

CITY OF ST. AUGUSTINE, FLORIDA

Lincolnvile Community Redevelopment Area Steering Committee  
January 18, 2022

The Lincolnvile Community Redevelopment Area Steering Committee met for its regularly scheduled meeting at 5:00 P.M., Tuesday, January 18, 2022, at the Willie Galimore Center. The meeting was called to order by Nathan Baer, Chairman. The following Steering Committee members were present:

1. **ROLL CALL**

Nathan Baer, Chairman  
Carolyn Wright, Vice Chairman  
Reverend Rory Hermann  
Madeline Wise

**Staff Present:**

Jaime D. Perkins, CRA Administrator; and Richard Thibault,  
Assistant City Attorney

2. **APPROVAL OF MINUTES**

On a motion made by Carolyn Wright and seconded by Rory Herman the October 18, 2021, meeting minutes were approved unanimously, by voice vote.

Mr. Baer added that the LCRA plan also speaks to the historic nature Lincolnvile.

Madeline Wise asked where she could find documents that speaks to the city considering Lincolnvile historic.

3. **GENERAL PUBLIC COMMENT**

Lauren Giber made public comment regarding the initiation of a petition- citing safety issues and speed control on Riberia Street. Her intent is to get this on the February commission agenda.

Ms. Perkins provided the website for the City of St. Augustine and the CRA.

4. **GENERAL DISCUSSION**

a) **Presentation of LCRA Design Guidelines & Standards Survey Data**

Shelly McIntosh inquired if the Lincolnvile Community is considered historical to the City of St. Augustine. She also asked what defines the historical character of Lincolnvile.

Jaime D. Perkins, CRA Administrator presented the data collected from the LCRA design standards and guidelines survey.

Ms. Perkins advised that she implemented the survey and ~~begin~~began efforts to implement the guidelines based off of information outlined in the Lincolnvile Community Redevelopment Plan Amendment.

Ms. Perkins answered yes that the City of St. Augustine considers Lincolnvile to be historic and the historic character is representative of the character of the community when it was established.

Ms. Perkins advised that 252 people had responded to the survey and 60 of those

people had been disqualified from completing the survey because they did not identify as a Lincolnton stakeholder.

Ms. Perkins stated that the survey data collected was representative of residents wanting to pursue opportunities of developing guidelines and/or standards. Ms. Perkins also advised that the survey was just one method of public outreach and engagement and that additional methods will be used as we pursue the development of standards and/or guidelines.

**b) Design Standards and Guidelines Presentation**

Jeremy Marquis, Les Thomas, Carolina Schultz, and Conner Dowling provided a presentation outlining guidelines versus standards, architectural styles; historic and modern infills, and next steps in the project process.

Jeremy stated that a standard would be considered a requirement and regulated by the City of St. Augustine, whereas a guideline would be a suggestion or request for stakeholders to consider when building or rehabbing structures.

Les Thomas stated that the new infill construction on Riberia Street is not completely out of character for Lincolnton but is missing some key components that could help the houses be more compatible with the historic character. He also stated that he believes the number of units in the small area contributes to the concern of residents that are about architectural integrity in Lincolnton.

**c) LCRA Overview and Project(s) Update**

Ms. Perkins provided an update on projects within the LCRA. She advised that First Baptist Phase I is ongoing and although a little behind schedule has a tentative completion of early March. Phase II is scheduled to begin shortly after. The St. Paul reroofing project is complete and Ms. Perkins is anticipating receiving project close-out documents in the coming week.

Ms. Perkins advised that she received two applications for Institutional Rehab- St. Paul Parsonage and Sisters of St. Joseph.

Ms. Perkins spoke to the success of the Excelsior parking lot. She said that she believes it is helping to mitigate street parking produced by local businesses. Ms. Perkins said she would reach out to local businesses in the neighborhood, in hopes to encourage those business owners to encourage their patrons to use the public parking lot.

The MLK streetscape is moving forward, and meetings have been scheduled with consultants to review concept design plans.

Ms. Perkins will continue to work with consultants and engage the public as we continue the beautification of the neighborhood, and pocket parks.

Ms. Perkins provided her contact information for anyone that would like to contact her regarding CRA efforts.

Ms. Wise inquired about why the survey was not done differently and stated that everyone

is not online to take an electronic survey. She stated that she had to pass out surveys and that she did not feel it was her job.

Ms. Perkins responded thanking Ms. Wise for her efforts in making residents aware of the survey. Ms. Perkins also stated that although she was aware that this was not Ms. Wise's job, she hoped that residents would share the information and keep their neighbors informed. Ms. Perkins added that she hoped that Steering Committee Members would use their network and platform to inform residents about efforts within the LCRA

#### **5. Public Comment Regarding Agenda Items 4a-c**

Jan Kelly stated she resided on Oneida street and wanted to make the Agency aware of the homeless issue at Eddie Vickers Park. Ms. Kelly stated that she was advised by City manager, John Regan to call the police when there are concerns of safety.

Assistant City Attorney, Richard Thibault answered that the city does not have an exclusionary zone that pushes the homeless out and that Ms. Kelly can continue to reach out to law enforcement if she has concerns of safety.

Tom Gilboy inquired about abandoned properties in Lincolnton and if standards would help with that issue. Ms. Perkins stated that the development of the guidelines is a different conversation that enforcing development of seemingly abandoned properties in the Lincolnton area. Ms. Perkins provided information

regarding the CLT and land acquisition opportunity that could help to minimize undeveloped properties.

Jay Ayres stated that the modern infill development on Riberia was taken before a board or committee when the developer went to obtain a variance for the plans. He stated that at that time the community and residents were in favor of the current designs.

A resident inquired if there were any other components that designated a community as historic. Ms. Perkins and Les Thomas advised that there are many contributing factors such as public figures that lived in the community, the time in which the community was developed, notable events that took place in the community.

Shelly McIntosh asked if the historic character was considered when the MLK streetscape was designed. Ms. Perkins stated yes.

Nicol Smith asked how the guidelines will actually help preserve the history of African Americans and the timeline for the development of the guidelines or standards. Mr. Thibault stated that the city is already working to develop a plan to encompass all of the historic communities. Ms. Perkins advised that the development and ultimately the adoption of guidelines and plans may take a year or more. Ms. Smith continued to stress the importance of making the design guideline an urgent issue as the community is rapidly changing.

**6. City Staff Items**

Ms. Perkins stated that the Steering Committee has three seats that are terming out on April 30, 2022 and asked that if anyone was interested in serving on the board to complete an application. She stated where to find the application and where the applications can be submitted.

**7. NEXT MEETING DATE**

April 18, 2022

**8. ADJORNMENT**

Shelly McIntosh publicly thanked Mayor Tracy Upchurch and Commissioner Sikes-Kline for their support of the Lincolnton Festival.

The meeting was adjourned with a motion by Rory Hermann and seconded by Carolyn Wright at approximately 6:50 PM

DRAFT