

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnton Community Redevelopment Area Steering Committee
January 25, 2018

The Lincolnton Community Redevelopment Area Steering Committee met in formal session at 7:00 P.M., Thursday, January 25, 2018, at the Willie Galimore Center. The meeting was called to order by Nicholas Nolofoff, Chairman, and the following were present:

1. **ROLL CALL**

Nicholas Nolofoff
Reverend Rory Hermann
Carolyn Wright
Anita Dalton

Absent: Nathan Baer

Staff Present:

Amy McClure Skinner, Deputy Director, Planning & Building Department
David Birchim, Director, Planning and Building Department
John Cary, Assistant City Attorney

The new Assistant City Attorney, John Cary, was introduced to the Committee and those in attendance.

2. **APPROVAL OF MINUTES**
(October 2, 2017)

No comments.

MOTION

Chairman Nolofoff moved to approve the minutes. Ms. Wright seconded the motion and the motion was approved by a unanimous voice vote.

3. **GENERAL PUBLIC COMMENT**

There was a question related to meeting notification. The Agenda is distributed in general, and on the website.

Cathy Allen wanted to make the Committee aware of the City's efforts to improve flooding mitigation in Lincolnton.

A question was raised regarding implications of flooding and the former landfill in the area.

There was a brief discussion related to helping property owners lift their houses after hurricane flooding, and if any funding is available. FEMA money may be the main resource for property owner assistance.

4. **GENERAL DISCUSSION**

(a) **South Street Multi-Purpose Path**

Ms. Skinner introduced the discussion related to the South Street Multi-Purpose Pathway.

The Board reviewed the survey information. The pathway has been in place for three (3) months. The Committee options include leaving it as is, removing it, or creating a more formal sidewalk.

The next phase is design in order to determine costs.

John Allen indicated that the stop sign installed at Washington Street has helped slow traffic.

Ms. Wallace asked about a sidewalk, parking on South Street, and traffic.

The public commented on the overall width of South Street, two-way traffic, parking, protecting the existing trees and the width of the pathway.

A question was raised regarding having an independent arborist look at the condition, and impacts on the trees.

Teresa Segal reminded the committee that a complete survey of the trees was completed within the last few years.

Jeremy Marquis, Marquis, Latimer & Halback addressed the tree issue. The "adapave" or flexible material is used in Jacksonville extensively around trees, which limits impacts to the root system, and helps the trees.

The Committee discussed the issue, including needing curbing.

Ms. Wright and Reverend Hermann reiterated needing a curb. Ms. Dalton, and Chairman Noloboff indicated that it was an improvement, and that there needed to be a more permanent solution, limiting impacts on the trees, and keeping it in a neighborhood scale unique to Lincolnton.

The pathway could be shared with bicycles with appropriate signage because there is not enough room for a separate designated bicycle path.

The Committee discussed a curbed sidewalk in the existing right-of-way, parallel to the sidewalk on the south side, more linear than meandering with flexible material for tree protection.

MOTION

Chairman Noloboff Moved to approve a curbed sidewalk in the roadbed, along the existing temporary pathway meandering only around the trees, staking out the proposed location prior to construction. The motion was seconded by Reverend Hermann, and approved by a unanimous voice vote.

(b) Landscape Master Plan Schematic

Jeremy Marquis introduced himself as the consultant working on the Landscape Master Plan with Carter Gresham from Marquis, Latimer & Halback.

The consultants began a presentation regarding the Master Plan.

There are four (4) aspects to the Master Plan:

Gateways and Entrance features;
Pocket parks;
Sidewalk and pedestrian access including streetscape design; and,
Neighborhood parks, green spaces bringing out more of the story of Lincolnton.

Neighborhood gateways are a first design element to tell the story of Lincolnton. The consultant described design examples at the South Street and Maria Sanchez Lake entrance.

The entranceway at Bridge Street and ML King Avenue was also highlighted as an example of another arrival point into Lincolnton.

The second part of the Master Plan addresses pocket parks. Twine Park can be improved to include more landscaping, to build on a theme related to the Twines personally like using Ms. Twine's hat as an inspiration, and adding thematic signage.

The Weeden Street site is small, but can be developed to offer a nice respite area within the neighborhood.

Mr. Marquis also discussed a linear timeline, as well as, developing the streetscape of ML King Avenue to define parking, create places for street trees, and define the sidewalk area.

The last aspect of the Master Plan encourages connections to the parks at

the south end of Lincolnton. Including the importance of establishing a buffer from the wastewater treatment plant, taking advantage of the marsh, adding trees, and pedestrian connections.

There are many opportunities to build on the Master Plan as the community moves forward.

The Committee opened the item to the public for discussion.

The public commented that a theme that is unique to Lincolnton, but also including addressing the African American experience as a whole in St. Augustine from 1565 was positive.

Mr. White indicated that the story should be told, and that the history is important.

A question was raised regarding the need to consider parking on ML King Avenue, and other green spaces around Lincolnton like the north side of Maria Sanchez Lake, for example.

Ms. Segal emphasized a simple palate that doesn't overwhelm the surrounding area, and not be too thematic or formulaic with the designs.

Ms. Wallace asked about incorporating possible views of the San Sebastian River.

Ms. Dalton had some concerns that the designs are too contemporary, the scale should be appropriate to the area, and that traffic movement along ML King

Avenue should be considered when considering streetscapes.

Mr. Marquis commented on the amount of Victorian architecture in Lincolnvile.

Ms. Wright indicated that the first gateway feature should be at the ML King Avenue and Bridge Street intersection.

All features should consider clear views at intersections.

Reverend Hermann and Chairman Noloboff indicated that the Plan was somewhat overwhelming.

Ms. Skinner indicated that any prioritized items would be brought back with more design detail, as the Committee moved forward with prioritized pieces or phases of the Master Plan.

Chairman Noloboff indicated that the entry gateways would be a good place to start.

Mr. Marquis reviewed some of the preliminary cost estimates associated with various elements of the Master Plan.

The consensus of the Committee was to move forward with the entry feature at the corner of ML King Avenue and Bridge Street.

(c) Request for Rehabilitation Program Funding

Ms. Skinner indicated that inquiries have been made regarding this new program.

An inquiry from the Trinity Independent Methodist Church on Bridge Street, and an organization inquiring about the Echo House were the two (2) organizations interested in the program.

It was clarified that the entity responsible for the Echo House did not inquire about this program; therefore, the Committee cannot take any action for that specific location.

A contractor, Mr. White and the Pastor of the Trinity Independent Methodist Church gave a presentation regarding rehabilitating the church, and the urgency to stabilize the building, especially the tower.

Mr. White described his proposed method for working on the building.

Mr. Birchim described the process that would need to be established to initiate this Rehabilitation Program. This includes a scope of work for an engineer that essentially works for the LCRA to oversee the project.

If the Committee moves forward it is a commitment to this project.

Chairman Noloboff indicated that this project is a prime example of a project for this rehabilitation program.

The Committee agreed by consensus that the Trinity Independent Methodist Church on Bridge Street stabilization and rehabilitation project is a good first project for this program.

**(d) Presentation by the Lincolnton
Neighborhood Association**

Cash McVay indicated that he was interested in the LCRA paying for the removal of dead trees on private property with tree replacement on the property within the Lincolnton area.

Mr. Birchim indicated that the LCRA Plan would need to be amended to include a tree removal plan specific to a program of this type before the LCRA could fund the program.

The tree removal program would have to be consistent with the original Finding of Blight.

Mr. Lazar indicated that if the tree is impacting the structural integrity of the building, Fix-it-up funding may possibly be used.

It is not within the LCRA Plan to remove trees on private property. The primary focus of the program is to prioritize the safety of buildings to keep property owners in their homes.

5. CITY ATTORNEY ITEMS

No items.

6. OTHER BUSINESS

Ms. Skinner indicated that the scope has been established for the LCRA administrator, and that a consultant should be hired by the end of February.

7. ADJORNMENT

The meeting was adjourned at 10:00 pm.

Nicholas Nolofoff, Chairman

Amy McClure Skinner, Deputy Director,
Planning and Building Department