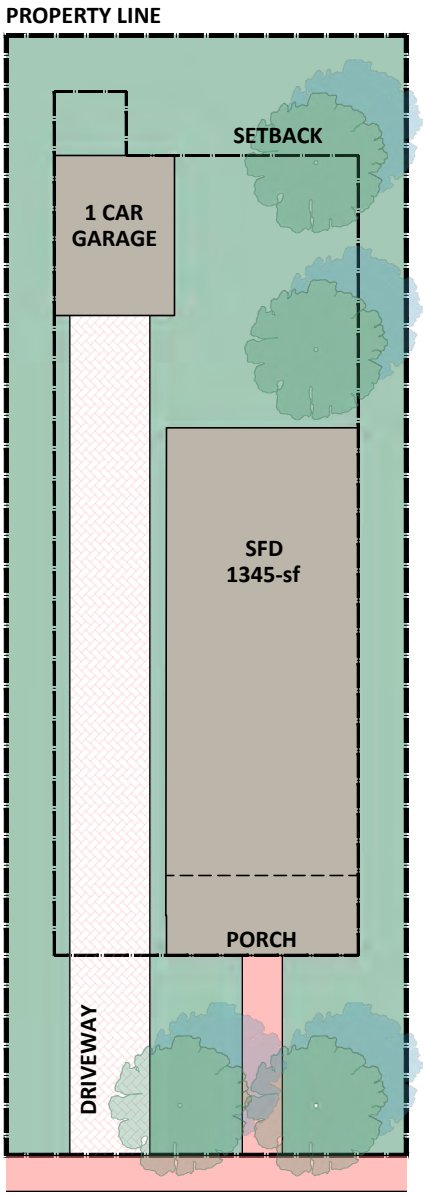
MODEL 1

Model 1 includes an alley condition. This is not the typical condition in Lincoln Park, but the lots are deep and could accommodate an ally in the rear if built as part of series of houses.



MODEL 2

Model 2 includes an attached garage set back from the front facade. The garage does not dominate the front facade of the building and is less than 50% of the frontage.



MODEL 3

Model 3 includes a detached garage. This is not the typical condition in Lincoln Park, but the lots are deep and could accommodate detached rear garages and ADUs.

ZONING FINDINGS & RECOMMENDATIONS

R-4 Zoning:

1,446 lots (52%) in R-4 do not meet the minimum width standards as shown on the map on the previous page. Although there may be a means of developing single family detached dwellings on these sites through *Sec. 125-70. - Nonconforming lots*, it adds to the challenge and uncertainty. To the left are three site plans of Residential Redevelopment Models. The site plans illustrate the development as single family detached dwellings in three different scenarios where other standards can remain the same. Without these changes builders are incentivized to combine lots and develop attached multi-family like duplexes contrary to the community desires.

- Reduce height from 45' to 30' - The 45' height changes the character of the place and would not be feasible on infill lots. This standard may unintentionally encourage the assemblage of sites.
- Reduce minimum lot width from 60' to 50' for single family detached dwellings.
- Permit accessory dwelling units (ADUs) with kitchens in the Lincoln Park study area. ADUs can be an incremental way of providing affordable housing and additional housing options in the community. As stated, additional zoning considerations for ADUs are summarized "Accessory Dwelling Units Zoning Standards" on page 278 of this study.

This text change would remove barriers for existing platted lots of record preventing them from being developed as single family dwellings. The zoning category of R-4 is typically applied to historic lots of record and the proposed change may resolve barriers to development of single family homes in other parts of the City too. Additional analysis is needed for areas outside of the Lincoln Park Study area.

		BUILDING TYPE	LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	LOT COVERAGE (%)	MAX BLDG COVERAGE (%)	MAX HEIGHT	MIN PARKING SPACES	MIN FRONT	MIN SIDE	MIN REAR
R-4 ZONING	R-4	SFD	5,000	60	70	-	40	45	2	25'	6'	15'
MODEL 1		SFD	7,000	50	140	48	37	-	2	25'	6'	15'
MODEL 2		SFD	7,000	50	140	39	33	-	2	25'	6'	49'
MODEL 3		SFD	7,000	50	140	44	27	-	2	25'	6'	15'
Red text indicates a standard that does not meet the minimum or maximum requirement of R4 Zoning.												
Parking spaces may be provided in the driveway.												

ACCESSORY DWELLING UNITS ZONING STANDARDS

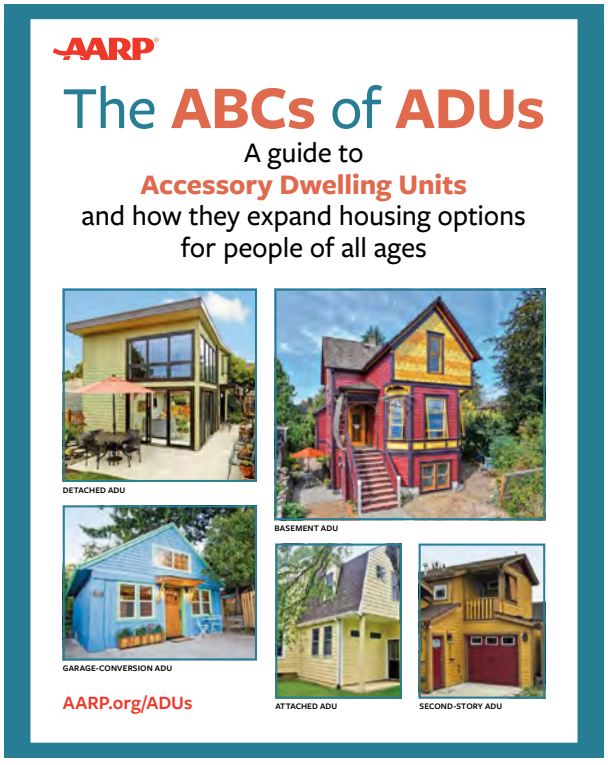
ADUs can be an incremental way of providing affordable housing, a place for multi-generational living, and additional housing options in the community. Additional units should remain accessory and standards should be included to mitigate potential adverse impacts. The following are recommend standards to incorporate for Lincoln Park:

- Initially these should be limited to those single family dwellings which are full-time owner occupied and can provide proof of Homestead Exemption.
- A minimum 1 parking space should be provided. May be on-street parking.
- A maximum footprint size should be included.
- Should follow minimum side setbacks of primary dwelling unit, and have a minimum 10' rear setback.
- Shall have a separate entrance from the primary dwelling unit.
- May be detached or attached.
- Shall include a kitchen.
- Should not be counted towards density.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.





The ABCs of ADUs from AARP is an excellent resource for information about ADUs.





Vacant lots in Lincoln Park with a specimen oak tree.

OTHER ZONING FINDINGS & RECOMMENDATIONS

- Sec. 125-3 - We recommend clarifying building and lot coverage in definitions and standards and considering introducing an impervious or pervious lot coverage standard. This may help mitigate the proliferation of paved front yards which are common with the newer duplex and triplex development. As infill development occurs, the need for pervious space becomes an important part of aquifer recharge and the City's stormwater response.
- Although Sec. 125-70 may open some of the nonconforming lots to development in R-1, R-2, R-3, R-4, and R-5, it is difficult to determine definitively without extensive due diligence and may be a deterrent for investment in the community. The nonconforming status may also create an additional challenge to accessing financing and insurance.
- Improve the definition of a tree or add definition for a shade tree which includes caliper. This could be done by referencing 123-37(1)(a) in Sec. 123-36 Landscaping design standards for single-and two-family residential structures.
- Require a shade tree every 20 or 30 feet on center along the property line or sidewalk, rather than four trees per lot. This will enhance the overall neighborhood.

These standards will grow in importance as infill development occurs. It is critical that trees, landscaping and open space are maintained concurrently with development.

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COMMERCIAL & MIXED USE ZONING

IN LINCOLN PARK

COMMERCIAL - EXISTING C-2 & C-3 ZONING STANDARDS

USES

Neighborhood serving commercial uses, such as grocery stores, restaurants, and laundry services, are still very important and desirable to the community. On page 284 is a summary of the permitted uses for both the Neighborhood (C2) and General Commercial (C3) zoning designations. The list of permitted uses, particularly for the General Commercial, is extensive. Some of the listed uses would not be permitted in Lincoln Park due to the conditions necessary for a conditional use or distance requirements for specific uses. It is recommended for the predictability of the neighborhood that a more specific list of permitted uses be reflected in Lincoln Park. The lack of predictability in this area could have a negative effect on development rather than a positive one. The uses highlighted in red may require additional analysis.

In the public input sessions, the community did express support for a variety of housing on Avenue D and in commercial areas. The "Historic District: Avenue D District" on page 298 was always a mixed use area and there is still community support for vertically integrated mixed use as well as townhouses and multifamily residential. These may be appropriate permitted uses in the historic Avenue D District.

DEVELOPMENT STANDARDS

Additionally, many of the uses require much larger sites than the parcels in Lincoln Park, which is very common along Avenue D and within the historic Avenue D District. "Commercial - C-2 Non Conforming Lot Size" on page 290 and "Commercial - C-3 non Conforming by Lot Size" on page 292 illustrate the quantity of non-conforming lots. With the current zoning standards, it is typically necessary to have two parcels to meet the minimum lot size and width.

If two parcels are unified to meet the minimum lot size and width, the current setbacks create additional challenges.

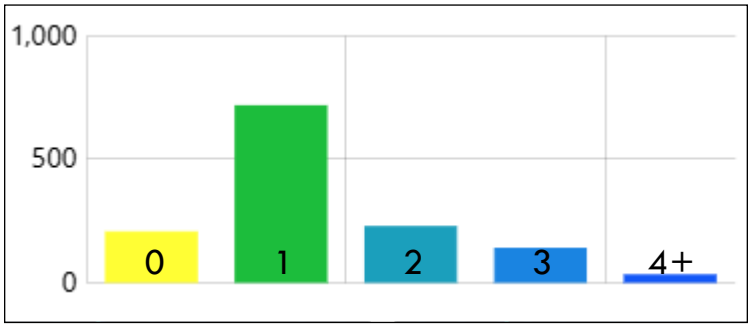
- The setbacks do not specify where parking is permitted. It is highly recommended that parking only be permitted in the rear to maintain the walkable streetscape on Avenue D. Driveways interrupt the on-street parking, create safety conflicts for pedestrians, and diminish the impact of storefronts.
- The setbacks are larger to the front, which does very little to protect what may be the neighborhood housing just outside the commercial districts. Distance, fence and landscaping standards should be specified when transitioning to the residential zoning districts.

A "Preferred Commercial Redevelopment Model" on page 294 and page 296 has been provided as an example of recommended site plan and development standards to address the issues above.

PARKING

Parking is an important consideration in redevelopment which should be held in balance with other needs, constraints, and assets. Requiring excess parking diminishes the land available for other uses and increases the cost of construction. Lincoln Park is a community where the majority of households has one or fewer vehicles, therefore the parking demand may be less in this walkable commercial neighborhood. The Fort Pierce Intermodal Facility is located in the historic Avenue D District where transit Routes 1, 2, 3, 7, and 8 each have a stop. Each of these factors may reduce the need for parking at the same volume as what may be typical of a suburban setting.

HOUSEHOLD ACCESS TO A VEHICLE

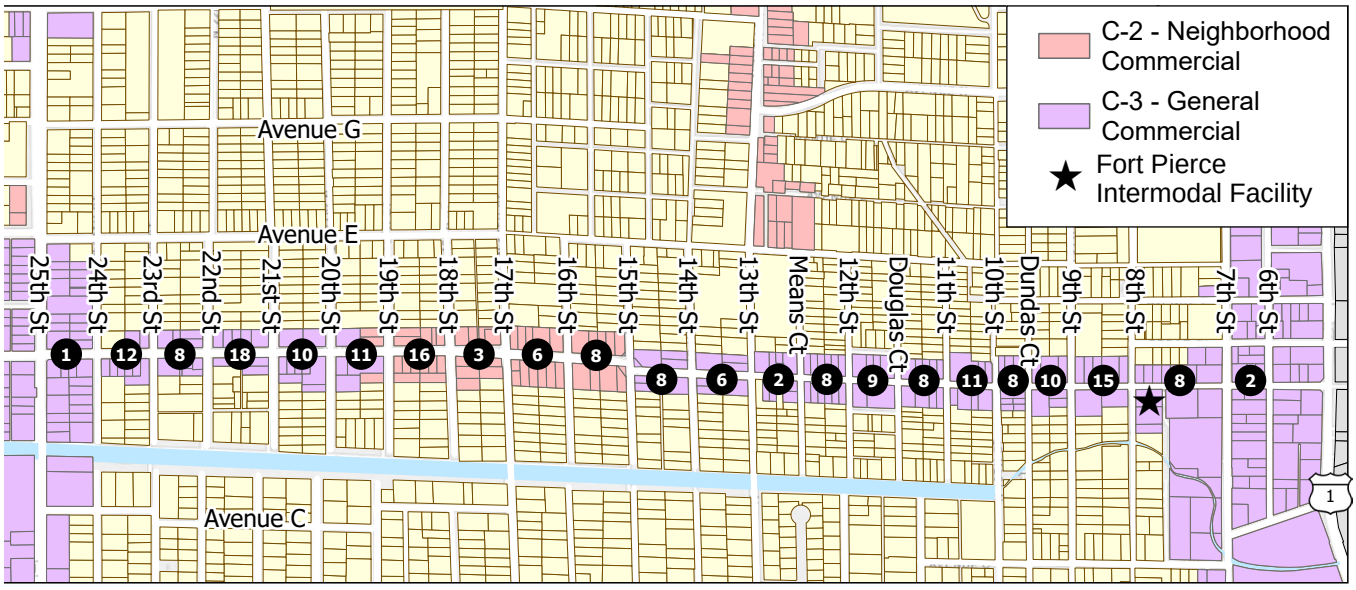


Source: U.S. Census Bureau's American Community Survey (ACS) 2020-2024 5-year estimates

PUBLIC PARKING INVENTORY

The street improvements completed along Avenue D have added 188 public parking spaces and of those 95 are located in the historic Avenue D District. In addition to the streetscape improvements, the FPRA has completed a new public parking lot at Avenue D and Means Court. Additional public parking inventory could be added incrementally as demand increases and could be strategically distributed along Avenue D. A continued strategy of balancing infill redevelopment with public parking in a walkable neighborhood may be the best strategy for maintaining the historic scale and character while still allowing infill opportunities.

AVENUE D PUBLIC PARKING INVENTORY



COMMERCIAL - EXISTING C-2 & C-3 COMMERCIAL USES PER *SEC. 125-187. - ALLOW*

ZONING		BREW PUB	COFFEE SHOP	NEIGHBORHOOD BISTRO	NEIGHBORHOOD CAFE	RESTAURANTS, FAST FOOD	RESTAURANTS & BAR	WINE/CIGAR BAR	*ENTERTAINMENT, INDOOR (EXCEPT AS NOTED)*	ADULT ESTABLISHMENT (NO APPLICABLE)	ARCADE AMUSEMENT	FAMILY ENTERTAINMENT	BAR OR NIGHTCLUB	THEATER	*ENTERTAINMENT, OUTDOOR*	BATTING CAGES, DRIVING
NEIGHBORHOOD COMMERCIAL	C-2	P	P	P	P	-	C	C	-	-	-	-	-	-	-	-
GENERAL COMMERCIAL	C-3	P	P	P	P	P	P	P	P	P	C	P	P	P	C	P

ZONING		***RETAIL SALES & PERSONAL SERVICE ORIENTED (EXCEPT AS NOTED)***	ART STUDIO	ANIMAL CARE FACILITIES & SERVICE	ANIMAL GROOMING SERVICE	CHECK CASHING/LOAN SERVICE	EDUCATIONAL SERVICE ESTABLISHMENTS	LAUNDRY & DRY CLEANER PICK UP	LAUNDROMAT	MORTUARIES OR FUNERAL HOMES	NEIGHBORHOOD COMM. SERVICES	PAWN SHOP	PERSONAL IMPROVEMENT SERVICE	VETERINARY (W/OUT OUTDOOR RUNS)	*RETAIL SALES & SERVICES REPAIR ORIENTED*	SELF-SERVICE STORAGE
NEIGHBORHOOD COMMERCIAL	C-2	C	P	P	P	-	P	P	P	-	P	-	P	-		-
GENERAL COMMERCIAL	C-3	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = Permitted uses. Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the district, other applicable use standards, additional zoning ordinance provisions and other city laws.

C = Conditional uses. Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city con development plans comply with applicable standards and will not violate basic use standards specified in each zoning dis provisions and other city laws.

I = Innovative community development. Uses identified with a "I" in the use table are permitted in the subject zoning dist proposal conforms to the standards for innovative community developments at section 125-243 of this Code.

ED USES

EQUESTRIAN FACILITIES	STADIUM ARENA	*MARINE-RELATED COMM. (EXCEPT AS NOTED)*	BOAT & EQUIPMENT SALES	MARINA/BOAT LIVERY	*OFFICE*	ADMINISTRATIVE, OFFICE, PROFESSIONAL, MEDICAL	DAY LABOR EMPLOYMENT	MEDICAL & DENTAL CLINIC	TV RADIO STUDIOS	*OVERNIGHT ACCOMMODATIONS*	BED & BREAKFAST	DWELLING RENTAL	HOTEL/MOTEL	RECREATIONAL VEHICLE PARK	RESORT HOTEL	*PARKING COMMERCIAL*	*RETAIL SALES & SERVICE, SALES ORIENTED*	ART GALLERY	FARMERS MARKET/STAND	FLEA MARKET	GROCERY OR LIQUOR STORE	NEIGHBORHOOD COMMERCIAL SALE	OFFICE SUPPLIES/ELECTRONICS	PET STORE
-	-	-	-	-		P	C	C	P		P	P	P	-	-			P	C	-	P	P	-	-
P	C	P	P	C		P	P	P	P		P	P	P	C	P			P	P	C	P	P	P	P

AUTOMOBILE RENTALS	AUTOMOBILE SALES	BOAT RENTALS	BOAT SALES	FUELING STATION	TRAVEL PLAZA	TRUCK STOP	VEHICLE REPAIR, GENERAL	VEHICLE REPAIR, LIMITED	MARINE-RELATED REPAIR	VEHICLE STORAGE	*INDUSTRIAL*	ARTISAN	CABINET SHOPS, WOODWORKING	*LIGHT INDUSTRIAL SERVICE (EXCEPT AS NOTED)*	CATERING FACILITY, LARGE-SCALE	CREMATORIUM	BUILDING MAINTENANCE FACILITIES & SERVICES	CONTRACTORS/SERVICES OFF-SITE	MICROBREWERY	RESEARCH SERVICE	MARINE-RELATED INDUSTRIAL	*WAREHOUSE & FREIGHT (EXCEPT AS NOTED)*	PARCEL SERVICE	WHOLESALE TRADE
-	-	-	-	C	-	-	C	C	-	-		C	-		-	-	-	C	C	-	-	-	-	-
P	P	P	P	P	P	P	P	P	P	C		P	P	C	P	C	C	P	C	P	C	C	P	P

e uses will not violate basic use standards specified in each zoning

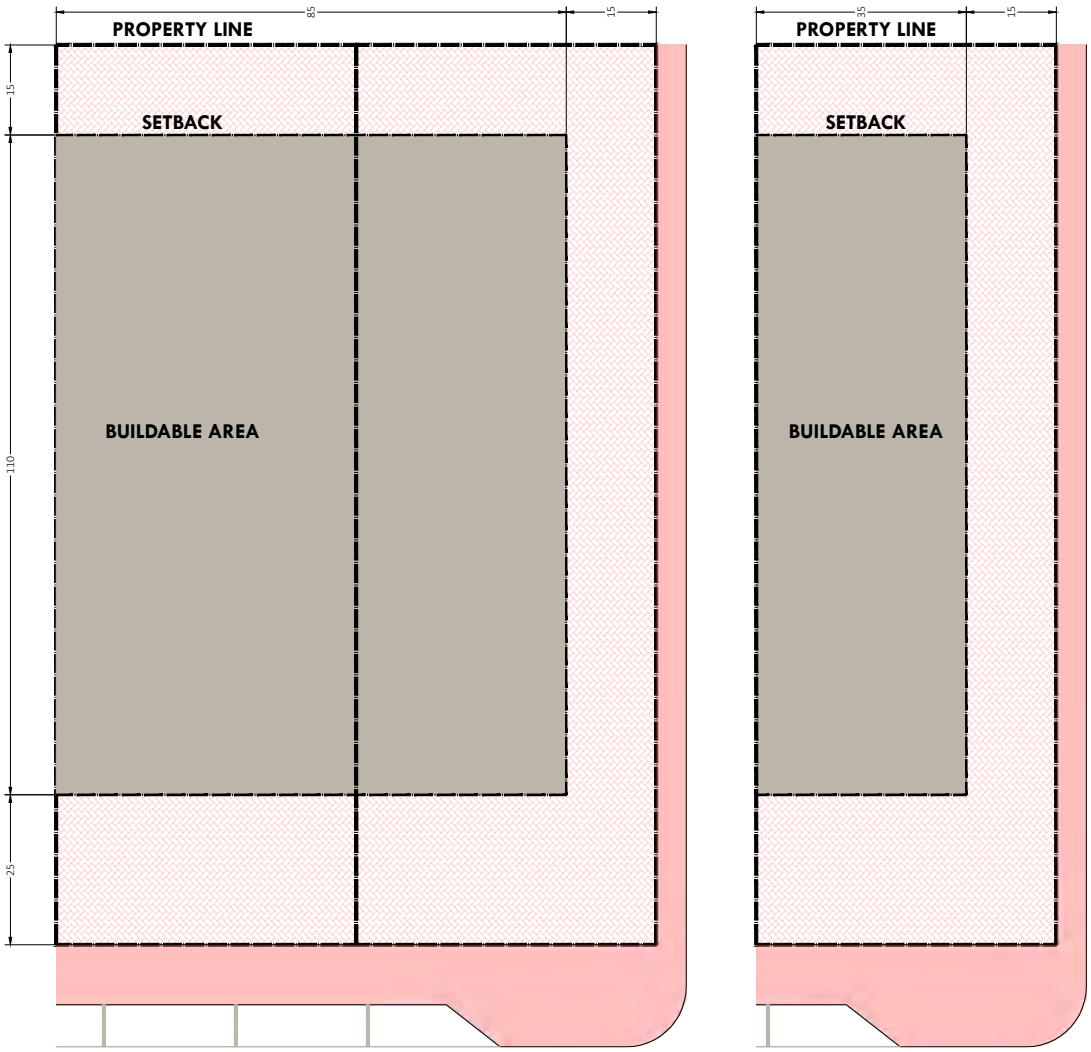
mmission, after a public hearing, determines that the location and trict, other applicable use standards, additional zoning ordinance

rict, if the city commission, after a public hearing, determines the

Key

Currently Permitted Use to be Considered for removal based on impacts and lot size

COMMERCIAL - EXISTING C-2 & C-3 ZONING STANDARDS



ZONI	
NBHD COMM. REQ	
GEN. COMM. REQ	
P = Permitted uses. /	

EXISTING ZON STANDARDS WHERE THE SHOR AVENUE D ON A C	
NBHD COMM. REQ	
GEN. COMM. REQ	
(1) ONE TYPICAL LO	
(2) TWO TYPICAL L	
Lot sizes and configura	
Analysis does not cons	
Red text indicates a sta	
The median lot area fo	
The median lot area fo	
*65 or up to 200' for m setbacks and parking r	
**Retail of less then 50	

NG		RESIDENTIAL USES							DENSITY
		BUILDING TYPE	DETACHED HOUSE	DUPLEX	TOWNHOUSE	MULTI DWELLING	MIXED-USE	COMM. RES. 7-14	Public housing for the elderly, notwithstanding other residential parking standards allow 0.5 per dwelling unit, boarding houses allowed 1 per room
QU	C-2	MIXED USE	I	I	I	I	P	C	10 AND 20% OF THE 0.5 FAR (PER FLU)
U	C-3	MIXED USE	-	-	-	I	P	-	15 AND 20% OF THE 1.0 FAR (PER FLU)

/ C = Conditional uses. / I = Innovative community development.

NING T EDGE MEETS CORNER LOT		LOT					BUILD-ABLE AREA	MAX HEIGHT	MAX STORIES	MIN PARKING SPACES**	YARDS (SETBACK)			
		LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	LOT COVERAGE (%)	MAX BLDG COVERAGE (%)					MIN FRONT	MIN SIDE	MIN SIDE AT STREET	MIN REAR
QU	C2	10,000	70	90	-	60	-	45’	-	1/200	25’	0’	15’	15’
U	C3	10,000	70	90	-		-	65’/200’*	-	1/200	25’	0’	15’	15’
OT		7,500	50	100	N/A	51	3,850	N/A	N/A	0	25’	0’	15’	15’
LOTS		15,000	100	150	N/A	60	9,000	N/A	N/A	0	25’	0’	15’	15’

tion varies greatly for parcels facing Avenue D. A lot of 50’ x 150’ was used to in the diagram and table above.

ider Chapter 119- STORMWATER MANAGEMENT AND SITE DEVELOPMENT TECHNICAL REGULATIONS

ndard that does not meet the minimum or maximum requirement.

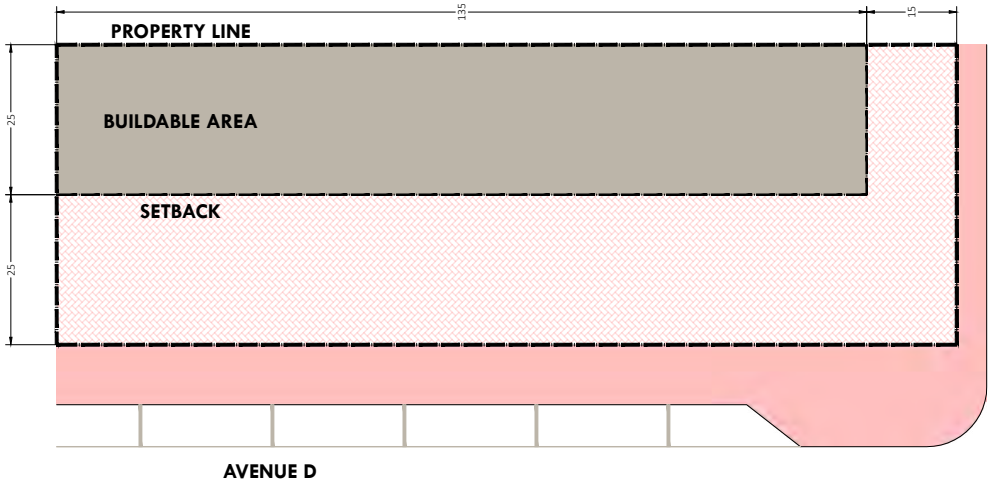
r C2 lots in the Lincoln Park Study Area is 6,665-sf which is well below the minimum lot size.

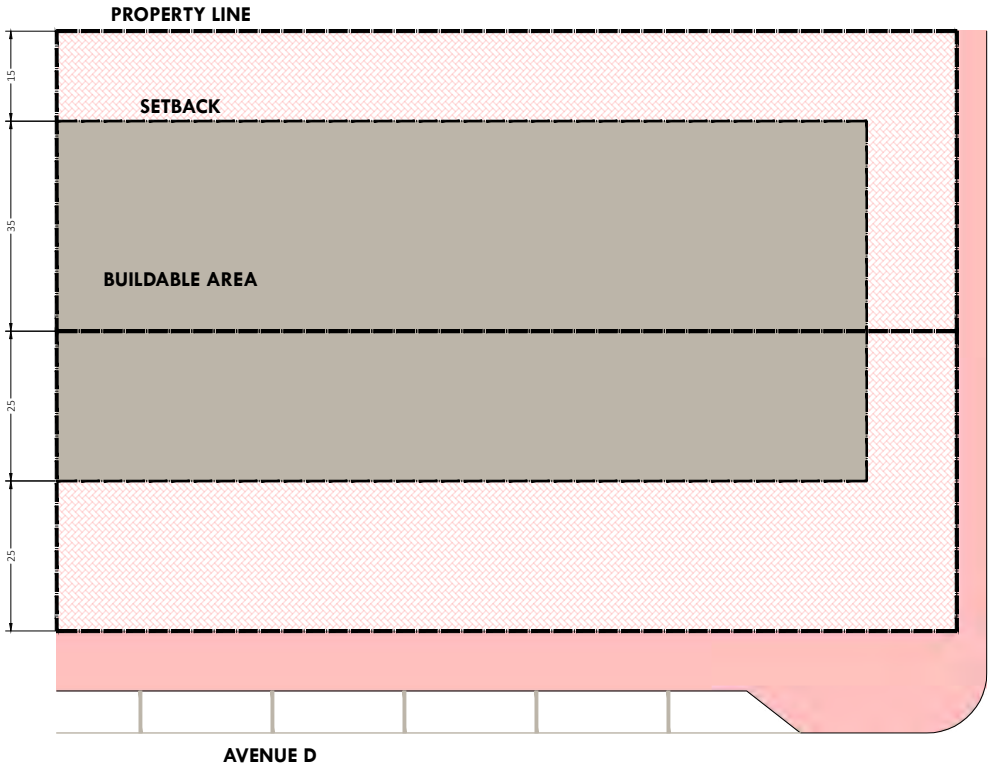
r C3 lots in the Lincoln Park Study Area is 8,451-sf which is well below the minimum lot size.

ixed-use in height is significant increase in height from existing conditions, historic structures and community input. Platted lots, existing equirements may limit ability to achieve height.

0,000-sf used for parking standard: 1 space per 200-sf per gross floor area.

COMMERCIAL- EXISTING C-2 & C-3 ZONING STANDARDS





EXISTING ZON
STANDARDS
WHERE THE LONG
AVENUE D

NBHD COMM. REQ
GEN. COMM. REQ
(1) ONE TYPICAL L
(2) TWO TYPICAL L
Lot sizes and configura
Analysis does not cons
Red text indicates a sta
The median lot area fo
The median lot area fo
*65 or up to 200' for m setbacks and parking r
**Retail of less then 5

NING G EDGE MEETS		LOT					BUILD-ABLE AREA	MAX HEIGHT	MAX STORIES	MIN PARKING SPACES**	YARDS (SETBACK)			
		LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	LOT COVERAGE (%)	MAX BLDG COVERAGE (%)					MIN FRONT	MIN SIDE	MIN SIDE AT STREET	MIN REAR
QU	C2	10,000	70	90	-	60	-	45’	-	1/200	25’	0’	15’	15’
U	C3	10,000	70	90	-	60	-	65’/200’*	-	1/200	25’	0’	15’	15’
OT		7,500	150	50				N/A	N/A	0				
LOTS		15,000	150	100	54	54	8,100	N/A	N/A	0	25’	0’	15’	15’

tion varies greatly for parcels facing Avenue D. A lot of 50’ x 150’ was used to in the diagram and table above.

ider Chapter 119- STORMWATER MANAGEMENT AND SITE DEVELOPMENT TECHNICAL REGULATIONS

andard that does not meet the minimum or maximum requirement.

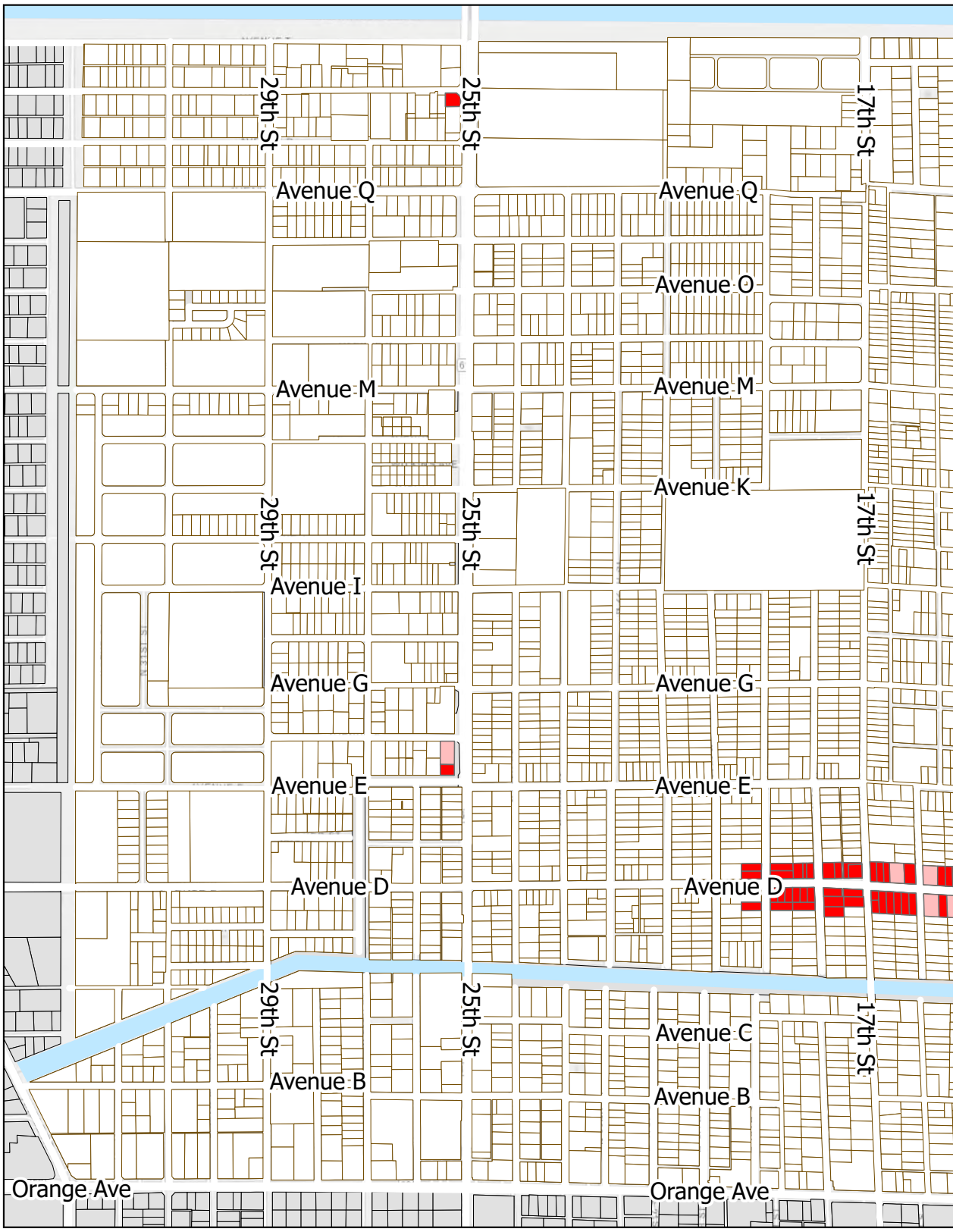
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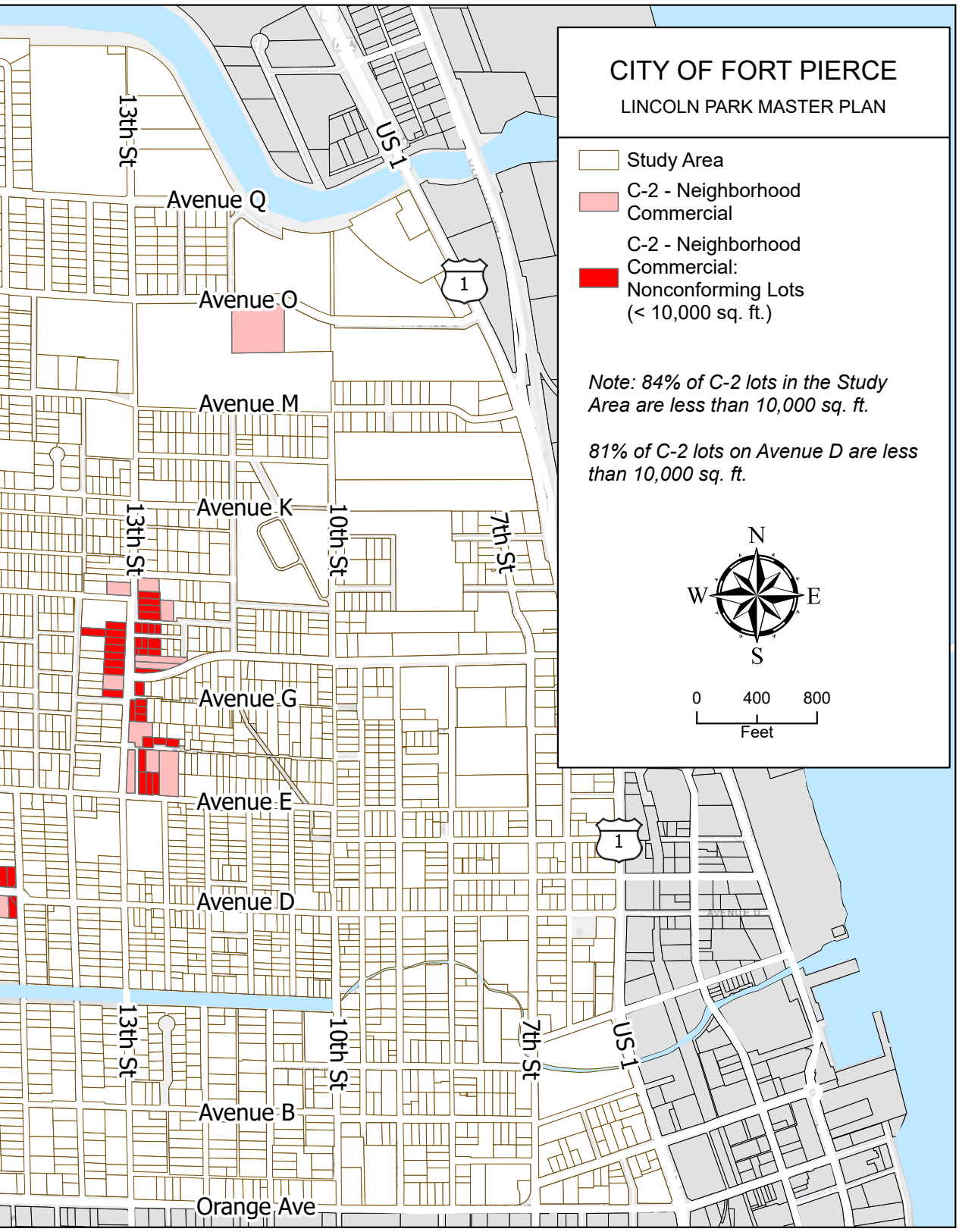
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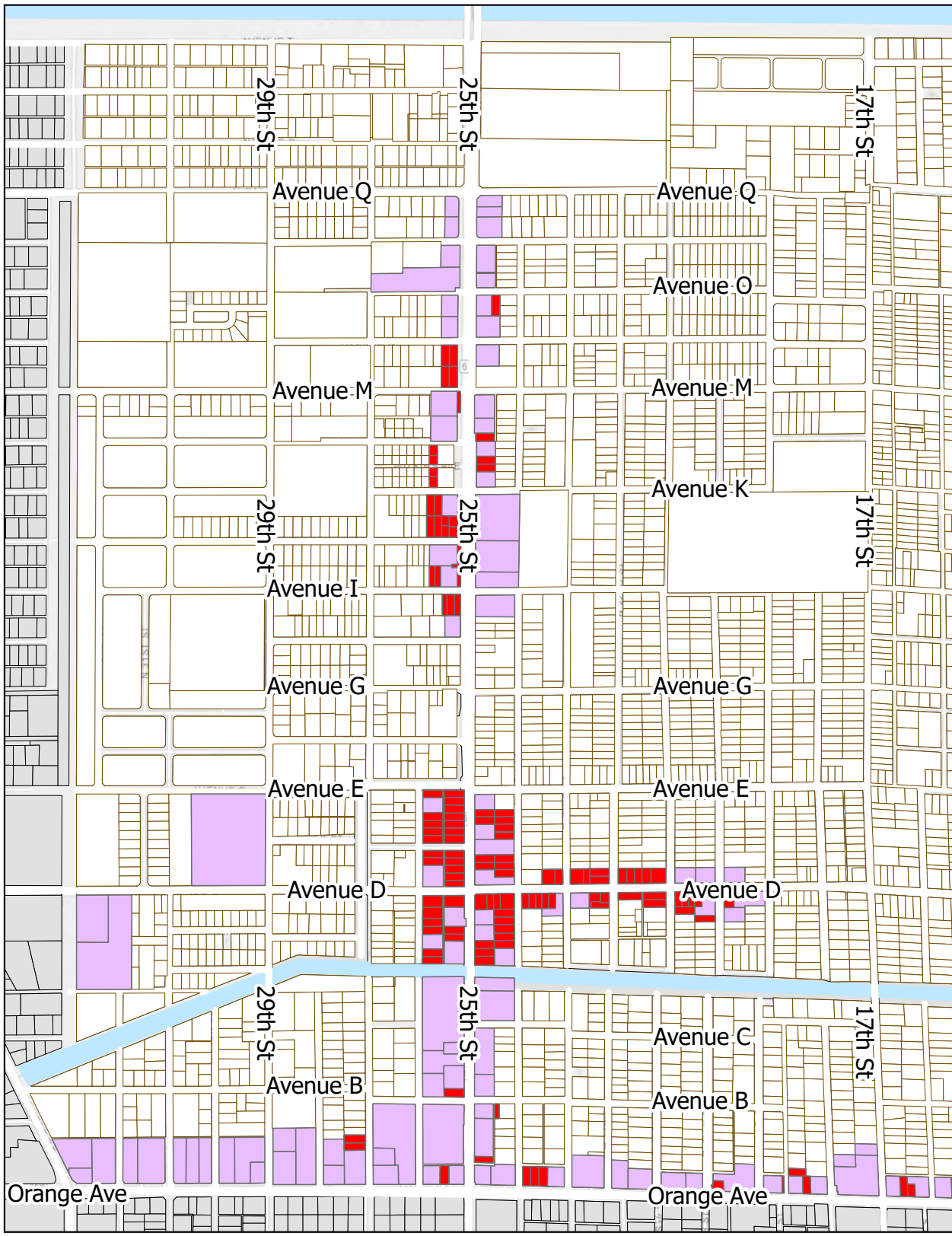
0,000-sf used for parking standard: 1 space per 200-sf per gross floor area.

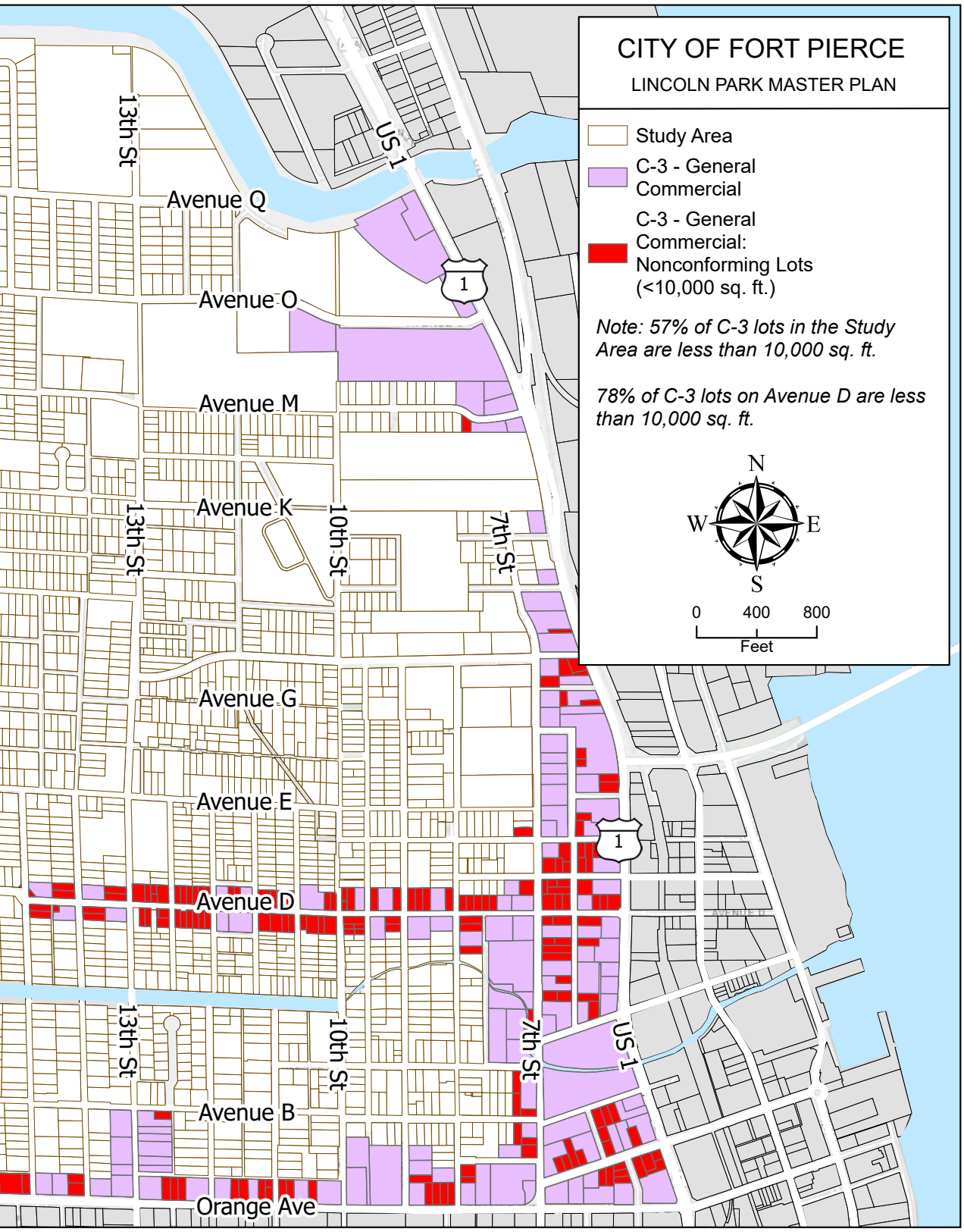
COMMERCIAL - C-2 NON CONFORMING LOT SIZE



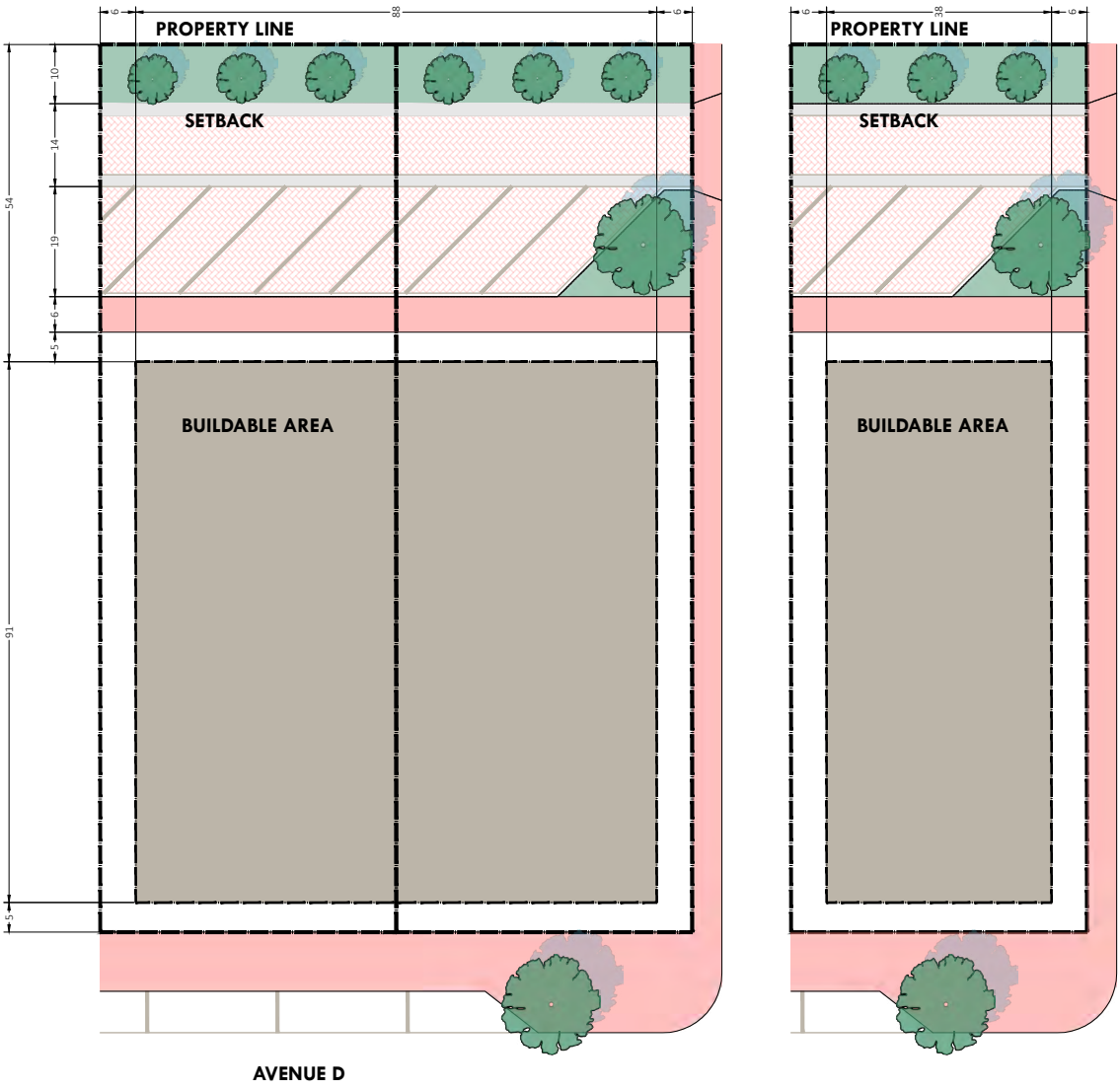

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
C-2 - Neighborhood Commercial
C-2 - Neighborhood Commercial: Nonconforming Lots (< 10,000 sq. ft.)
Note: 84% of C-2 lots in the Study Area are less than 10,000 sq. ft.
81% of C-2 lots on Avenue D are less than 10,000 sq. ft.
N
W
E
S
0
400
800
Feet
13th St
US-1
Avenue Q
1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave

COMMERCIAL - C-3 NON CONFORMING BY LOT SIZE



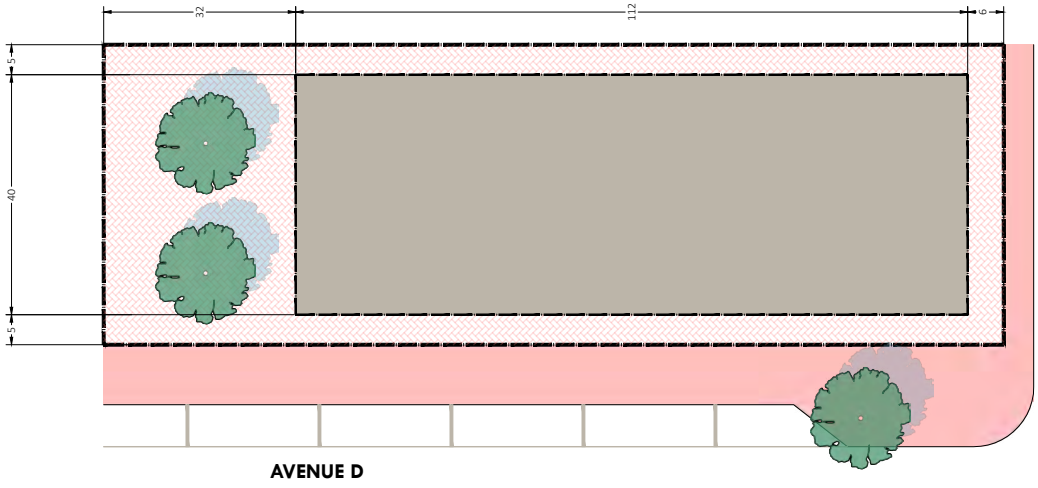

CITY OF FORT PIERCE
LINCOLN PARK MASTER PLAN
Study Area
C-3 - General Commercial
C-3 - General Commercial: Nonconforming Lots (<10,000 sq. ft.)
Note: 57% of C-3 lots in the Study Area are less than 10,000 sq. ft.
78% of C-3 lots on Avenue D are less than 10,000 sq. ft.
N
W
E
S
0
400
800
Feet
13th St
US 1
Avenue Q
1
Avenue O
Avenue M
Avenue K
10th St
7th St
Avenue G
Avenue E
Avenue D
Avenue B
Orange Ave

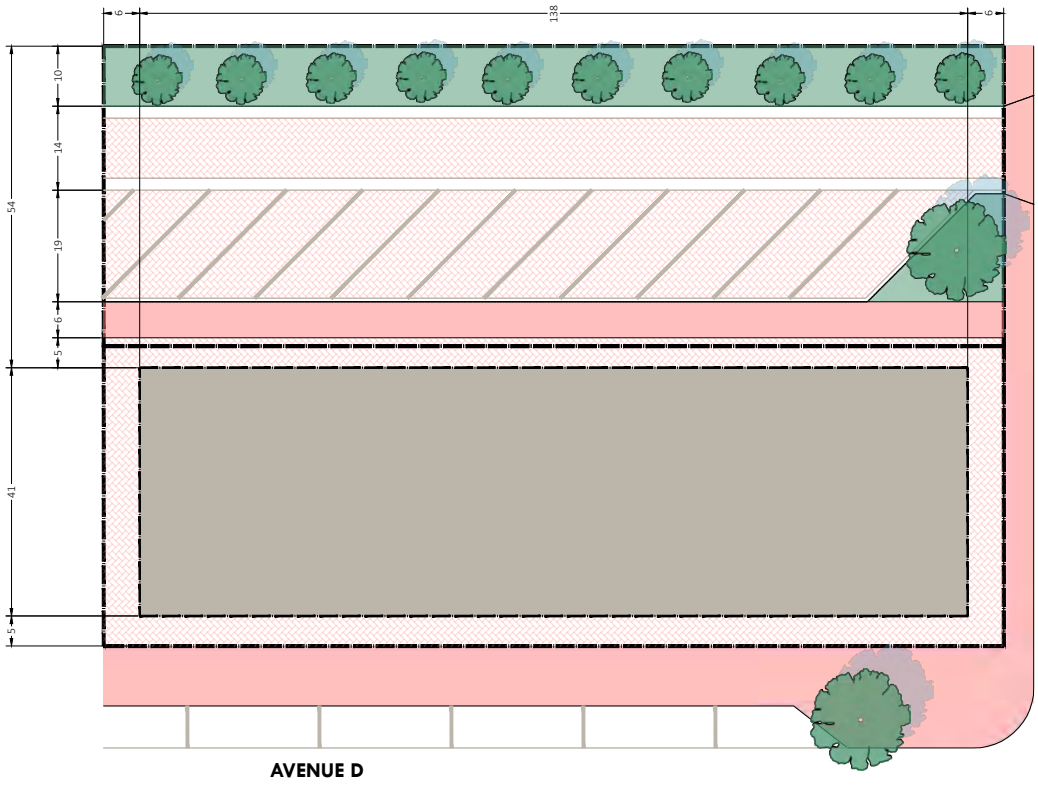
PREFERRED COMMERCIAL REDEVELOPMENT MODEL



PREFERRED REDEVELOPMENT MODEL WHERE THE SHORT EDGE MEETS AVENUE D	LOT AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT COVERAGE (%)	BLDG COVERAGE (%)	BUILD-ABLE AREA	PARKING SPACES**	FRONT	SIDE	SIDE AT STREET	REAR
(1) ONE TYPICAL LOT	7,500	50	100	92	46	3,473	2	5’	6’	6’	54’
(2) TWO TYPICAL LOTS	15,000	100	150		54	8,043	6	5’	6’	6’	54’
Lot sizes and configuration varies greatly for parcels facing Avenue D. A lot of 50’ x 150’ was used to in the diagram and table above.											
Analysis does not consider Chapter 119- STORMWATER MANAGEMENT AND SITE DEVELOPMENT TECHNICAL REGULATIONS											
Parking. No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure.											

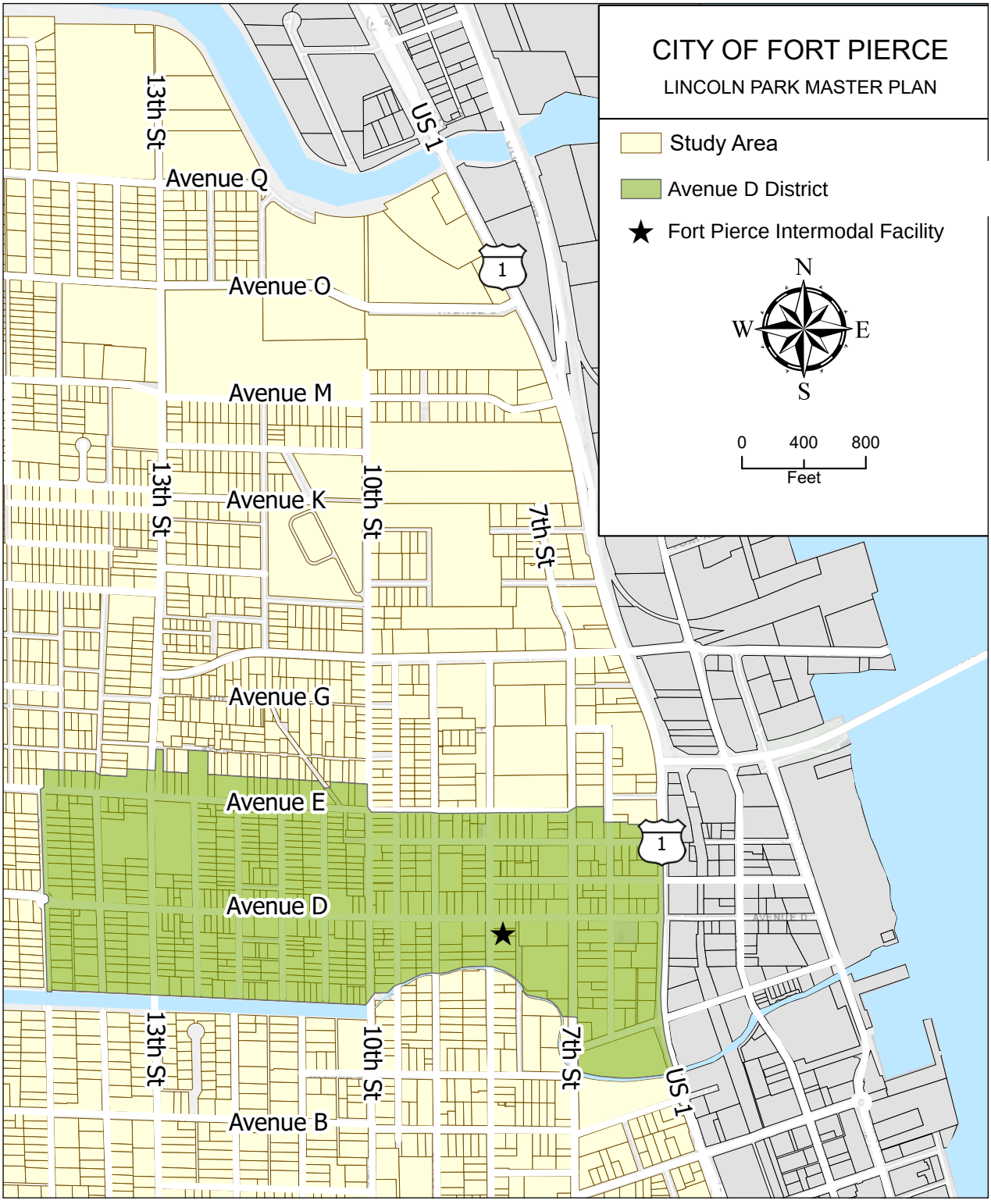
PREFERRED COMMERCIAL REDEVELOPMENT MODEL





PREFERRED REDEVELOPMENT MODEL WHERE THE LONG EDGE MEETS AVENUE D	LOT AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT COVERAGE (%)	BLDG COVERAGE (%)	BUILD-ABLE AREA	PARKING SPACES**	FRONT	SIDE	SIDE AT STREET	REAR
(1) ONE TYPICAL LOT	7,500	150	50	79	60	4,480	0	5"	6'	6'	6'
(2) TWO TYPICAL LOTS	15,000	150	100	89	38	5,713	10	5'	6'	6'	54"
Lot sizes and configuration varies greatly for parcels facing Avenue D. A lot of 50' x 150' was used to in the diagram and table above.											
Analysis does not consider Chapter 119- STORMWATER MANAGEMENT AND SITE DEVELOPMENT TECHNICAL REGULATIONS											
Parking. No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure.											

HISTORIC DISTRICT: AVENUE D DISTRICT



ZONING FINDINGS & RECOMMENDATIONS

- C-3 Zoning:
  - Rezone County-owned land from C-3 to General Open Space to protect open space in the neighborhood (Port to Park Parcels).

- Create new commercial district or overlay for Lincoln Park to include:
  - Urban LDRs which reflect the referred Commercial Redevelopment Models which require front entrances facing the street, parking in the rear, and opportunities to develop small infill parcels.
  - Reduce on-site parking requirements (1 per unit or 3 per 1,000 s.f.).
  - Eliminate on-site parking requirements within the historic Avenue D District.
  - Reduce minimum lot size requirements.
  - Reduce front, rear and side setback requirements to align with the Preferred Commercial Redevelopment Model. The preferred redevelopment model provides continuity with the historic structures on Avenue D.
  - Update permitted uses to accurately reflect the permitted and desired uses in the area.
  - Permit a variety of residential housing types.
  - Apply an FAR of at least 1.2 for non-residential uses where residential units are exempted from FAR requirements. Consider removing FAR requirements and instead regulate the scale through form (i.e. stories, setbacks, landscaping).

The existing zoning standards do not allow for infill development on a single parcel and in many cases require the conglomeration of additional plots. The permitted uses are too broad and intense for the neighborhood context and signal an unrealistic potential for certain types of development. They often have standards for specific uses that would make the properties illegible for development.

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APPENDIX D

ESRI INFOGRAPHICS



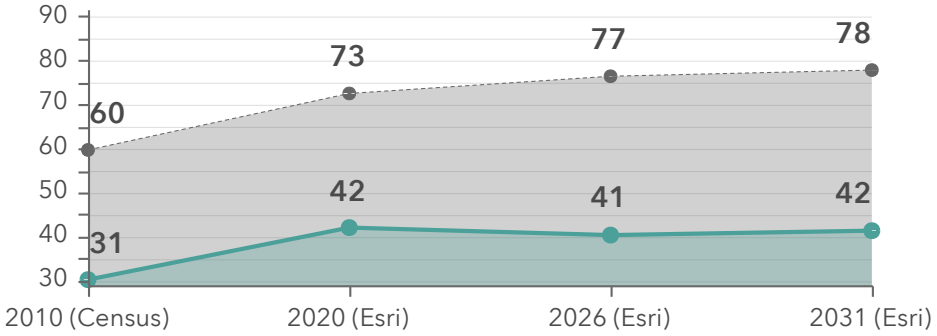
Community Change Snapshot

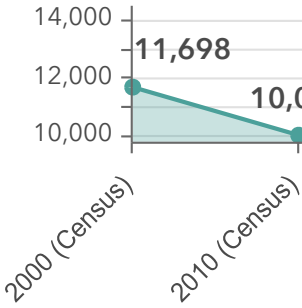
How is my area changing over time?

Polygon

Area: 2.67 square mi

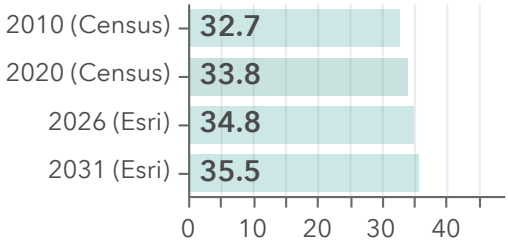
Diversity Index



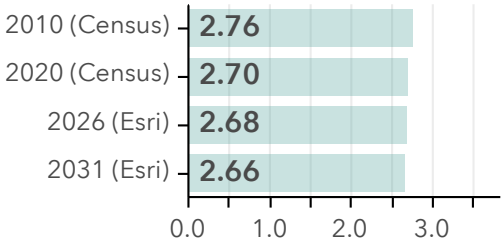


Dots show comparison to St. Lucie County

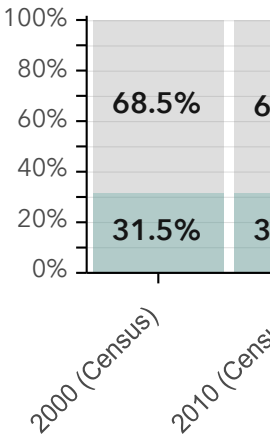
Median Age

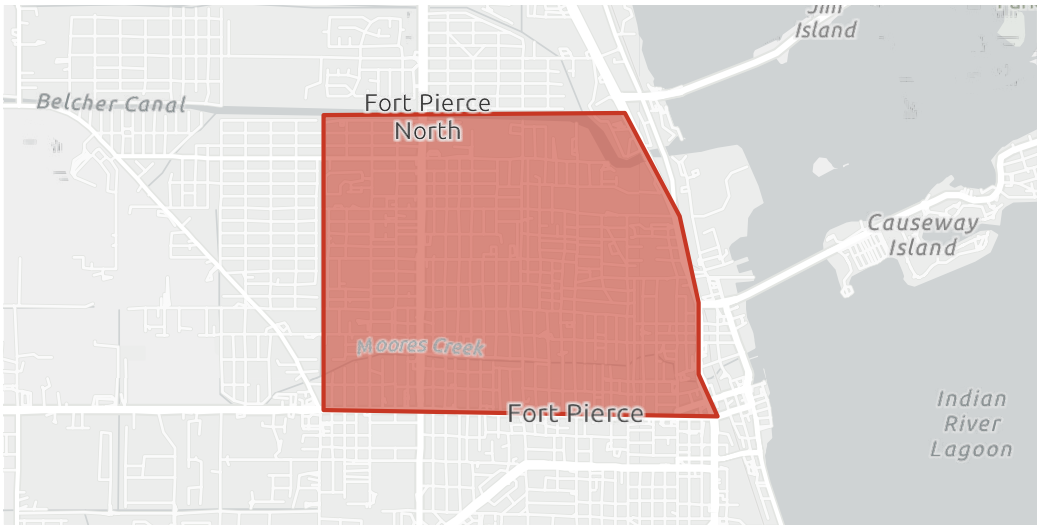


Average Household Size



Owner vs





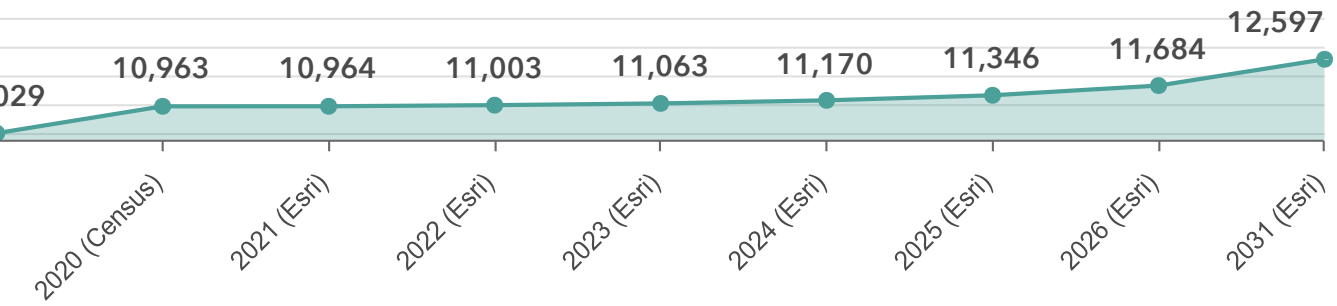
2000-2020 Co

-0.32%

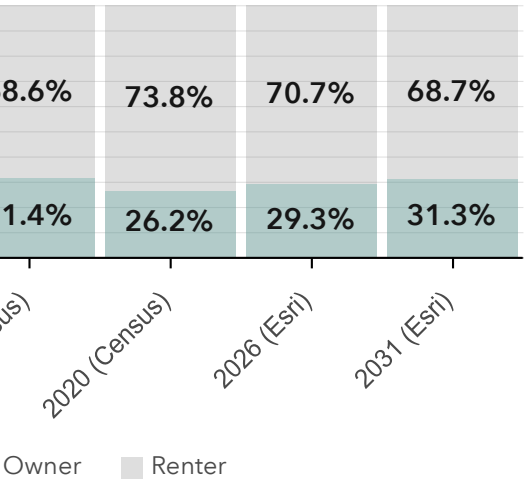
Population (Census)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2026, 2031), ACS (2020-2024).

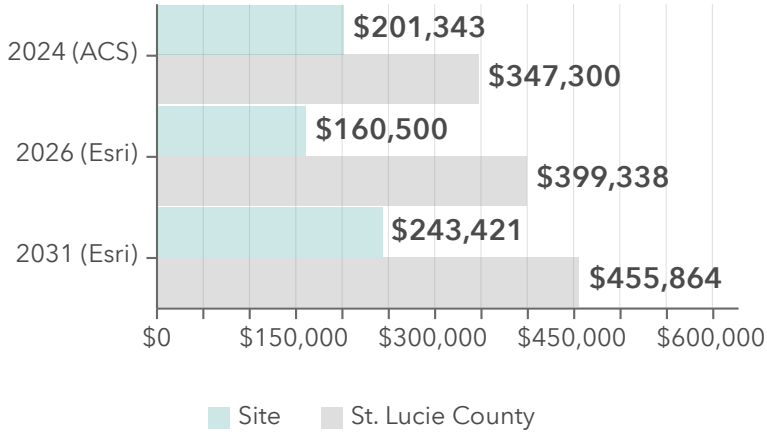
Total Population



Renter Occupied Units



Median Home Value



Bars show comparison to St. Lucie County

ompound Annual Growth Rate



-0.06%

Households (Census)



-0.15%

Housing Units (Census)

Total Housing Units: Past, Present, Future



4,724

2010 (Census)

4,668

2020 (Census)

4,845

2026 (Esri)

5,288

2031 (Esri)

© 2026 Esri

Polygon

Area: 2.67 square miles

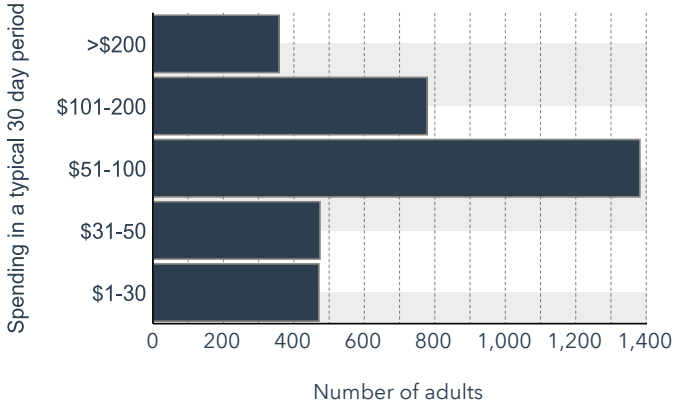
Eating Places

1	1	2	0
Bakers (Retail)	Bars and Pubs	Coffee Shops	Juice Bars

1	0	0	21
Doughnut Shops	Ice Cream Parlors	Pizza Restaurants	Other Restaurants

11,684	4,348	2.68	34.8	$27,829	$160,500
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

$1,348	$236
Meals at Restaurants	Food & Drink on Trips

Local Business Summary

341	2,155
Total Businesses	Total Employees

esri THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2026, 2031), Esri-MRI-Simmons (2026), Esri-U.S. BLS (2026), Esri-Data Axle (2026). Data Axle POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2026 Esri

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