

CITY OF ST. AUGUSTINE, FLORIDA

Lincolville Community Redevelopment Area Steering Committee  
June 5, 2017

The Lincolville Community Redevelopment Steering Committee met in formal session at 7:00 P.M., Monday, June 5, 2017, at the Willie Galimore Center. The meeting was called to order by Nicholas Noloboff, Chairman, and the following were present:

1. **ROLL CALL** Nicholas Noloboff  
Nathan Baer  
Reverend Rory Hermann  
Theresa Segal

Absent: Carolyn Wright

**Staff Present:** Erin Minnigan, Historic Preservation & Community Development Planner  
David Birchim, Director, Planning & Building Department  
Denise May, Assistant City Attorney

---

2. **APPROVAL OF MINUTES**  
**(May 1, 2016)**

Ms. Segal said she had spoken with Ms. Minnigan about preserving the audio recording of meetings on the digital voice recorder for future reference.

**MOTION**

**Mr. Noloboff moved to approve the minutes. Mr. Baer seconded the motion and the motion was approved by a unanimous voice vote.**

3. **GENERAL PUBLIC COMMENT**

Jerel Williams from the St. Johns Housing Partnership stated there was approximately \$93,000 left in a fund for emergency repair assistance for hurricane damage in Lincolville.

4. **Lincolville Redevelopment Plan Amendment**

Ms. Minnigan read the staff report and said based on a review of Florida Statutes Chapter 163, Part III regarding Community Redevelopment, existing Lincolville Community Redevelopment Area (LCRA) documents including the 2012 Finding of Necessity and Lincolville Redevelopment Plan, as well as public input received at meetings, workshops, and focus groups associated with the amendment process, staff finds that the LCRA Steering Committee may **RECOMMEND APPROVAL** of the Lincolville Redevelopment Plan Amendment to the St. Augustine Community Redevelopment Agency. She introduced the consultant conducting the plan amendment, Robert Gray from Strategic Planning Group, Inc.

Mr. Gray reviewed his power point presentation.

Public Comment:

Marilyn Hermann asked how the LCRA would address mobility.

Mr. Gray said the LCRA could discuss and recommend mobility solutions, but ultimately mobility planning was a city function.

A question was asked if the LCRA would fund recreation items.

Ms. Minnigan said there were recommendations to improve Twine Park and create a pocket park at a city-owned lot on Weeden Street.

Reverend Rawls asked where the teeth were in the plan amendment for preserving the African-American community.

Mr. Gray said the LCRA had to be careful in steering money to a certain demographic.

Clyde Taylor asked about updating the project cost estimates.

Mr. Gray said he did not include cost estimates because there were no capital improvements included in the plan amendment and it would be up to the Steering Committee and St. Augustine Community Redevelopment Agency (CRA) how much money to allocate to projects.

Mr. Taylor asked if the design overlay would restrict what people could or could not build.

Mr. Gray said the overlay might regulate how new development looks to keep it consistent with Lincolnton's historic character.

Mr. Gray said the LCRA could hire a consultant to develop the overlay and there would be public involvement in that process.

Reverend Rawls asked about the recommendation to limit parking on MLK Avenue during business hours and if that would be done in conjunction with securing off-street parking in the vicinity.

Mr. Gray said yes, the idea would be to work with churches or other institutions that had parking areas that were not utilized during the day.

A question was asked about how much land the City owned in Lincolnton.

Mr. Gray said the government owned 177 acres over 23 parcels in Lincolnton. He said most of that was vacant land.

A question was asked how much of that land would be available to develop affordable housing.

Mr. Birchim said most of that land was wetlands and not developable.

A question was asked whether the CRA could issue bonds.

Ms. May said yes the LCRA had the ability to issue bonds, but those were typically for the outlay of a capital project and the bond could only extend to the lifetime of the LCRA which ended in 2033.

A question was asked if bonds could be used to develop affordable housing with a rental component to sustain the owner.

Ms. May said she was not sure if that was possible.

Mr. Gray said that could be possible under a Community Land Trust.

Blake Souder asked what the threshold was for affordable housing.

Mr. Gray said that was typically defined as 30-80% of the median income for the county.

Mr. Williams said \$63,000 was the median income for St. Johns County.

A question was asked if the Fix-it-Up Program funds were available for rental housing.

Ms. May said the Fix-it-Up Program only applied to owner occupied and homesteaded properties.

A question was asked about how a Community Land Trust would work if the LCRA was to sunset in 16 years.

Mr. Gray stated that the Community Land Trust would be formed and managed outside of the LCRA.

Reverend Rawls encouraged the Steering Committee to think about what it was trying to accomplish with a Community Land Trust.

Mr. Taylor said the plan amendment suffered the same flaws as the original plan because it only provided a few specific recommendations. He said the plan amendment didn't give the LCRA the ability to address parks and recreation improvements.

Board Discussion:

Reverend Hermann asked if the amendment was just an addition to the existing plan and the existing plan would stay in place.

Mr. Gray confirmed that was correct.

Mr. Nolofoff asked how a Community Land Trust would help preserve African-American heritage.

Mr. Gray said the goal of a Community Land Trust was to keep housing affordable in perpetuity and thereby helping residents to age in place.

Mr. Nolofoff said it sounded like it could in some cases help African-American families, but it was generally meant to help low-income families.

Mr. Nolofoff asked if Mr. Gray was aware of how affordable homes under a

Community Land Trust affected property values in the same area.

Mr. Gray said two cities to look at were Winter Park and Delray Beach which also had Community Land Trusts that worked successfully.

Ms. Segal asked if the LCRA could acquire property that was not for affordable housing but another community use, such as parking. She asked who would hold those properties.

Mr. Gray said those properties would need to be sold or turned over to another entity, such as the city.

Mr. Gray said language was added to the plan amendment regarding site inspections by staff for final approval of Fix-it-Up projects.

Ms. Segal suggested modifying the Fix-it-Up Program to allow recipients to reapply for additional grants up to a total of \$20,000.

Ms. May pointed out that liens would need to be redone each time a resident applied.

Mr. Birchim added applicants would need to be qualified each time they applied as well.

Mr. Nolofoff said he was concerned preference would be given to historic structures under the Fix-it-Up Program.

Ms. Minnigan said that in reality projects are prioritized based on addressing critical life, health, or safety issues.

Ms. May clarified there was no preference given under the Fix-it-Up Program other than qualifying based on need.

Mr. Nolofoff said he heard a fair amount of public comment in favor of a design overlay district. He asked if that type of overlay would micromanage how people could use their properties.

Mr. Gray said it would only apply to new development.

Mr. Birchim said there were 5 historic preservation zoning districts in the city with architectural guidelines. He said if Lincolnton adopted a design overlay district, it might cause Fix-it-Up projects to be more expensive because work would have to conform to the guidelines. He said formed based guidelines would address the mass and scale of new construction. He said architectural guidelines could regulate materials, features, and colors.

Ms. May reminded the Steering Committee that the design overlay district was only a recommendation in the plan amendment and if implemented in the future, there would be heavy public involvement for its creation and the administration of the overlay would be decided at that time.

Ms. Minnigan emphasized that an overlay district for Lincolnton did not

need to be as detailed and intensive as the historic preservation zoning districts and could be administratively implemented by staff through the permitting process.

Ms. Segal asked if masonry property walls could be addressed under the Rehabilitation Program.

Ms. May said her understanding was that the program was meant to rehabilitate what was existing, including masonry walls.

Mr. Gray said he would add walls to the allowable Fix-it-Up items.

Ms. Minnigan suggested modifying the Rehabilitation Program language to "historic properties" to include both the structure and site.

A question was asked why the plan amendment recommended prohibiting parking on MLK Avenue from 8am-5pm, Monday-Friday.

Mr. Gray said the recommendation was based on heavy traffic on MLK Avenue during daytime hours, during the week.

Ms. May clarified the plan amendment only identified options for the LCRA. Implementation of the plan amendment's recommendation would be a separate process.

Mr. Gray said in his opinion the two most critical items in the plan amendment were the Community Land Trust and the design overlay district.

Ms. Segal suggested the following language be added to the Fix-it-Up Program: "residents may reapply to the Fix-it-Up Program if there are funds remaining in the \$20,000 cap for their property. They must resubmit and qualify under program guidelines."

Ms. Segal requested that anything modified from the original plan be identified in the text of the original plan.

**Mr. Noloboff moved to recommend approval of the Lincolnvile Redevelopment Plan Amendment, with the modification suggested by Ms. Segal for the Fix-it-Up Program. The motion was seconded by Mr. Baer and approved by a unanimous voice vote.**

## **5. CITY ATTORNEY ITEMS**

None.

## **6. OTHER BUSINESS**

### **6. (a) Discussion regarding rescheduling the July 2017 LCRA meeting, due to closure of City Hall offices**

Ms. Minnigan stated that city hall offices would be closed on the scheduled LCRA meeting day of July 3, 2017. She asked the Steering Committee to choose an alternative date for the meeting.

The Steering Committee rescheduled the July LCRA Meeting for Thursday,

July 13, 2017 at 7pm in the Galimore  
Center.

---

**7. ADJORNMENT**

The meeting was adjourned at 8:30pm.

---

Nicholas Noloboff, Chairman

---

Erin Minnigan, Historic Preservation &  
Community Development Planner

DRAFT