

## CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

### A G E N D A

THURSDAY, NOVEMBER 6, 2025 - 2:00 PM

### ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
  - a) April 3, 2025 - Regular Meeting
  - b) June 26, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. New Business
  - a) HP2025-0067                      Marquis Latimer + Halback, Inc. - Applicant  
Lion gate of St. Augustine, LLC - Owner  
W King Street (PIDs 1124300000 and 1124200000)  
To modify previously approved Design Approval application  
HP2022-0006 to construct a new three-story residential  
development on two vacant lots along the King Street Entry  
Corridor.
6. Other Business
  - a) Review and Approval of the 2026 CRC Meeting Schedule
7. Next Scheduled Meeting Date(s):
  - a) December 4, 2025 - Regular Meeting
8. Adjournment

**Notices:** In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

**Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.**

**The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.**

**CITY OF ST. AUGUSTINE**

Corridor Review Committee Meeting  
April 3, 2025

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, April 3, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Vaughn Cochran, Vice-Chair, called the regular meeting to order, and the following were present:

**1. ROLL CALL:** Vaughn Cochran, Vice-Chair  
Lorna MacDonald

City Staff: Julie Courtney, Historic Preservation Officer  
Candice Seymour, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
Elyse Wiemann, Recording Secretary

**2. General Public Comments for Items not on the Agenda**

(NONE)

**3. Approval of Minutes**

**MOTION**

Ms. MacDonald MOVED to APPROVE the November 7, 2024, meeting minutes as presented. The motion was SECONDED by Mr. Cochran.

**VOTE ON MOTION:**  
**AYES: MacDonald, Cochran**  
**NAYES: NONE**  
**MOTION CARRIED UNANIMOUSLY**

**4. Modification and approval of Agenda**

Ms. Seymour announced the date for the May CRC meeting had passed; therefore, there would not be a May meeting as indicated on the agenda.

**MOTION**

Ms. MacDonald MOVED to APPROVE the modifications to the agenda. The motion was SECONDED by Mr. Cochran.

**VOTE ON MOTION:**  
**AYES: MacDonald, Cochran**  
**NAYES: NONE**  
**MOTION CARRIED UNANIMOUSLY**

**5. New Business**

**5.(a) HP2025-0022 Boat Drinks - Applicant**  
**123 San Marco LLC - Owner**  
**123 San Marco Avenue**

To modify neon signage previously approved by the CRC.

Ms. Seymour read the staff report and said Based on a review of the San Marco Avenue Design Standards for Entry Corridors and without evidence to the contrary the CRC may approve the proposed modifications if the CRC can make the following findings under the review criteria in section 4.7.5:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

Criteria 3: The Modifications are consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modifications will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification. All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

If these findings cannot be made based upon this application and any additional testimony the Modification can be denied, and the applicant may seek an appeal before the City Commission.

Rob Crabtree and Whitney Hobbs reviewed the application.

Public hearing was opened; however, there was no response.

Board Discussion:

- Felt the new sign looked better than before
- In support of the change to the sign as it met the criteria

Ex Parte Communication:

(None)

## MOTION

**Ms. MacDonald MOVED to APPROVE application HP2025-0022 as the sign met the criteria. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.**

**5.(b). HP2025-0021 City of St. Augustine - Applicant and Owner**  
**Various addresses throughout the city, including but not limited to areas within/adjacent to the existing right-of-way of and intersecting streets with Entry Corridors: King and West King Streets, San Marco Avenue, and Anastasia Boulevard.**

**To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks, and open trench and directional bore conduit installation.**

Ms. Courtney advised that staff does not make recommendations regarding city projects. The HARB should make a determination based on evidence provided. She said as the Board had any concerns or questions staff were available.

Reuben Franklin, Assistance City Manager, reviewed the SMART St. Augustine project.

Mr. Cochran asked who would be responsible for the information provided on the message Boards and could it be hacked.

Mr. Franklin replied that there would be several different departments that would have access to it but it would be monitored mostly by the Mobility Department. He said the signs could be hacked but they would be monitored closely.

Mr. Cochran asked if there were other locations where the parking signs worked, especially since the signage would be exposed to salt water.

Mr. Franklin replied that it was not new technology, but it would be used to help assist with parking for the public. He said reliability was not in question and the ones that were in operation had been used for the past four years.

Ms. MacDonald said she was in support of the project and thought it would be beneficial to people.

Mr. Cochran asked if there was a timeline.

Mr. Franklin replied there was a tight timeline as federal dollars were attached to it. He said construction would start in the fall of 2025. He said the construction, since most of it was signage, was minimal but the impacts to traffic was not as difficult as a large construction project.

Mr. Cochran asked if there would be a single crew member or if there would be several crew members.

Mr. Franklin said that had yet to be determined. He said after the bidding process, a contractor would be selected, and they would be responsible for how many crew members would be assigned the job; however, archeological monitoring was required, which could limit how many areas they could work in at a time.

Ms. MacDonald asked when it would be complete.

Mr. Franklin replied that the project began in fall 2025 and should be in operation by spring 2026. He said the project was federally funded and hopefully the funding would remain throughout the project but depending on what took place at the federal level, funding could change.

Mr. Cochran asked if the project could start pieces at a time or if it all had to start at the same time.

Mr. Franklin replied that it could be done pieces at a time. He said if federal funding was lost, the City would break it up into smaller projects that could be budgeted for and prioritized. He said the way it was currently laid out, it would all be installed and brought online simultaneously.

Mr. Cochran asked for clarification on what they should be concerned with for the project.

Ms. Courtney replied that the Board was responsible for the entry corridors, and this project was in each of them. She said in the King Street Design Standards, section 5.8 Mechanical Equipment stated 'for the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized' which was relevant to this project. She suggested focusing on the mobility hubs, which she tried to outline for them in their packets.

Ms. MacDonald said the signage was not beautiful; however, she felt it was very much needed. She said the signs shown were rather larger but thought that maybe the only way to for them to be legible. She did not feel there were many choices but thought people had to be guided on where to go, which should be a priority.

Mr. Franklin said with the large dynamic message signs, they were trying to use a decorative black fluted pole which was normally not used with a message board. He said the message board itself was as shown but as technology changed then signs could change in the future, but this was the best option they had currently.

Mr. Cochran asked if the decorative part of the pole was determined.

Mr. Franklin replied that it would be the black fluted pole to match more of the historic downtown area,

Public hearing was opened; however, there was no response.

## **MOTION**

**Ms. MacDonald MOVED to APPROVE application HP2025-0021 for modification to the standards including concurring with the findings of the Cultural Resource Assessment Survey (CRAS) Findings and no adverse impact to the design standards. The motion was SECONDED by Mr. Cochran**

### **VOTE ON MOTION:**

**AYES: Macdonald, Cochran**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## **6. Other Business**

### **a) Annual reorganization: Selection of new Chair and Vice-chair**

Ms. Courtney said the annual reorganization took place every April and this was the time to select a new chair and vice-chair for the Board. She said since the Board was down to two members, an advertisement would be posted by the City Clerk, and applications would be accepted for the vacant position. She said the new board member would be appointed by the City Commission.

Ms. Lopez said they were able to self-nominate.

Ms. MacDonald nominated Mr. Cochran to be the chairperson and herself as vice-chair.

## **MOTION**

**Ms. MacDonald Nominated Vaughan Cochran to be the Chairperson and herself to be the Vice- Chairperson. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.**

Ms. Courtney expressed her gratitude for the work Michael Dixon had done while serving on the Corridor Review Committee and for his community. She said he was very active in the community and was in the Peace Corp volunteers top ten. She said he would be sorely missed.

## **7. Next Tentative Meeting Date(s):**

**May 1, 2025 - Regular Meeting**

## **8. Adjournment**

There being no further business, the meeting was adjourned at 2:49 P.M.<sup>1</sup>

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<sup>1</sup> Transcribed by Elyse Wiemann

**CITY OF ST. AUGUSTINE**

Corridor Review Committee Meeting  
June 26, 2025

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, June 26, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Vaughn Cochran, Chairperson, called the regular meeting to order, and the following were present:

**1. ROLL CALL:** Vaughn Cochran, Chairperson  
Lorna McDonald, Vice-Chairperson  
Michael Blake

City Staff: Julie Courtney, Historic Preservation Officer  
Candice Seymour, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
Elyse Wiemann, Recording Secretary

Julie Courtney, Historic Preservation Officer, introduced Michael Blake, the newest board member.

**2. General Public Comments for Items not on the Agenda**

(NONE)

**3. Approval of Minutes**

(NONE)

**4. Modification and approval of Agenda**

**MOTION**

Vaughn Cochran **MOVED** to **APPROVE** the agenda as presented. The motion was **SECONDED** by Lorna MacDonald and **APPROVED BY UNANIMOUS VOICE VOTE.**

**5. New Business**

**5. (a) HP2025-0047 – Sarah Ryan Architect, LLC - Applicant City of St. Augustine - Owner 241 W. King Streett**

**For preliminary design approval to construct a new City of St. Augustine institutional building to include community meeting space and**

**archaeology center along West King Street, at the southeast corner of Madison Street.**

Candice Seymour, Historic Preservation Planner, provided the staff report.

**STAFF DOES NOT MAKE RECOMMENDATIONS RELATED TO CITY PROJECTS. THE CRC MUST MAKE A DETERMINATION BASED UPON THE EVIDENCE PROVIDED AND ITS CONSISTENCY WITH THE REVIEW CRITERIA BELOW:**

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

Criteria 2: The Modification is not a prohibited type of modification listed in Section 4.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification. All findings must be proven by

the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

If these findings cannot be made based upon this application and any additional testimony the Modification can be denied, and the applicant may seek an appeal before the City Commission.

Ex Parte Communication:

(None)

Sarah Ryan and Elijah George, applicants, were sworn.

Sarah Ryan, Architect, reviewed the application. She noted the building was facing King Street and would be primarily used by the City Archeology program; however, there was other space in the building, which could be rented out by the public.

Mr. Cochran asked how the backroom would be used.

Ms. Ryan replied that the back of the building was very specific to the City Archeology Program. She said it would require certain lighting, temperature, and humidity for archiving.

Ms. MacDonald asked the reasoning for the use of the metal.

Ms. Ryan replied that the building on the front was more traditional and complementary to the other on the street whereas the metal was the newer part of the building, easier to construct, insulate, and better for storage purposes.

Mr. Blake commented that this was the first Board to hear the application and asked if the application had to be presented to the Planning and Zoning Board (PZB).

Ms. Ryan replied that the application would be heard by the PZB in July. She said they would be requesting a rezoning of government use (GU), which will be consistent with the area where the City buildings were located. She advised that parking would be limited but there would be a handicapped space, parking for staff, and there was a City owned lot around the corner that could be used for the public meeting space.

Mr. Cochran said the other buildings had bricks and the decorative stonework was beautiful. He said he understood that the archival building needed to be secured but felt the two buildings did not complement each other nor did they have any relationship with each other. He suggested changing the color to match the red brick color to not make it look like a container building.

Mr. Ryan said there were other options for coloring available. She provided the samples to the committee.

Mr. Cochran asked if the reason for the building being metal was more of a cost issue.

Ms. Ryan said the three-story brick building would feel very heavy on the site and it would not allow for as much archival space on the third floor. She said Andrea White, City Archeologist, said ample storage was a priority and the metal was lighter. She said the front was to feel consistent with the other buildings in the area and the back was more of the newer modern look to the building hence the reason for the metal.

Elijah George, Landscape Architect, explained the context of the other buildings in the area considering the brick on the front and the metal on the back, which showed the front in a more elevated way and more functional in the back, which made the building look more refined. He said it took the building from a service building and turned it into more of an academic building.

Ms. MacDonald said the coloring of the building was more of a preference and she was in support of the terracotta coloring for the metal building as it matched the brick.

Mr. Cochran agreed.

Public hearing was opened.

BJ Kalaidi said she was concerned with the parking and with keeping the history and character in the West City area as it was very important to the neighborhood. She felt the metal did not fit in the area and thought the modification should be denied. She thought this was an area the City was concerned with and it should be uplifted not changed to where history was lost.

Public hearing was closed.

Ms. Ryan commented that public parking was on King Street in front of the City's Fleet Maintenance building.

Mr. Blake asked what the main use of the building would be and the daily intent besides having an occasional public meeting.

Ms. Ryan said the daily use of the building would be light mostly with one or two staff members. She said in reference to storage, the current location had pieces of pottery, boxes, and some heavier artifacts.

Ms. Courtney said the City Archeology department consisted of three team members, and the current facility was a metal shed building, which was not airtight, and had a lot of mechanical and air conditioning issues. She said there were a variety of artifacts that were stored in the facility from the archeological digs. She said most days one of them would be onsite using the two offices in the building. She said the other rooms in the building could be used by visiting researchers, City meetings, or the public.

Ms. Lopez asked if the inspiration for the metal back part of the building came from the surrounding City buildings in the area.

Ms. Ryan showed the surrounding buildings which had the same type of façade on the front and the metal in the rear.

Ms. Seymour noted page 24 of the staff report provided different views of the other infrastructure in the area.

Mr. Blake said the renderings provided showed that the metal building would be two toned.

Ms. Ryan confirmed and said it was to provide shape and shadow. She said the intent was to break up the massing.

Mr. Blake questioned the landscape plan and asked about the Oak tree in the corner. He said that it could help break up appearance.

Mr. George said the idea was to break the massing up by adding the Oak tree to match the one across the street.

Mr. Cochran suggested the color of the metal building should be changed to match the brick considering the limitations of the brick and the cost

Ms. MacDonald agreed that the color should be changed.

Mr. Blake said he did not have a strong opinion on the color as the tones in both color schemes were noticeable.

Ms. Lopez asked if the smaller windows were intended or if the windows would conform to the standards.

Ms. Ryan replied that the windows would conform to the standards.

## **MOTION**

**Ms. MacDonald move to APPROVE Preliminary Design Review application HP2025-0047 for new institutional development finding that the project overall is consistent with the intent of the Design Standards with the condition the color of the metal building be changed to terracotta and sandstone and that the glazing would be brought to the standard for the second story. The motion was SECONDED by Mr. Blake.**

### **VOTE ON MOTION:**

**AYES: MacDonald, Blake, Cochran**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

### **6. Planning and Building Staff Communications**

#### **7. Other Business**

(None)

#### **8. Adjournment**

There being no further business, the meeting was adjourned at 2:32 P.M.<sup>1</sup>

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<sup>1</sup> Transcribed by Elyse Wiemann



CITY OF  
**ST AUGUSTINE**  
EST. 1565

**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE  
STAFF REPORT AND RECOMMENDATION  
Prepared for November 6, 2025 Meeting**



Application HP2025-0067

Address: W. King Street (PIDs 1124300000 & 1124200000)

Lion Gate of St. Augustine, LLC – Owner

Marquis Latimer + Halback, Inc. – Applicant

Project description: To modify previously approved Design Approval application HP2022-0006 to construct a new three-story residential development on two vacant lots along the King Street Entry Corridor.

Architectural Style:	Masonry Vernacular/Art Deco	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	New Construction
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1124300000, 1124200000	Typology:	Multi-Family Residential
Agenda Item:	5(a)	Previous Action(s):	Design Review: HP2022-0006

**STAFF SUMMARY AND ANALYSIS:**

1. The applicant is presenting a request for Design Review of a new three-story Masonry Vernacular multi-family apartment structure with Art Deco details. The CRC previously heard an application for this development in 2022; however, new plans have changed significantly.
2. Proposed architecture facing W. King Street is a Masonry Vernacular style featuring a stucco exterior finish with horizontal banding on the ground floor. Art Deco elements include the vertically oriented entry, horizontally oriented windows on the upper stories, and decorative rounded corners. Art Deco is not an architectural style generally found in the King Street Entry Corridor and the CRC should determine whether the design is appropriate for the district. Art Deco elements on the building are limited; however, the CRC may recommend simplifying the style of the building further or altering the design to reflect another architectural style if the Art Deco style is determined inappropriate for the Corridor.
3. The applicant is considering obtaining the salvaged clock and some neon elements from the Magic Beach Motel proposed for demolition in Vilano Beach. If any neon lighting is being considered for signage or decoration, the applicant should specify this. CRC approval is required for the use of neon as a modification to the Standards.
4. Commercial Medium Intensity-Two (CM-2) zoning allows for 0' up-to 15' setbacks per the Design Standards for Entry Corridors (DSEC/Standards). The current setback shown meets these requirements.
5. Proposed frontage meets the 70% minimum requirement of the Standards.
6. The maximum building height proposed is 33', which meets the zoning height requirement of 35'. Appurtenances including the elevator shaft and parapet walls reach a maximum of 41', this tallest point being above the vertical pedestrian entry.
7. There are no color requirements in the W. King portion of the corridor. No specific colors were proposed with this application.
8. The DSEC states that openings, including porch openings, are counted in glazing calculations. Excluding the 24'x13.5' driveway opening, ground floor fenestration along W. King Street meets DSEC glazing requirements with no need for modification approval. If the driveway opening is included, the proposed glazing can be approved by the CRC as a modification to the standards. Window and glass door types are appropriate for the architectural style and the streetscape; however the two 6'x8' windows flanking the entry door do not appear to have an appropriate height bulkhead/kickplate which the standards state must be a minimum of 12".
9. The square openings into the covered parking area are noted to have metal screens. No design was provided for these proposed screens, and the applicant should specify the screen design.
10. Parking placement towards the rear of the building is consistent with the Standards. Generally, parking access should be provided off a secondary street; however, the project site does not allow for this option.
11. Any proposed lighting fixtures should meet design requirements. Lighting temperature must be between 2700K and 3000K. No lighting fixtures were provided for this application (see note regarding the use of neon lighting above).
12. Stormwater facilities are not addressed within this application. The applicant may want to clarify how the site meets at least two low-impact design concepts listed in section 4.7 of the standards.
13. Side and rear buffer yards appear to meet requirements. The DSEC allows for required front yard plantings to be moved to side yards. Additional zoning review of proposed landscape plans will occur during the permitting process.
14. Mechanical equipment is not clearly shown on plans. The location of such equipment may be administratively approved if it is in an area not visible from W. King Street.

STAFF RECOMMENDATION:

**Based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary the CRC may APPROVE the proposed design if the CRC can make the following finding under the review criteria in section 3.3.2:**

**Criteria 1:** The proposed project meets the intent of the King Street Design Standards

**Criteria 2:** Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.

**Criteria 3:** Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

With any modifications as identified by staff or the Committee if the CRC finds that such modifications meet the criteria detailed in section 3.7.5:

Criteria 1: Strict application of the standards is not warranted and granting the Modification will fulfill the intent of the standards.

Criteria 2: The Modification is not a prohibited type of modification listed in Section 3.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.

All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

*Candice Seymour*

Candice Seymour  
Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2025-0067 finding that the project overall is consistent with the intent of the Design Standards and the necessary modifications including [list modifications being approved] meet the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion]."

TO CONTINUE:

"I move to continue Preliminary Design Review application HP2025-0067 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion."

TO DENY:

"I move to deny Design Review application HP2025-0067 because the proposed development does not meet the review criteria as detailed under 3.3.2 and 3.7.5 of the Design Standards.

## SUMMARY SCOPE OF WORK:

1. New Masonry Vernacular Apartment Structure
  - a. ~100' x 60' footprint
  - b. Three stories - 33' tall (41' to top of highest parapet)
  - c. Stucco exterior with Art Deco Elements
  - d. Rear parking accessed by driveway through the building (24'x13.5' opening—height required by Public Works Department) with parking garage space.
  - e. No screen design provided for openings into the proposed parking garage space.

*Interior layout, changes of use, zoning requirements such as parking standards, stormwater maintenance, and other such city requirements are not in the purview of the CRC unless such requirements alter or conflict with the design requirements addressed in the Standards.*

## CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

### **CITY OF ST. AUGUSTINE CODE OF ORDINANCES**

#### **Sec. 28-353. - Design standards for entry corridors.**

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

#### **Sec. 25-54 - Specific Landscape Requirements**

(3) Classification 5

(g) *Location of required bufferyards.* Bufferyards shall be located along the perimeter of the property being developed, abutting the property line. Bufferyards shall not be located on an existing or dedicated public right-of-way.

### **King Street Design Standards for Entry Corridors**

#### **Section 1. Purpose & Intent**

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.
- b. To facilitate the development of vacant land and the reimagining and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

#### **3.7 Modifications of Standards**

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

##### **3.7.3 CRC Modifications**

The CRC shall review the following modification of standards:

- a. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- b. Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff

c. Modifications to the non-dimensional requirements contained in this document.

### **3.7.4 Prohibited Modifications**

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

### **3.7.5 Review Criteria**

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

### **3.7.6 Additional Requirements**

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 3.7.2 and 3.7.3, above.

## **4.1 Building Placement**

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
3. Parking and drop off in the front yard shall be limited. See Section 4.5 for more information.
4. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as defined in 4.2) for use as a courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space.
5. The maximum front and street side building setbacks (if side street setbacks exist) shall only apply to the portion of the building meeting the building frontage requirement (see Figure 7). This provision will allow for L-shape buildings or step back setbacks, where a portion of the building is recessed more than what the setback allows.
6. The front and side setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping (see Section 5).

7. Balconies, bay windows, awnings, canopies, eaves and roof overhangs used in conjunction with a commercial structure may encroach into the setback zones, but not into the public right-of-way.

8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 5 of this document.

9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street

#### **4.2 Building Frontage**

The purpose of the following building frontage requirements is to ensure façade continuity along King Street and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage.

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).

#### **4.4 Architecture**

New construction and renovations shall adopt a traditional commercial typology and may adopt an architectural style that reinforces the predominant styles currently found in the district, such as Frame and Masonry Vernacular. When applicable, Residential Typologies may apply to renovations. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, if the design respects the scale and character of the district.

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site.

Appendix A lists the elements characteristic of the architecture found in the corridor, which should be preserved or used as inspiration when designing new buildings or renovations.

#### **Appendix B: Masonry Vernacular – Non-Residential**

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The one and two-story commercial masonry vernacular buildings are encouraged in the King Street district. See style characteristics below. There are two examples of multi-story masonry vernacular buildings in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The auto-oriented masonry vernacular buildings typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.

#### **BUILDING PLAN**

1. The building is typically oriented to the street, placed close to the sidewalk;
2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
3. Parking is located in the rear of the site or, in some cases, to the side of the building.

#### **FOUNDATION**

1. Slab or continuous wall (concrete or masonry units)

#### **FAÇADE/FRONTAGE ELEMENTS**

1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

## COLORS

1. Colors range from pastels to earth colors;
2. Contrasting base and trim colors.

## ROOF

1. Flat, hip, or gable pitched roof;
2. Parapets are used to hide the main roof;

## DOORS

1. Recessed storefront glass doors are common;
2. Wood or metal door frames.

## WINDOWS

1. Fixed plate glass display windows and doors on the first floor.
2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
4. Windows are spaced evenly along all facades.
5. Upper story window trim projects out from wall cladding, approximately  $\frac{3}{4}$  inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

## MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

## ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

## SIGNS

1. Business signs typically include wall or projecting signs complementing the design of the façade.

### 4.4.1 New Construction

The following section contains additional building design standards that are applicable to all development regardless of the architectural style selected.

- a. All structures on a site shall be of the same architectural character.
- b. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.
- c. Upper floor windows shall have a vertical orientation and may be single or double hung. Paned windows are encouraged but not required.
- d. Frosted or patterned glass is not permitted on windows facing the street. Stained glass is permitted.
- e. Shutters, if used, shall be one half the width of the window and shall be (or appear to be) operable.
- f. Extensive building facades shall be subdivided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 10). The recesses and projections shall have a minimum depth of two (2) feet.
- g. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements:
  - i. A window or door
  - ii. Awning, canopy or marquee.
  - iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
  - iv. Arcade, gallery or stoop.
  - v. Complementary changes in materials or texture.
  - h. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

### 4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not

allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

#### **4.4.5 Fenestration and Glazing**

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from design flood elevation to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories. If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

- a. The percent of fenestration shall be 30% minimum and 65% maximum of the ground floor facade facing the street. The percent of fenestration on upper floors facing the street shall be 20% minimum and 40% maximum. Renovations will not be required to meet this standard; however, additions are subject to meeting the percentages.
- b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).
- c. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor. Existing garage and bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

#### **4.4.6 Awnings and Canopies**

- a. Awnings or canopies (see Figures 16, 17 & 18), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.
- b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.
- c. Awnings shall be placed in a way to accentuate the architectural features of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors.

#### **4.4.7 Building Entrances**

- a. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce the presence of the main entrance. In order to better address multi-modal mobility needs, on lots with a possible secondary entrance, the applicant will design the secondary entrance in the context of serving the multi-modal community, including, but not limited to, scaling the secondary entrance to pedestrian needs, providing unimpeded pedestrian pathways or sidewalks through the site, connecting pathways or sidewalks to adjacent parcels or other pedestrian features on public or private land, providing for bicycle racks, etc.
- b. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. To emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
- c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
- d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback

#### **4.4.8 Building Roof**

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited.

#### **4.5.1 Pedestrian Access and Circulation**

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

#### **4.5.3 Parking Placement**

Surface parking lots shall be located behind the building. However, the following parking placement alternatives are also allowed:

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.
- b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

#### **4.5.5 Bicycle Parking**

In conjunction with new construction and substantial redevelopment (as defined in Section 3), the applicant may provide bicycle parking facilities on the site at a suggested minimum rate of one bike rack space per 20 required vehicle spaces. The rack may be placed within the street setback area, but not within the public right-of-way, and it shall count towards the required front or side yard buffer (2' of width per bicycle space, not to exceed 6') or as an offset to required trees at a rate of one tree per three spaces (not to exceed two (2) trees).

#### **4.6.1 Architectural Lighting**

- a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.
- b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.
- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

#### **4.6.2 Site + Parking Lighting**

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

#### **4.7 Stormwater Facilities**

Traditional stormwater retention facilities (such as ponds), where required, shall not be located within the front setback. Stormwater is recommended to be incorporated into the overall design of the project as amenities (The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities). Minimum criteria are below.

Projects shall include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- Rain water harvesting (rain barrels, underground cisterns, and similar)
- Bio-swales
- Rain gardens
- Green roof (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)
- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.

### 5.5.1 Plant Materials

In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

### 5.6 Vehicular Use Areas

Vehicular use areas (VUAs) shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.

1. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
2. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
3. The VUA perimeter landscape (shrub planting material) shall provide screening of vehicles, particularly on the rear and side yards. Reference Appendix C for hedge material recommended for parking screening.

### 5.7.1 Fences

- a. Along the front property line and front setback, gates, railings, and fencing materials shall be painted wood, powder-coated aluminum, or wrought iron. Note that these elements are likely attached to the required site wall, as defined in section 5.7.2.
- b. Chain link, wire, and PVC fencing shall be prohibited in the front setback but may be used along side or rear areas.

### 5.7.2 Street Walls

- a. In the **absence of a building façade along any part of the King Street site frontage line, a street wall shall be built** in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. **Street walls are the only types of fences/walls allowed facing streets.** Privacy fences and walls are not allowed between adjacent uses along King Street.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

### 5.8 Mechanical Equipment

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.

3. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.

4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

### **5.9 Solid Waste Disposal Facilities**

1. Solid waste disposal facilities, solid waste, recycling, yard trash containers, and grease containers must be located to the side or rear of the building and shall be concealed from view from all sides by a wall or fence of up to 7 feet in height. The enclosure shall be made of wood, masonry or vinyl and shall be fitted with an opaque sliding or hinged door and working latch. Gates shall be able to be secured in the open position. No chain link fence is allowed for solid waste enclosures.

2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.

3. Enclosure shall adhere to City Solid Waste requirements.

a. Width of 10-12 feet minimum.

b. Depth of 10-12 feet minimum.

c. Height of 7 feet minimum.

d. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.

e. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.

Link to full Comprehensive Plan

[https://www.citystaug.com/DocumentCenter/View/2976/2040\\_Comp\\_Plan\\_Update?bidId=](https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=)

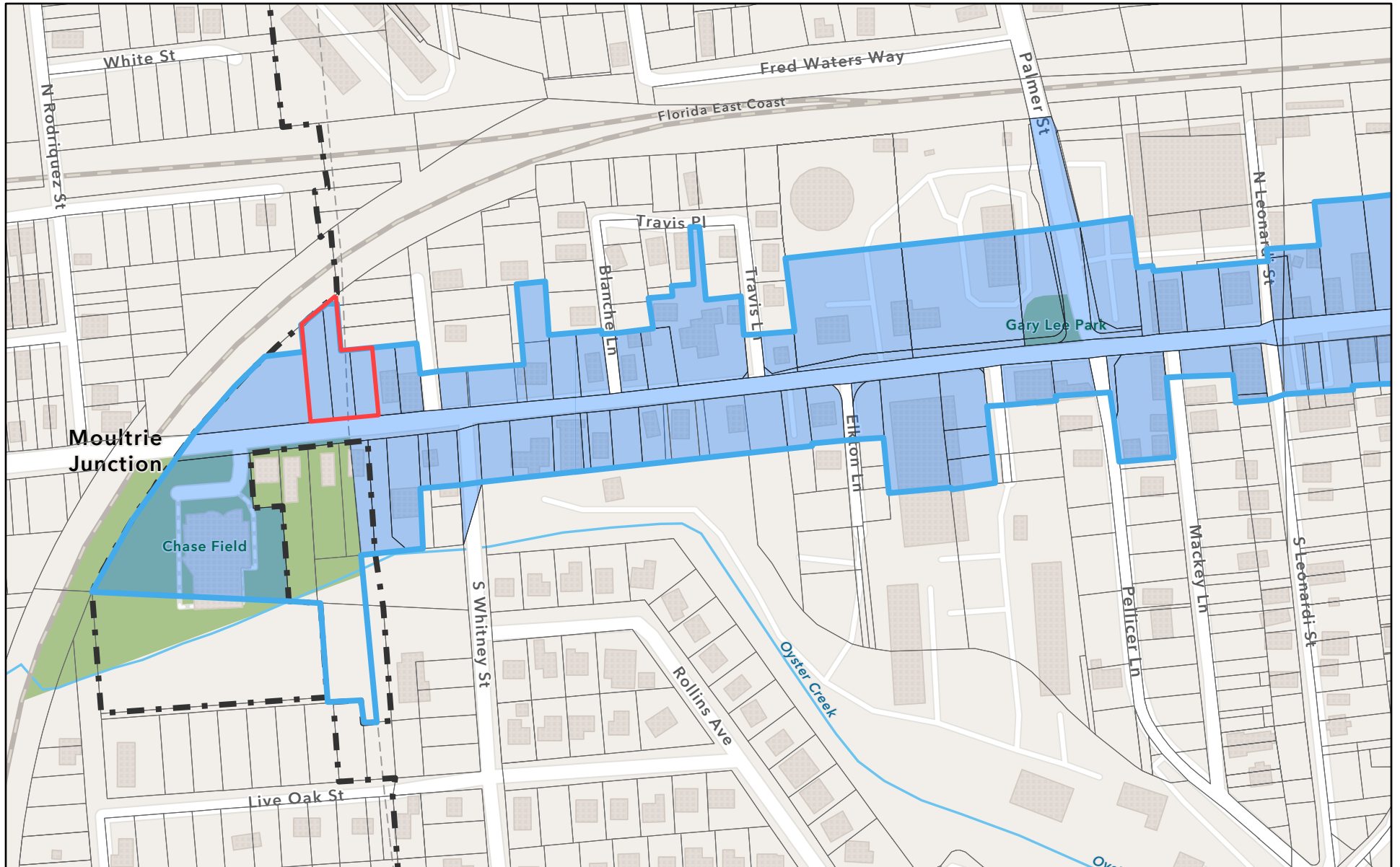
Link to full Land Development Code

[https://library.municode.com/fl/st.\\_augustine/codes/code\\_of\\_ordinances?nodeId=THCOSTAUFL](https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL)






### LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs
3. Plans and Order from Previous Approval

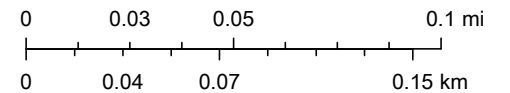
# West King Street (PID:1124300000 & 1124200000)



2/25/2022

-  Entry Corridors
-  MunicipalBoundary - Municipal Boundary
-  Subject Properties
-  King Street Parcels
-  Parcels

1:3,381



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft,

**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



Looking west and north  
Staff Report Pg. 15

**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



Looking west

**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



Adjacent buildings east of subject property

**STAFF PHOTOGRAPHS**  
**West King Street**  
**PID:1124300000 & 1124200000**



Adjacent buildings across West King Street  
from subject property

# STAFF PHOTOGRAPHS

West King Street

PID:1124300000 & 1124200000



Adjacent buildings across West King Street  
from subject property

# STAFF PHOTOGRAPHS

## West King Street

### PID:1124300000 & 1124200000



Adjacent buildings across West King Street and east of subject property





March 3, 2022

Lion Gate of St. Augustine, LLC  
21 Davis Street  
St. Augustine, FL 32084

Re: Design Approval – West King Street (PID:1124300000 & 1124200000) –  
HP2022-0006

Dear Mr. Leo,

On March 3, 2022, the Corridor Review Committee (CRC) met and discussed your application to construct a new two-story residential development on two vacant lots along the King Street Entry Corridor, to include any associated modifications to the Standards.

Specifically, based upon evidence presented, the CRC **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Corridor Review Committee's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. CRC documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP  
Director, Planning & Building

cc: John P. Regan, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
BDAC File

BEFORE THE  
CORRIDOR REVIEW COMMITTEE FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

---

**TYPE OF REQUEST:**

- Appeal of Administrative decision  Modification to Design Standard  
 Design Approval for Entry Corridors

**IN THE MATTER OF:**

Case No.: HP2022-0006  
Applicant: Lion Gate of St. Augustine, LLC  
Owner: Lion Gate of St. Augustine, LLC  
Address: West King Street  
Parcel Number: 1124300000 and 1124200000

RE: Design Approval, pursuant to Section 28-353, City of St. Augustine Code, to construct a new two-story residential development on two vacant lots along the King Street Entry Corridor, to include any associated modifications to the Standards.

THE CORRIDOR REVIEW COMMITTEE HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 3, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative  was present at the March 3, 2022 Corridor Review Committee meeting and testified under oath, or  was not present.
2. A public hearing was held, with notice given as required by law, and  members of the public testified under oath, or  no members of the public spoke on this issue.
3. The subject property has a zoning classification of Commercial Medium Two (CM-2).
4. The above-described Design Review Application is subject to Section 28-353 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Corridor Review Committee determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-353, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to construct a new two-story residential development on two vacant lots along the King Street Entry Corridor, to include any associated modifications to the Standards.

Subject to the following conditions:

- As presented with Findings and conditions in Staff Report
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

DONE AND ORDERED, at a public hearing on the 3rd day of March, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0006

REQUEST APPROVED / DENIED / CONTINUES

Michael A. Dixon  
\_\_\_\_\_  
Sign Name

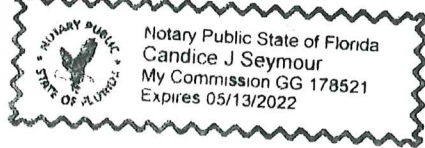
MICHAEL A. DIXON  
\_\_\_\_\_  
Print Name  
CORRIDOR REVIEW COMMITTEE  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael A. Dixon, by means of  physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of March, A.D., 2022.

[Signature]  
\_\_\_\_\_  
Notary Public, State of Florida



Applications for building permits will be required and must be submitted electronically with formalized digital signature. CRC documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

# WEST KING TOWNHOMES King Street Corridor Review Committee Presentation

02.21.2022 | ML+H Project 21.41.0









Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747 www.halback.com  
 LC0000391

JEREMY MARQUIS  
 LIC. # 6667110 SEAL  
 DRAWN BY: EG

WEST KING STREET TOWNHOMES  
 West King Street, St. Augustine, Florida

LANDSCAPE PLAN

CRC SUBMITTAL 02.04.2022  
 SYM DESCRIPTION DATE

SIZE:  
 PRIME PROJECT #:  
 ML+H PROJECT #:

DRAWING NO.:  
 L-3.1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	NATIVE	QTY
	AF3	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	AS NEEDED	5"	12' - 14'	8'		2
	Bn	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	AS NEEDED	4" MULTI	16'		YES	1
	Mb	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / SOUTHERN MAGNOLIA	100 GAL.	4"	14' - 16'	5'-6"		5
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	PER PLAN			9
	Td	TAXODIUM DISTICHUM / BALD CYPRESS	AS NEEDED	4"	14'			5
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD			
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	3 GAL.					39
	Sb	SPARTINA BAKERI / SAND CORDGRASS	B&B					33
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY				
	Pn	PASPALUM NOTATUM / BAHIA GRASS		5,271 SF				

NOTE: Contractor to provide 100% irrigation coverage with Rain Bird XFD-04-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. System to utilize moisture sensing controls

BUFFERYARD REQUIREMENTS

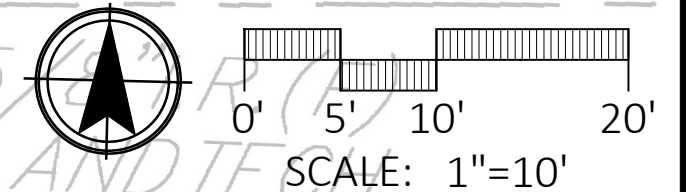
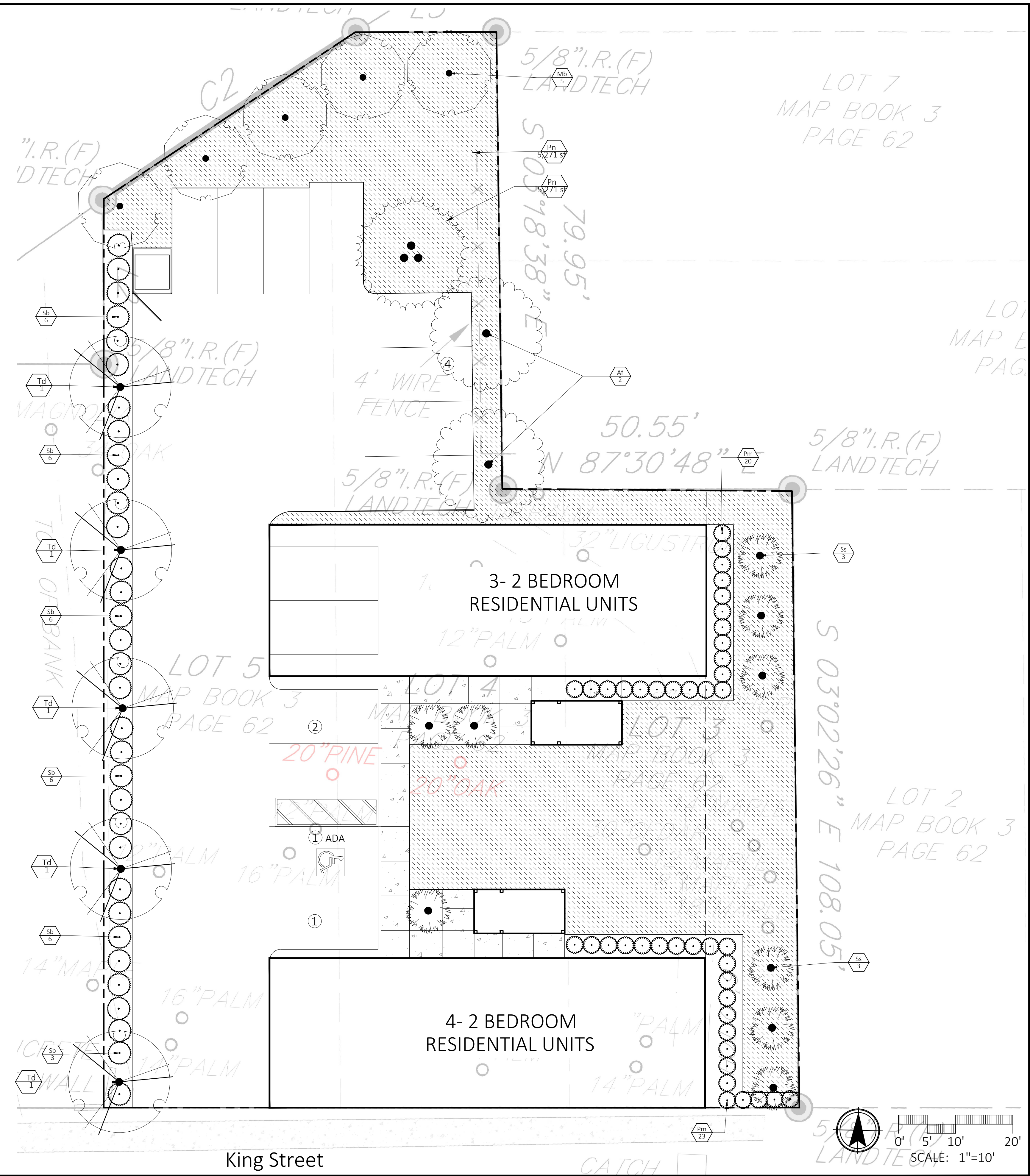
COSA SHRUB + TREE REQUIREMENTS

FRONT YARD - KING STREET  
 YARD LENGTH 96 LF (EXCLUDING ENTRY DRIVE)  
 YARD REQUIREMENTS 25% LANDSCAPE MIN. (24')  
 LANDSCAPE PROVIDED (22')  
 (4 TREES + 12 SHRUBS / 100 LF)  
 TREES  
 TREES REQUIRED: 1 TREES  
 TREES PROVIDED: 0 TREES  
 TREES PRESERVED: 0 TREES  
 SHRUBS  
 SHRUBS REQUIRED: 3 SHRUBS  
 SHRUBS PROVIDED: 7 SHRUBS

SIDE YARD - WEST  
 YARD LENGTH 159 LF  
 YARD WIDTH 5 FT  
 CLASSIFICATION 2 (3 TREES + 0 SHRUBS / 100 LF)  
 TREES  
 TREES REQUIRED: 5 TREES  
 TREES PROVIDED: 6 TREES  
 TREES PRESERVED: 0  
 SHRUBS  
 SHRUBS REQUIRED: 0 SHRUBS  
 SHRUBS PROVIDED: 33 SHRUBS

SIDE YARD - EAST  
 YARD LENGTH 108 LF  
 YARD WIDTH 5 FT  
 CLASSIFICATION 2 (3 TREES + 0 SHRUBS / 100 LF)  
 TREES  
 TREES REQUIRED: 4 TREES  
 TREES PROVIDED: 6 TREES (SABAL PALMS - TRANSPLANTED ON SITE)  
 TREES PRESERVED: 6 TREES  
 SHRUBS  
 SHRUBS REQUIRED: 0 SHRUBS  
 SHRUBS PROVIDED: 0 SHRUBS

SIDE YARD - EAST  
 YARD LENGTH 208 LF  
 YARD WIDTH 5 FT  
 CLASSIFICATION 2 (3 TREES + 0 SHRUBS / 100 LF)  
 TREES  
 TREES REQUIRED: 7 TREES  
 TREES PROVIDED: 8 TREES  
 TREES PRESERVED: 1 TREES  
 SHRUBS  
 SHRUBS REQUIRED: 0 SHRUBS  
 SHRUBS PROVIDED: 0 SHRUBS





Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com  
 LC0000391

JEREMY MARQUIS  
 LIC. # 6667110 SEAL

DRAWN BY: EG

WEST KING STREET TOWNHOMES

West King Street, St. Augustine, Florida

LANDSCAPE NOTES AND DETAILS

CRC SUBMITTAL 02.04.2022

SYM DESCRIPTION DATE

SIZE:  
 PRIME PROJECT #:  
 ML+H PROJECT #:

DRAWING NO.:

L-3.2

### GENERAL NOTES

- CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
- SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
- WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
- LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
- TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
- BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
- CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

### COORDINATION WITH PROJECT WORK

- THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
- PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
- COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

### LAYOUT AND PLANTING SEQUENCE

- RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

### PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

- ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
- ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
- PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
- DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
- PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
- SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
- APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
- WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

### PALM PLANTING

- PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
- THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
- ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
- DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
- PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
- REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

### PRUNING OF TREES AND SHRUBS

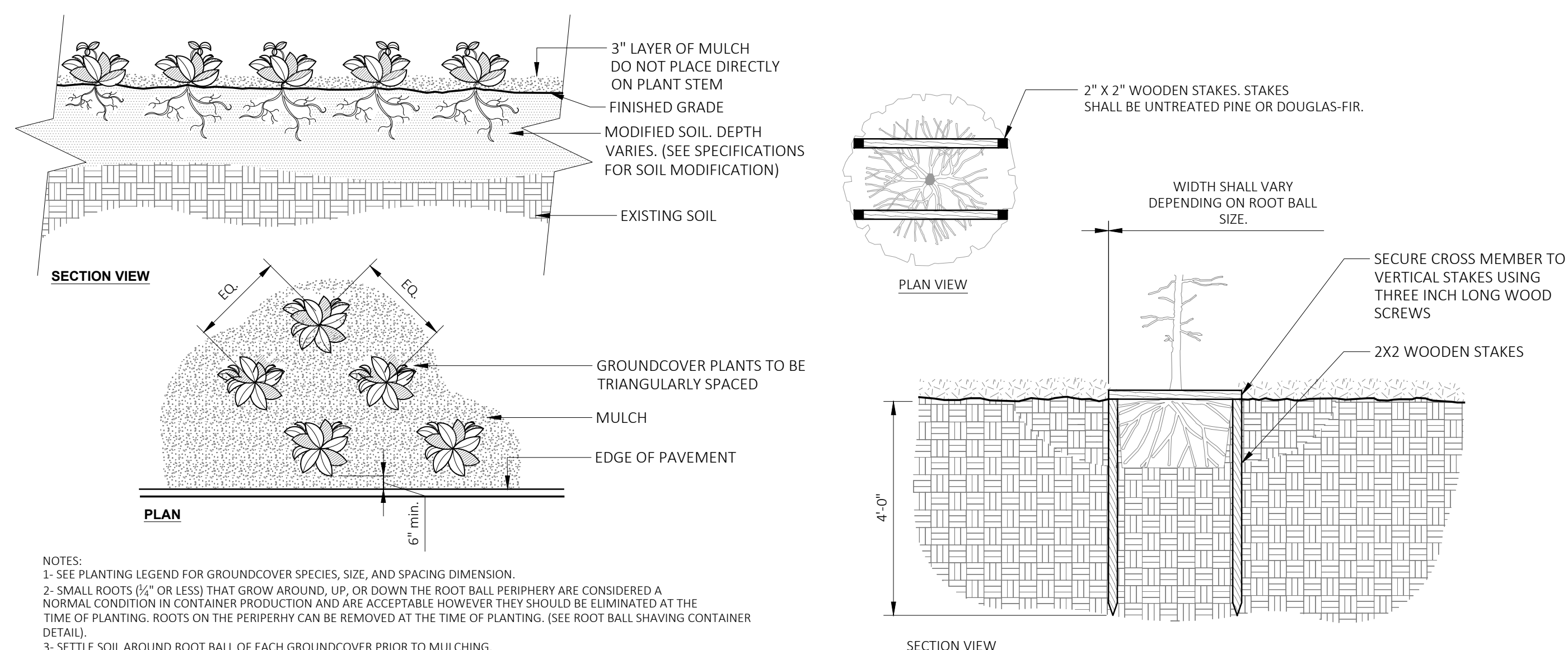
- IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

### MULCHING OF PLANTS

- SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
- APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
- FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
- LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

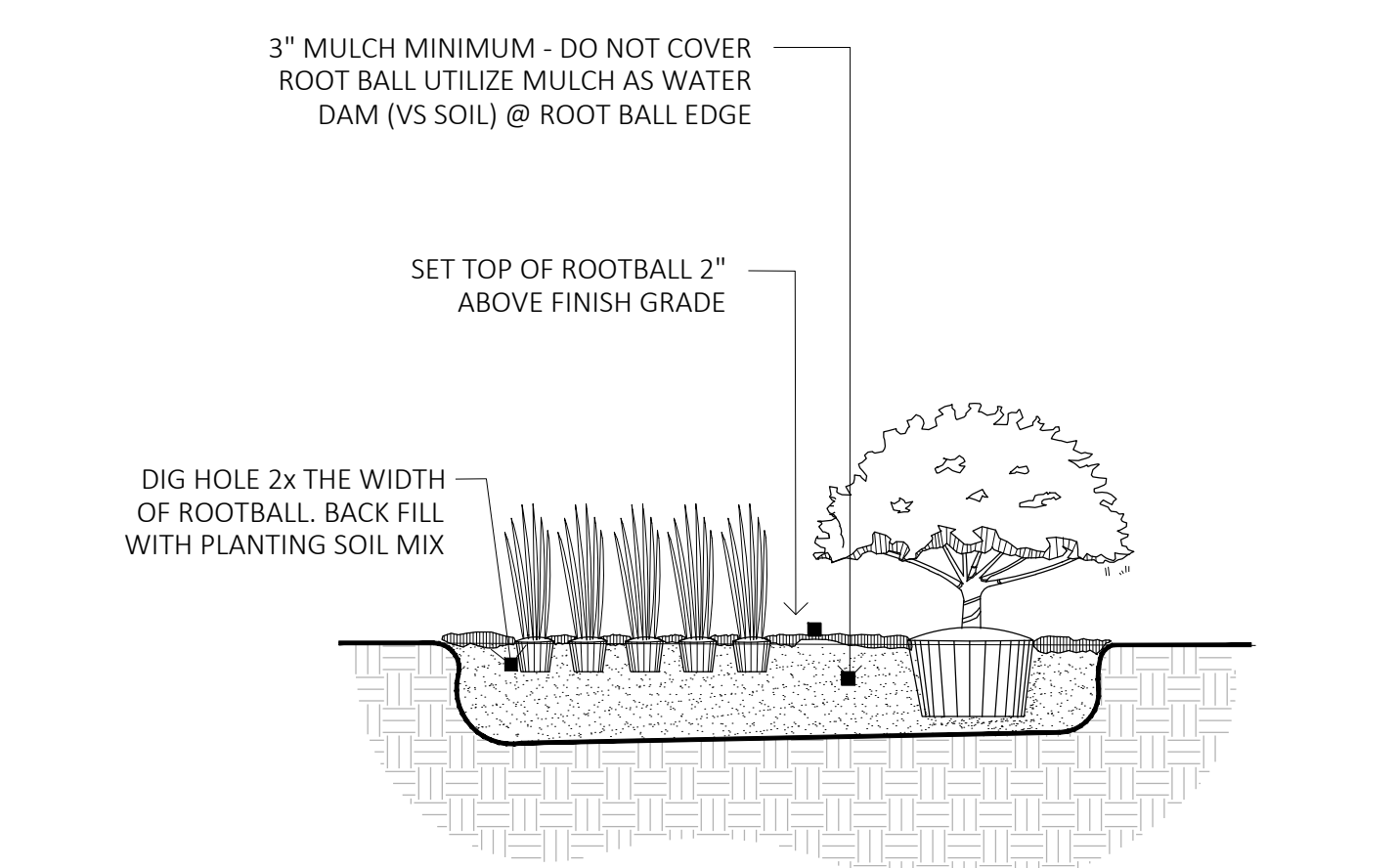
### SOIL MIX

- CONTRACTOR SHALL OBTAIN SOIL TESTING FOR THE PROJECT AREA TO DETERMINE AGONOMIC SUITABILITY. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOIL TESTS SHOULD CONSIDER THE FOLLOWING
  - PH / BUFFER PH
  - SALINITY
  - ORGANIC CONTENT / SAND CONTENT / SILT AND CLAY CONTENT (PERCENTAGE)
  - PHOSPHOROUS / POTASSIUM / CALCIUM / MAGNESIUM
  - AASHTO CLASSIFICATION
  - PERCOLATION RATE
- CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS.
- AT THE TIME OF FINAL GRADING, ADD FERTILIZER OR ACIDIFIER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

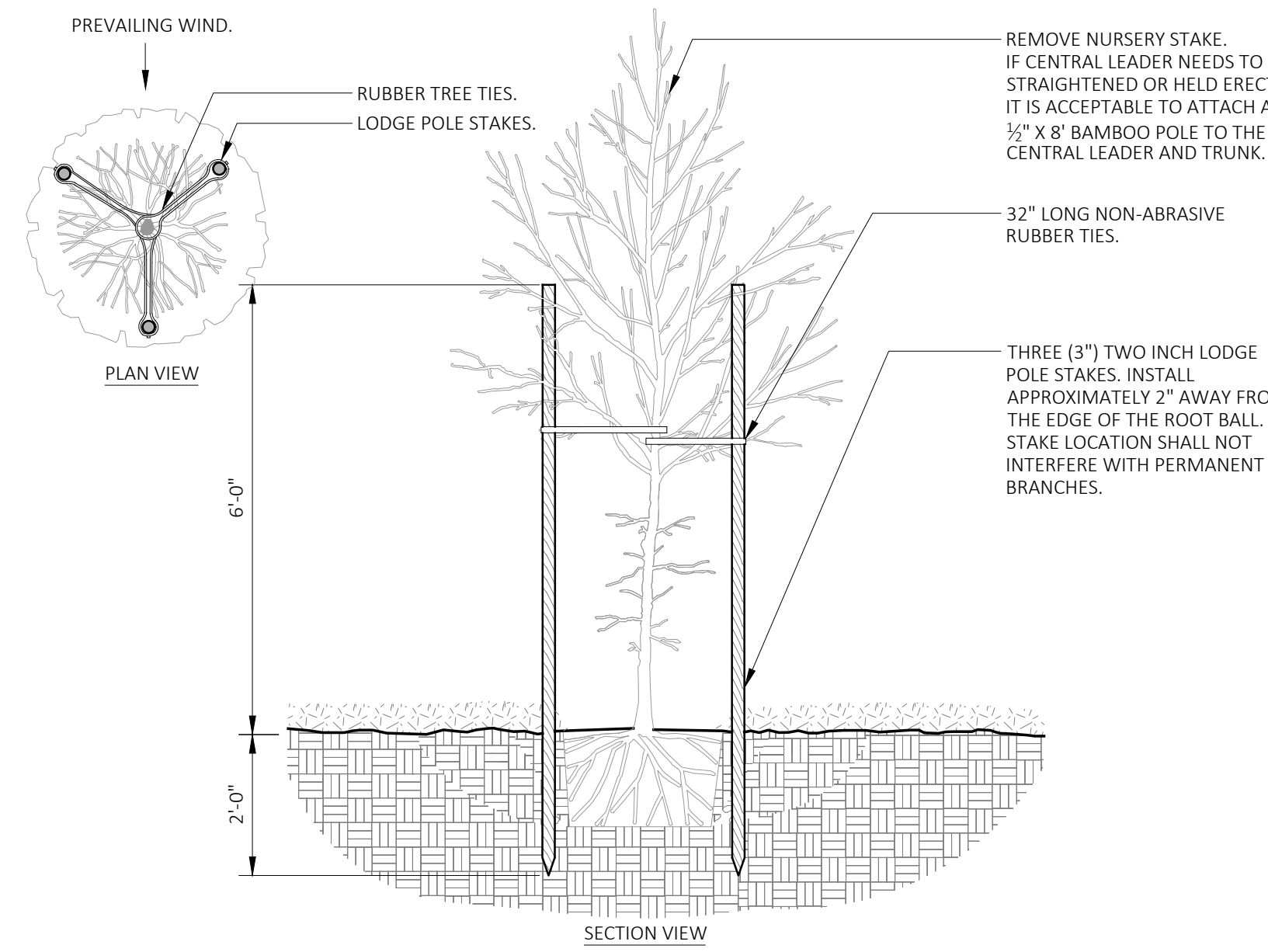


**4 GROUNDCOVER**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-04

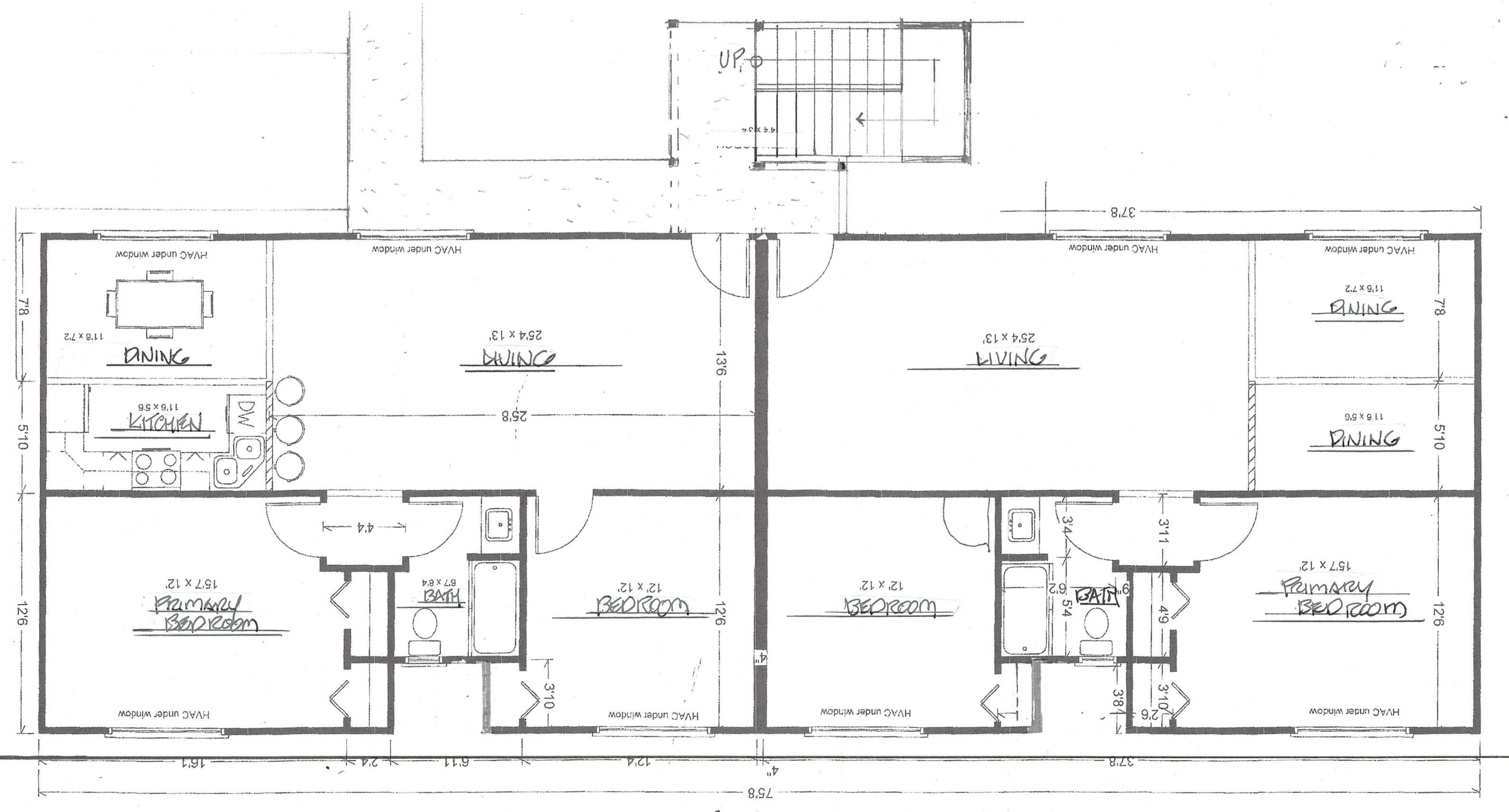
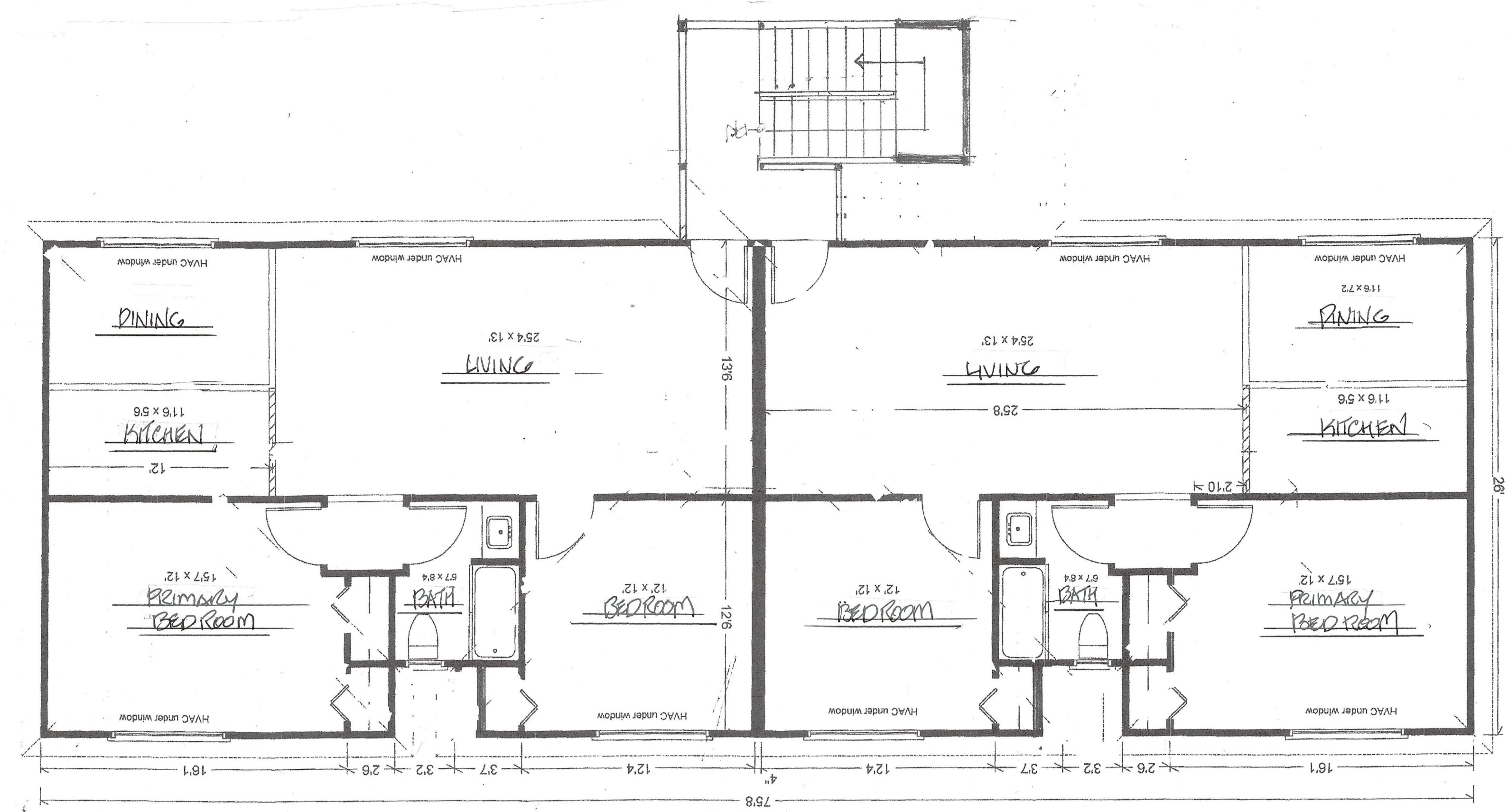
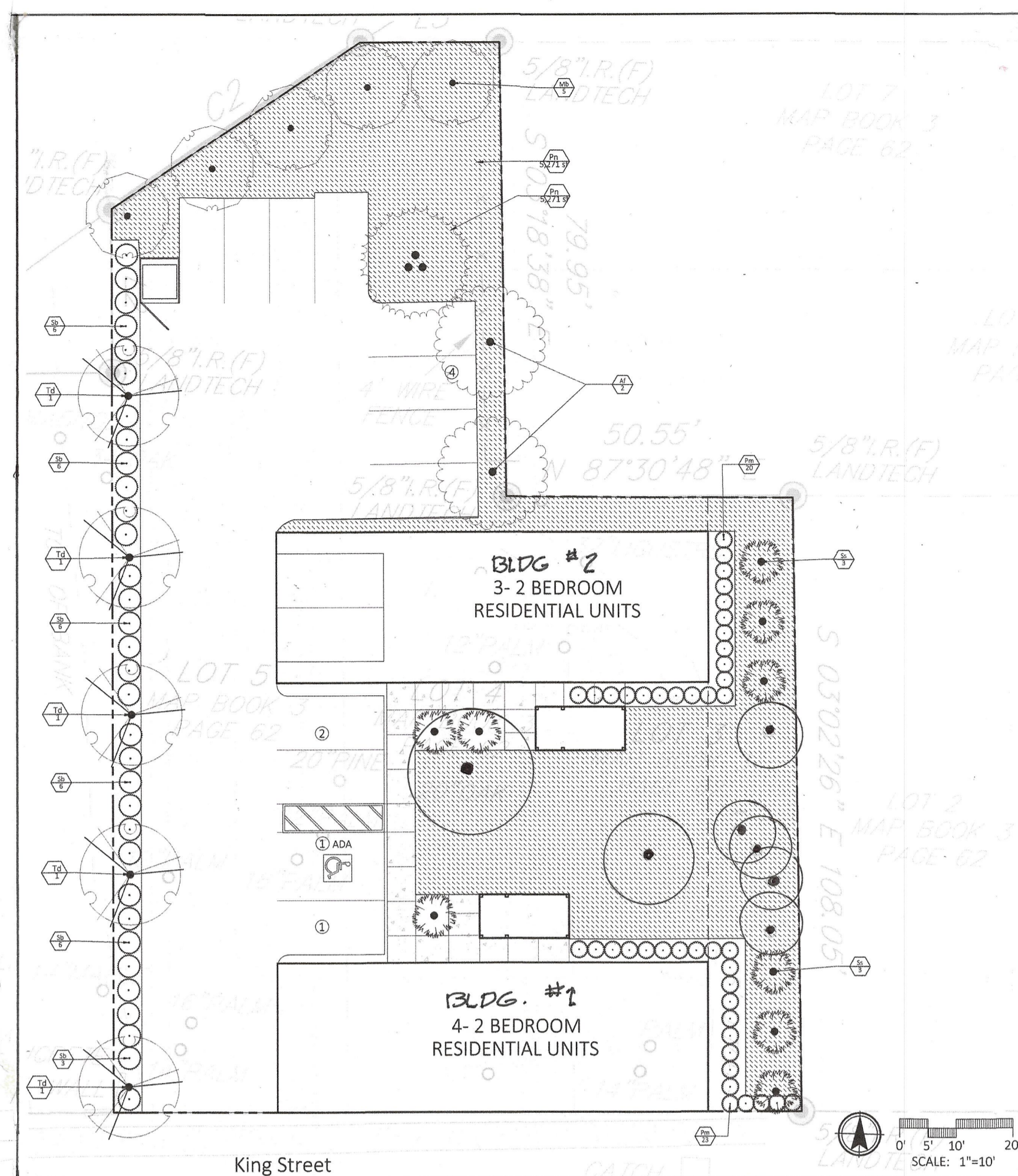
**1 TREE STAKING - STAPLE (TREES <12' OA.)**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
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 00-01



**2 SHRUB AND GROUNDCOVER PLANTING**  
 NOT TO SCALE  
 00-16



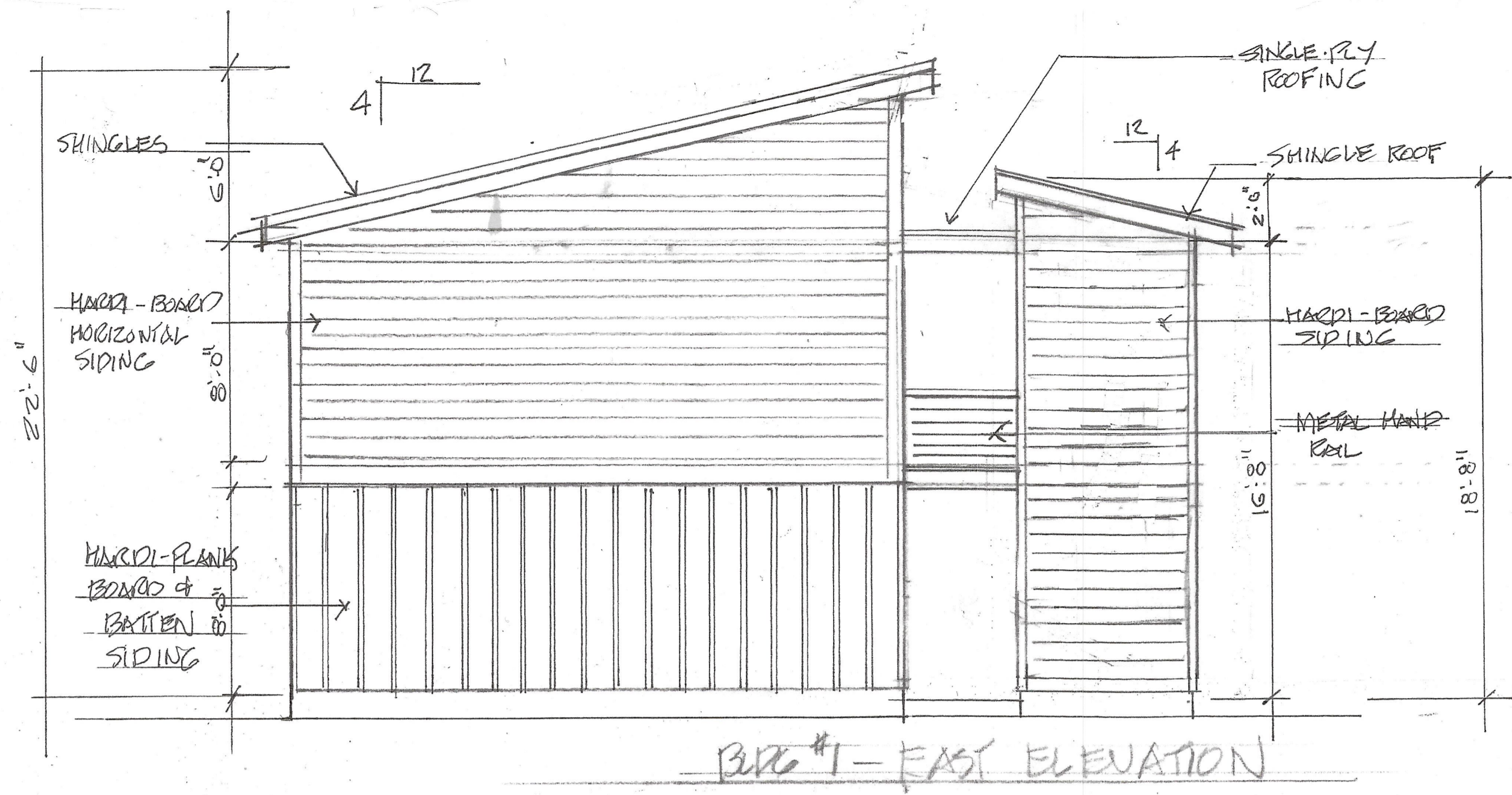
**3 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
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LES THOMAS  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING ST. TOWNHOMES  
 WEST KING ST., ST. AUGUSTINE, FL.

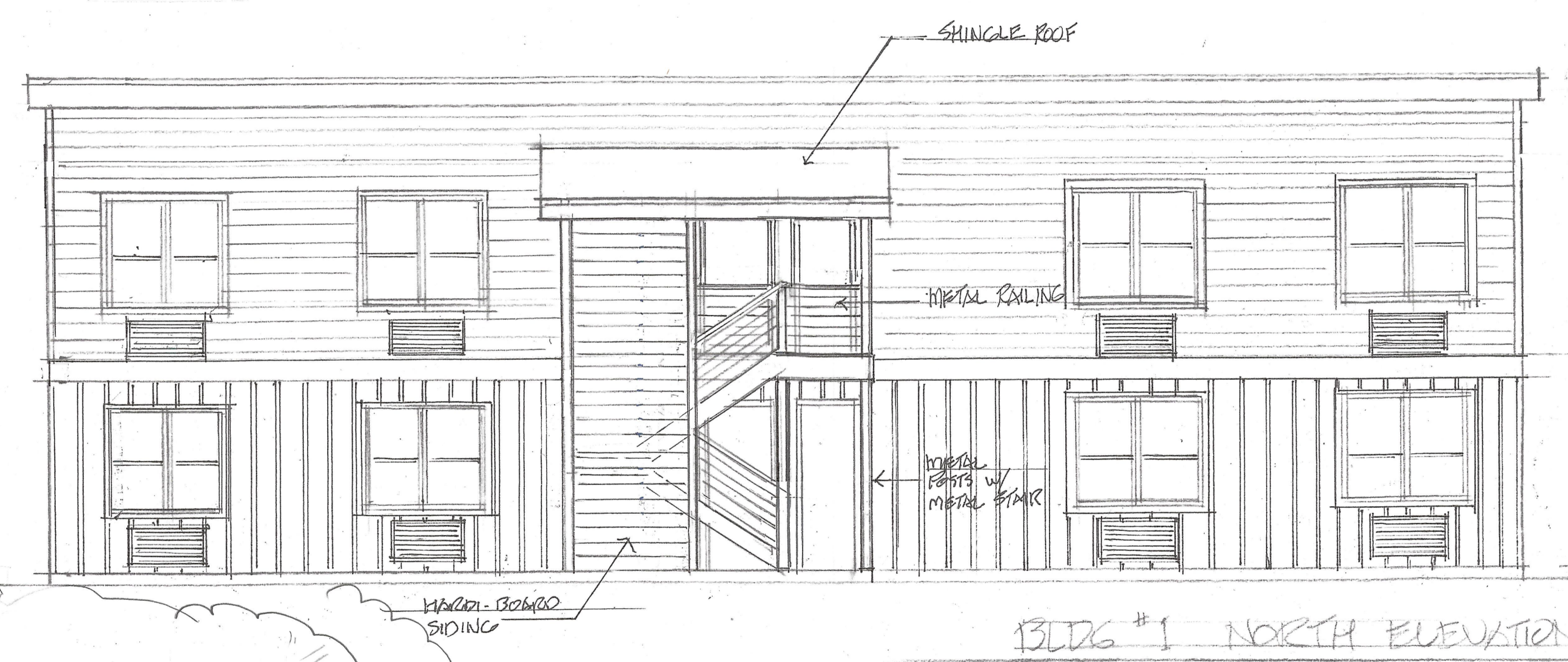
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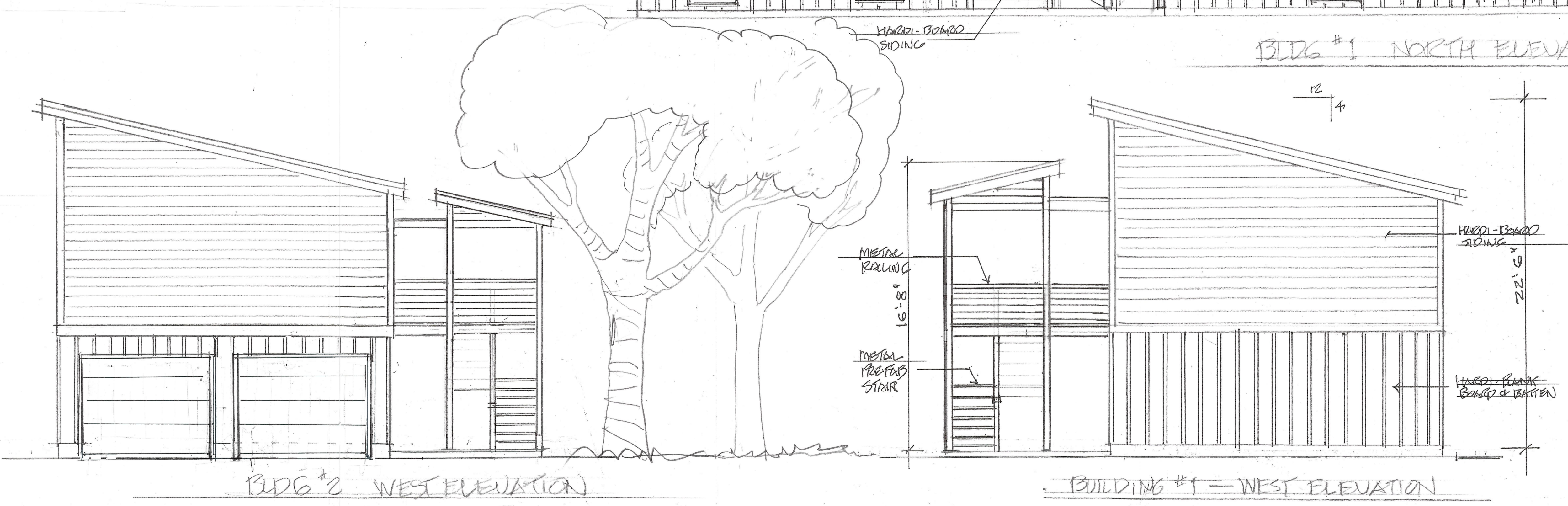
BUDG #1 - EAST ELEVATION



GLASS AREA 17% BUILDING #1 - SOUTH ELEVATION



BUDG #1 - NORTH ELEVATION



BUDG #2 WEST ELEVATION

BUILDING #1 - WEST ELEVATION

LES THOMAS  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

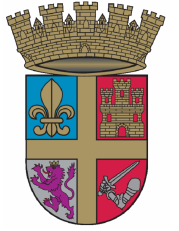
WEST KING ST. TOWNHOMES  
 WEST KING ST., ST. AUGUSTINE, FL.

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**CITY OF ST. AUGUSTINE**  
**CORRIDOR REVIEW COMMITTEE APPLICATION**



**Design Review**

**Case Number: HP2025-0067**

**Meeting Date: Thursday, November 6, 2025**

1. NAME OF APPLICANT: Jeremy Marquis  
 Business (if applicable): Marquis Latimer + Halback, Inc.  
 Address: 34 Cordova Street, Suite A  
 City: St. Augustine State: FL Zip Code: 32084  
 Daytime Telephone: 9045406940 E-Mail Address: jeremy@halback.com
  
2. NAME OF PROPERTY OWNER: Gregory Leo  
 Business (if applicable): Lion Gate of St. Augustine, LLC  
 Address: 21 Davis Street  
 City: St. Augustine State: FL Zip Code: 32084  
 Daytime Telephone: 9738655747 E-Mail Address: gregoryleosr@gmail.com
  
3. PROJECT LOCATION: 510 W KING ST, Saint Augustine, FL, 32084
  
4. LEGAL DESCRIPTION: 

DEWHURST SUB OF BLK 28 DANCY LOTS 4 & 5 (EX R/W RD S214) OR5394/1573; and, 3-62 DEWHURST SUB OF BLK 28 DANCY LOT 3(EX DRAINAGE ESMT & R/W OF RD S214 OR35/667 & 669) OR5394/1573
--
  
5. SCOPE OF WORK: 

to modify previously approved Design Approval application HP2022-0006 to construct a new three-story residential development on two vacant lots along the King Street Entry Corridor
--

***Information attached by applicant includes:***

- Additional Information
- Site Plan
- Architectural Plans
- Landscape/Hardscape Plans

# CRC APPLICATION AGREEMENT Planning/Building Dept.


**In filling out this application:**

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed. Relevant information necessary for application review shall include but not be limited to the items referenced in section 3.6 – “Submittal Requirements” of the applicable Design Standards for Entry Corridors ([Anastasia Boulevard](#), [San Marco Avenue](#), or [King Street](#)), depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. [Contact Planning Staff](#) if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and the CRC will determine if additional materials may be presented at the meeting.

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An [Authorization Form](#) signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner’s signature.

Project Address: 510 W King Street, St. Augustine, FL

Applicant’s Name: Jeremy Marquis (Marquis Latimer + Halback, Inc) Applicant’s Signature: 

Owner’s Name: Gregory Leo (Lion Gate of St. Augustine LLC) Owner’s Signature: 

Owner’s Name: \_\_\_\_\_ Owner’s Signature: \_\_\_\_\_

Owner’s Name: \_\_\_\_\_ Owner’s Signature: \_\_\_\_\_

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

RECEIVED  
OCT 8 2025  
Planning/Building Dept.



WEST KING TOWNHOMES  
**King Street Corridor Review  
Committee Presentation**

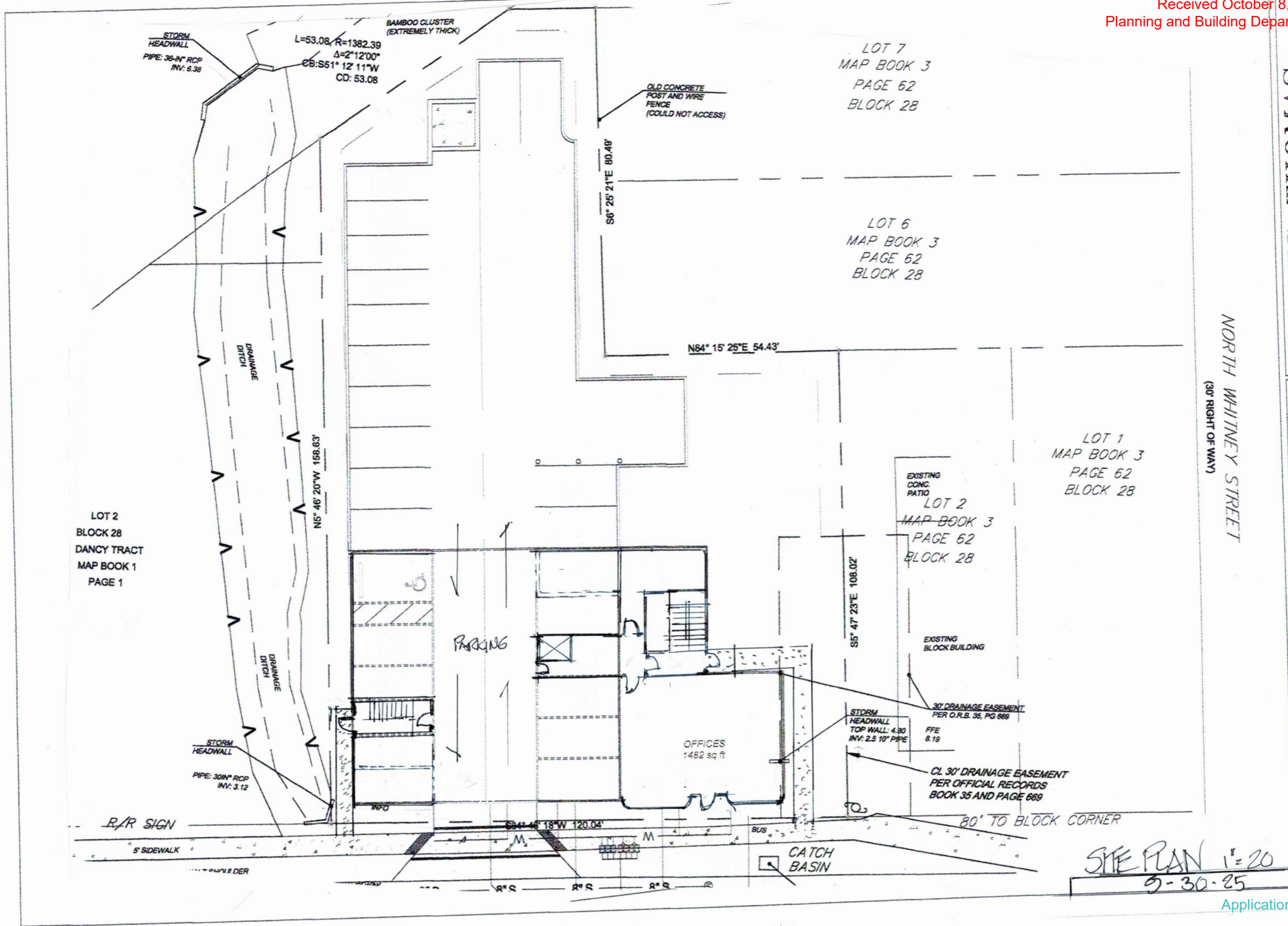
10.31.2025 | ML+H Project 21.41.0

LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9500

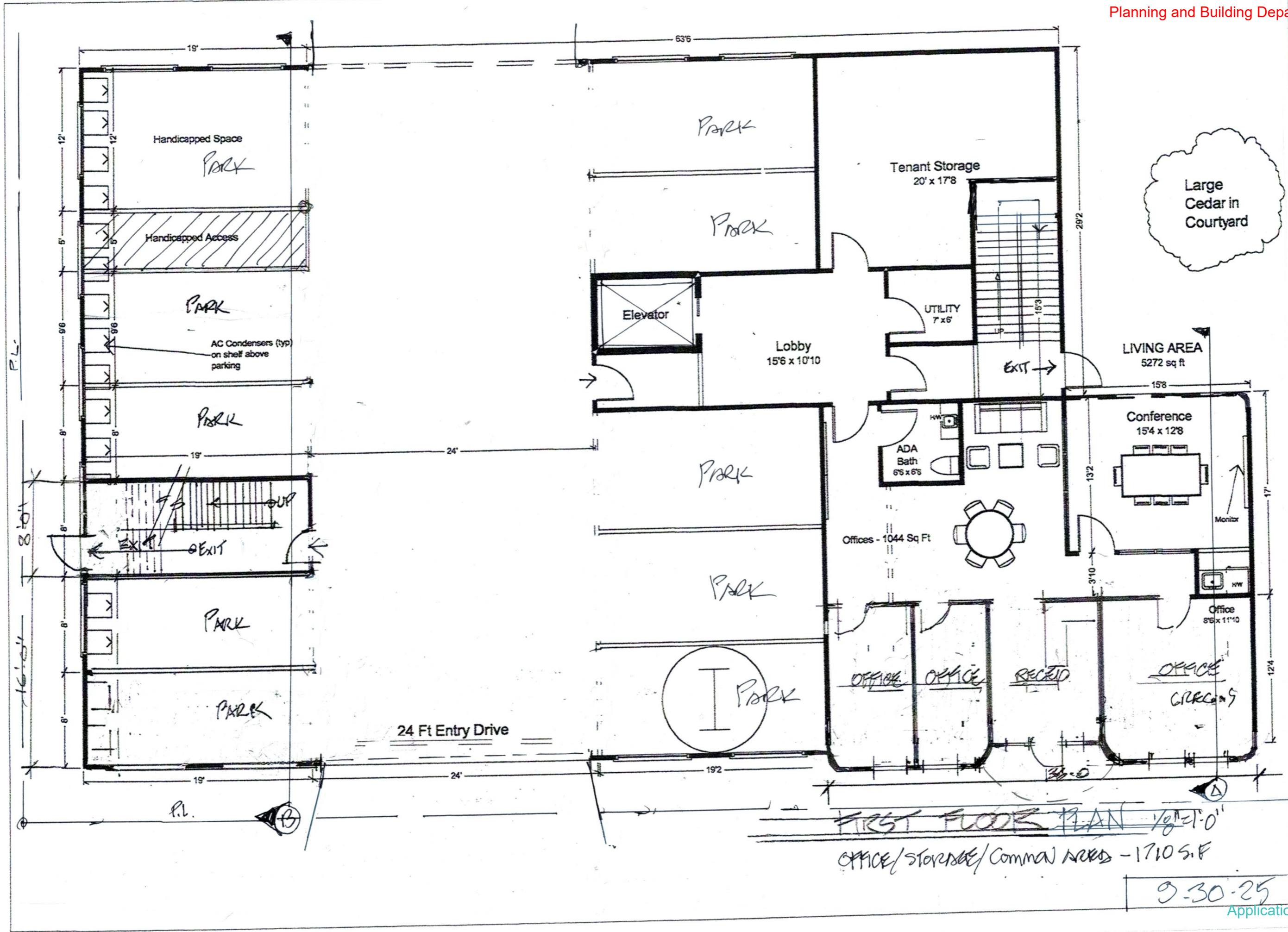
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KING STREET, ST. AUGUSTINE, FLORIDA 32084

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Title: L&P

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SITE PLAN 1"=20'  
9-30-25



LES THOMAS  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
 KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:	
Scale:	AS NOTED
Drawn:	Murphy
File:	Leo
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**FIRST FLOOR PLAN 1/8"=1'-0"**  
 OFFICE/STORAGE/COMMON AREAS - 1710 S.F.  
 9-30-25

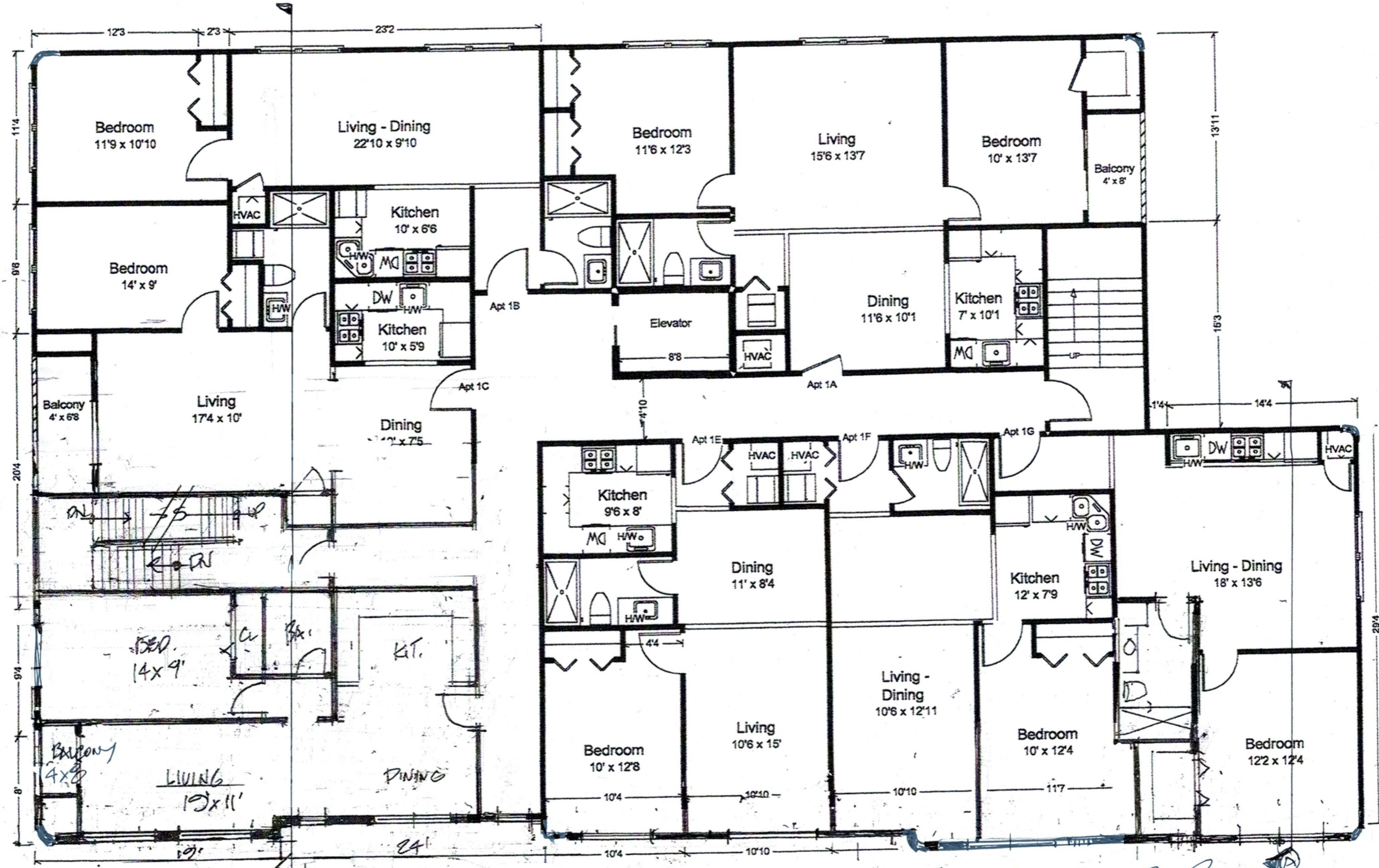
LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
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Drawn: Murphy  
Rev: Lee

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A3

Application Pg.6



LIVING AREA  
4995 sq ft

SECOND FLOOR PLAN 1/8" = 1'-0"

9-30-25

LES THOMAS  
ARCHITECT

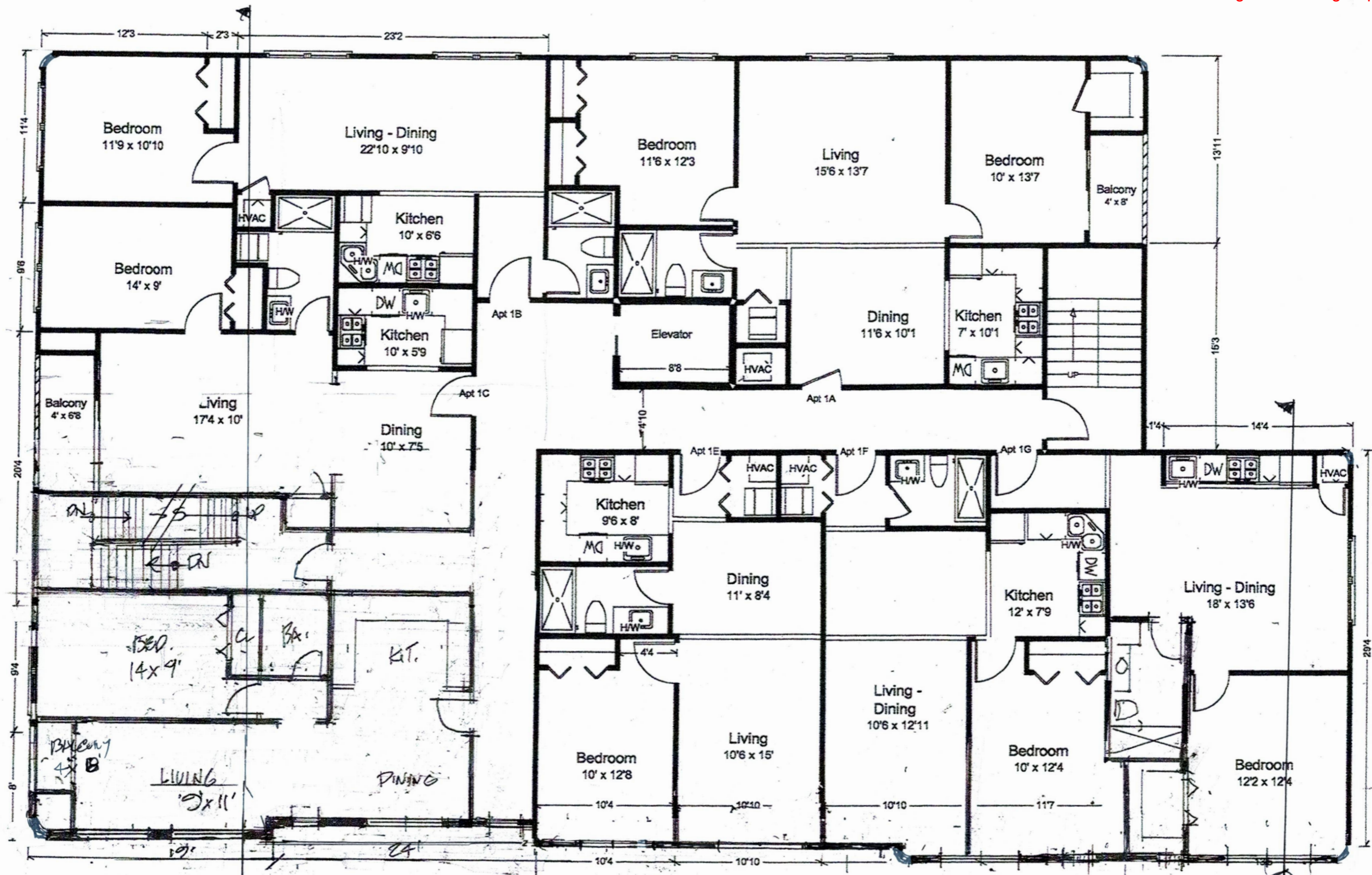
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
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File: Leo

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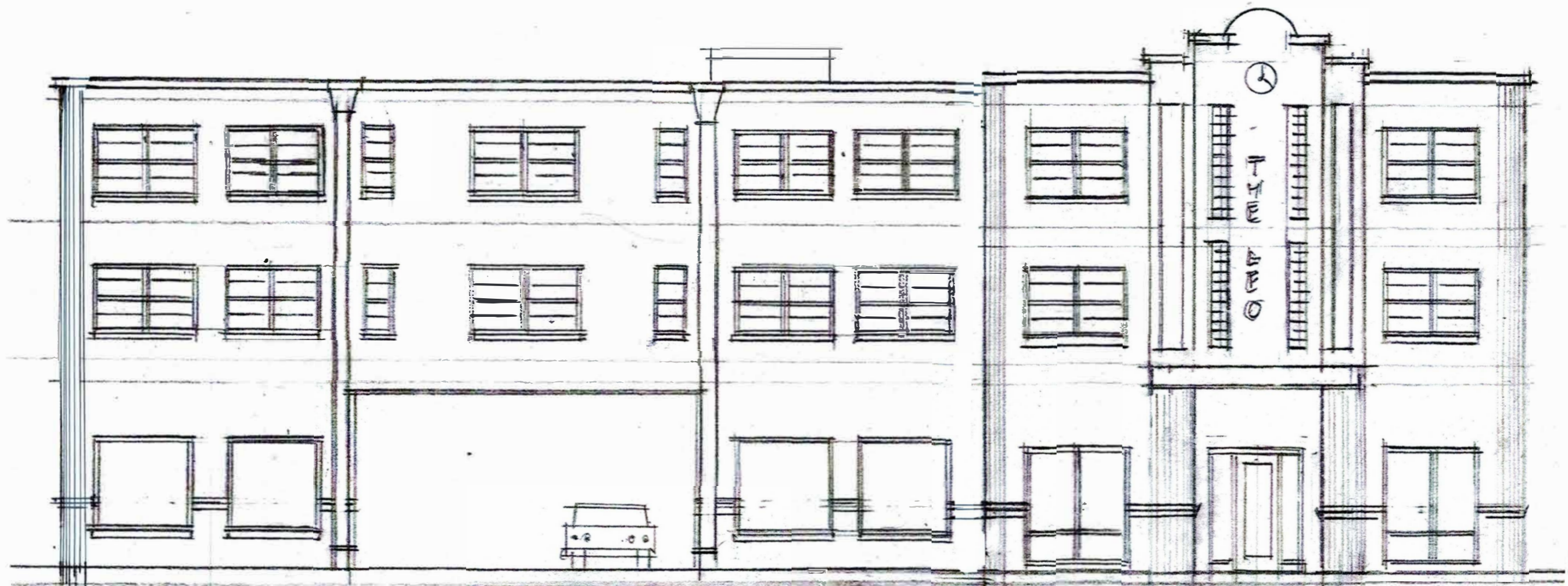
LIVING AREA  
4995 sq ft

THIRD FLOOR PLAN 1/8"=1'-0"

9-30-25 Application Pg. 7

LES THOMAS  
A R C H I T E C T  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084



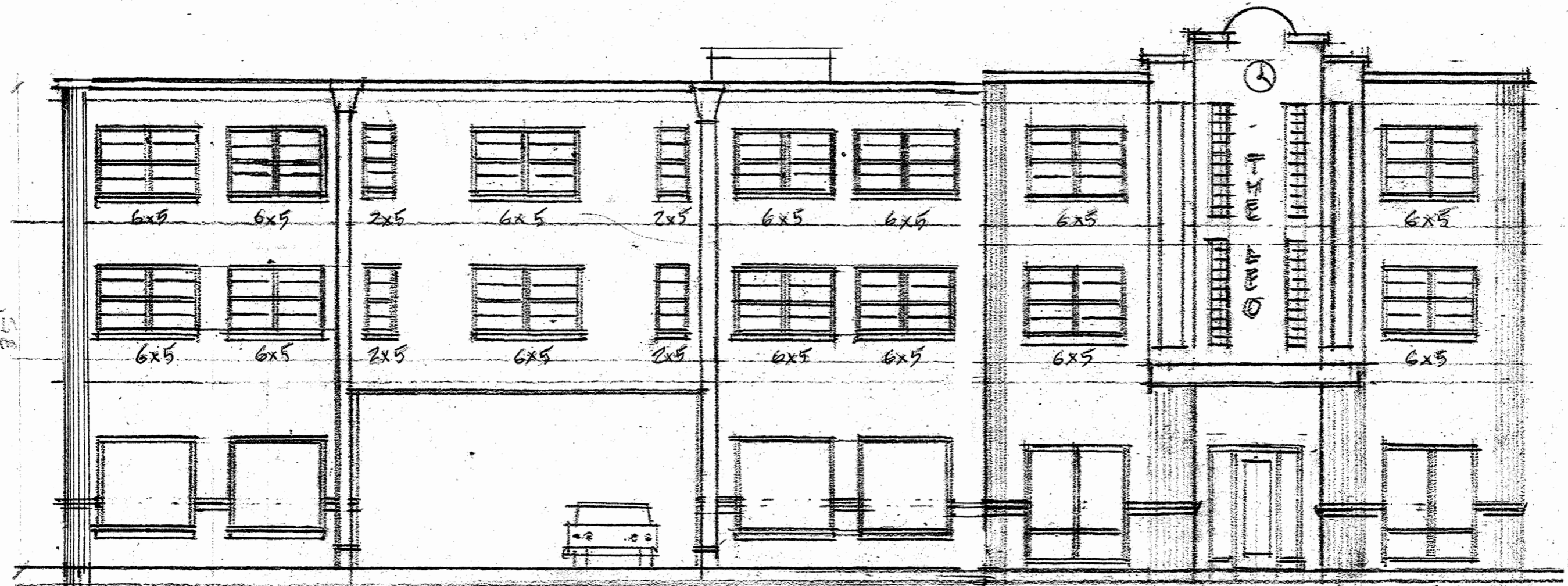
SOUTH ELEVATION  
1/8"=1'-0"

9-30-25  
Application Pg. 8

Ref:  
Scale: AS NOTED  
Drawn: Murphy  
P.L. Co.  
SHEET  
A5

LES THOMAS  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
 KING STREET, ST. AUGUSTINE, FLORIDA 32084



6x6 OPENING w/ METAL SCREEN  
 6x6 OPENING w/ METAL SCREEN

24'x12' OPENING

6x6 OPENING w/ METAL SCREEN  
 6x6 OPENING w/ METAL SCREEN

6x8' GLASS

6x8' GLASS

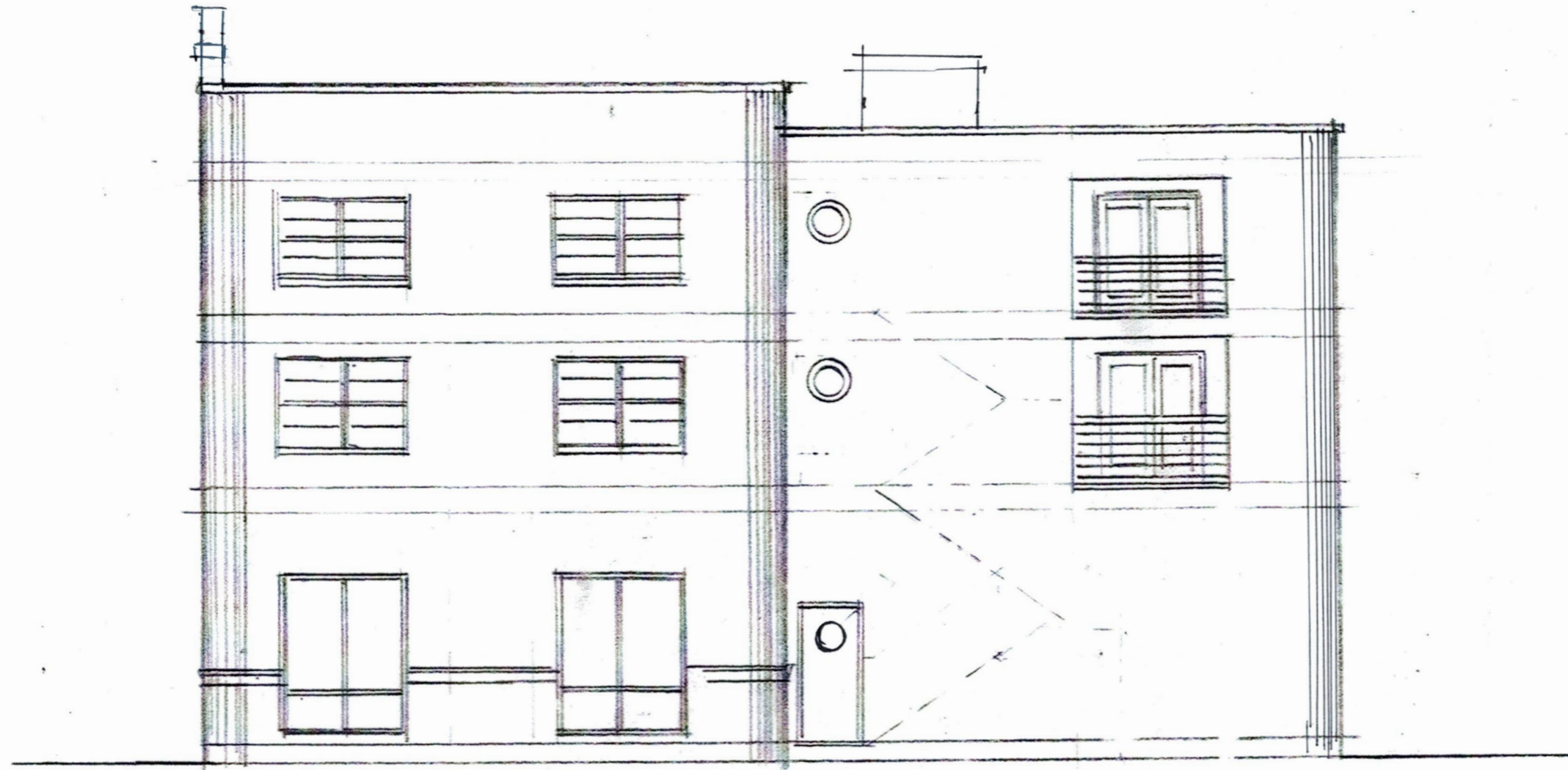
6x8' GLASS

GLASS CALCULATION  
 1<sup>ST</sup> FL. - 336 S.F. (GLASS & OPENING) ÷ 680 S.F. = 49%  
 2<sup>ND</sup> & 3<sup>RD</sup> FL. 460 S.F. (GLASS) ÷ 1700 S.F. = 27%

SOUTH ELEVATION  
 1/8" = 1'-0"

9-30-25

DATE	AS NOTED
DESIGNER	MURPHY
SCALE	1/8" = 1'-0"
SHEET	
A5	



EAST ELEVATION  $\frac{1}{8}'' = 1'-0''$

LES THOMAS  
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Scale AS NOTED  
Drawn Murphy  
By LS

SHEET

A6

9-30-25

Application Pg. 10



WEST ELEVATION 1/8" = 1'-0"

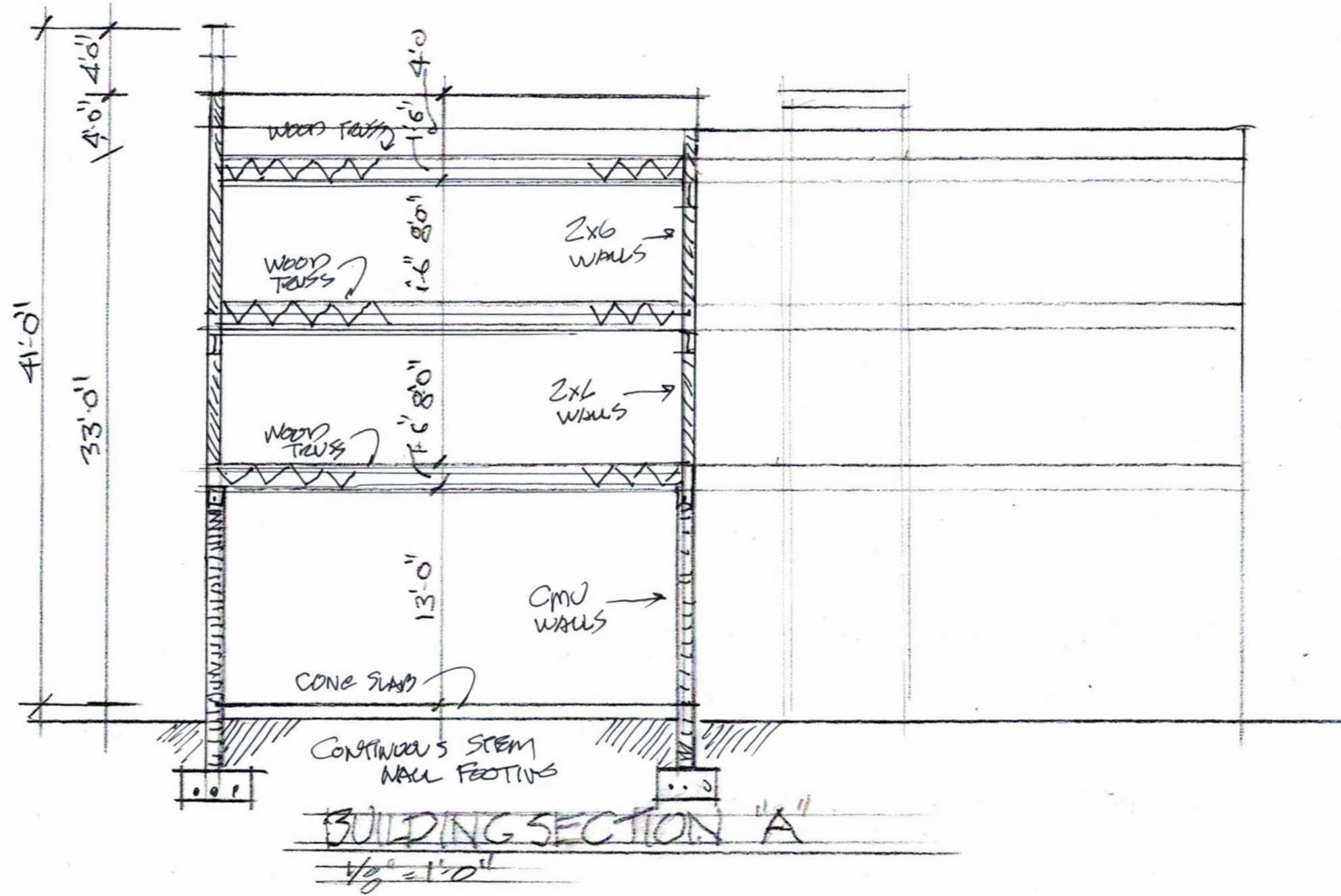
LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
Scale: AS NOTED  
Drawn: Murphy  
By: Lee

SHEET  
A7

9-30-25

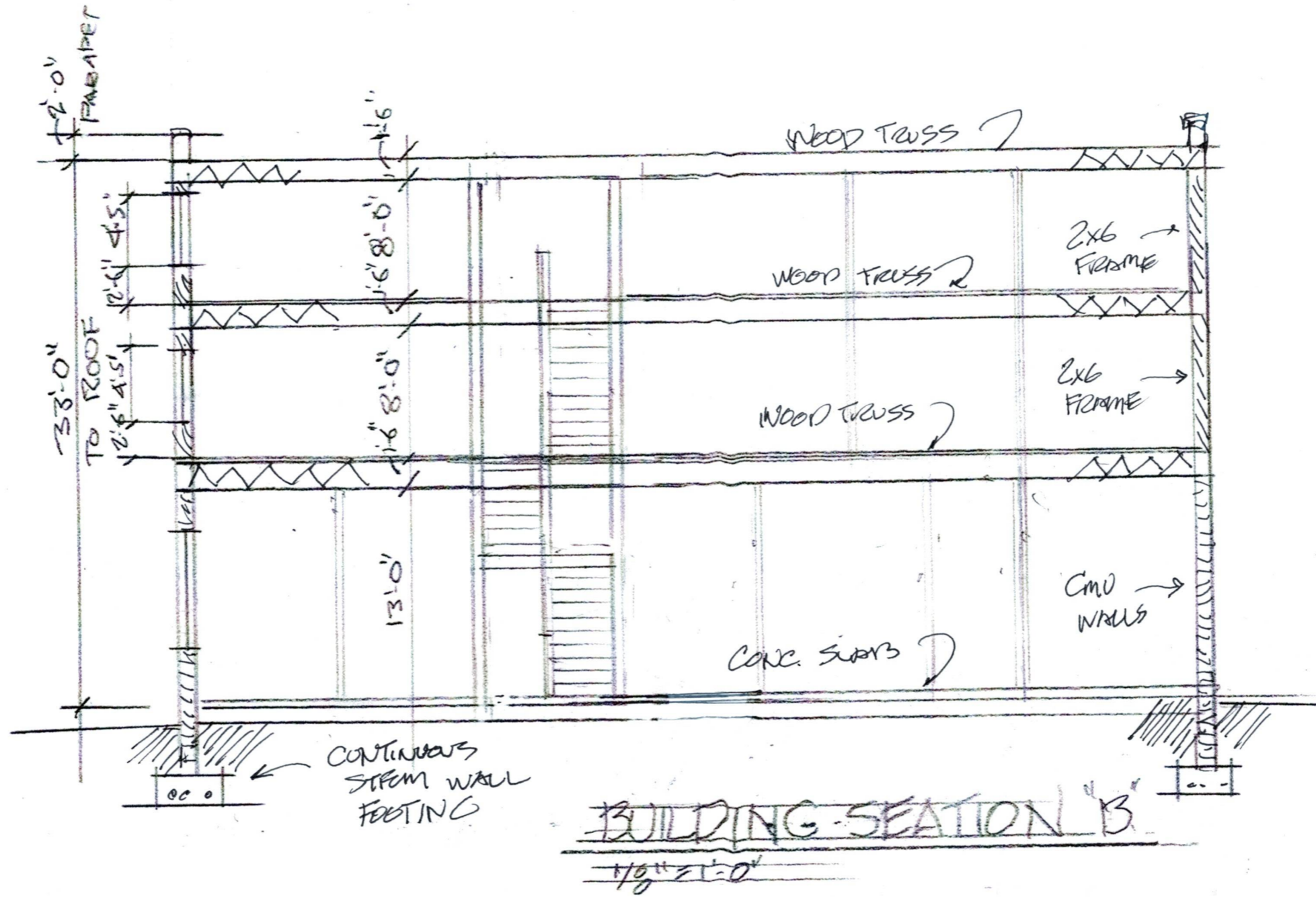


LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
Scale: AS NOTED  
Drawn: Murphy  
P.C.: Leo  
SHEET  
A-8

9-30-25 Application Pg. 12



LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
Scale: AS NOTED  
Drawn: Murphy  
File: Leo

SHEET  
A9

9-30-25



"INSPIRATIONS"

THE BUILDING

THERE IS A DEMO PERMIT FOR  
THIS BUILDING AND THEY ARE  
OFFING TO GIVE AWAY THE INTERESTING  
DEMO PARTS - "CLOCK, PINK FLAMINGOS,  
MURRIS, ETC."

9-30-25

LES THOMAS  
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

WEST KING TOWNHOMES  
KING STREET, ST. AUGUSTINE, FLORIDA 32084

Date:  
Scale: AS NOTED  
Drawn: Murphy  
Plat: Leo

SHEET

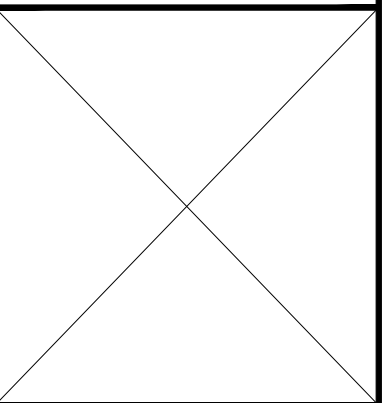
A.10

Tuesday, October 21, 2025  
C:\Users\NathanielCompbell\Marquis Latimer + Halback, Inc\ML+H Projects + Halback, Inc\ML+H Projects - Folders\00 Projects\21\21.41.0\_West King Condo (LEO)\05 CAD\21.41.0\_Hardscape.dwg

						Requirements	Provided
Zoning Category	CM-2						
Entry Corridor	King Street						
<b>4.1 Building Placement</b>							
Front Yard						Per Zoning - Minimum (0' in CM-2) / Maximum 15'	0'
Upper Floor Setback						Not Applicable	Not Applicable (less than 25')
Side Yard						0' Minimum	0' (minimum)
Rear Yard						Per Zoning (5' Minimum in CM-2)	100'-0"
<b>4.4.5 Building Entrances</b>							
per separate application (already approved)							
<b>4.5 Site Access &amp; Parking</b>							
4.5.1 Pedestrian Access & Circulation						link sidewalk to front entry	provided
4.5.2 Vehicular Access						one (1) per site to King Street; two (2) total per site	one (1) to King Street
4.5.2.b Driveway Design Standards						one-way: 13' maximum; two-way: 24' maximum	24'
<b>5.3 Front Yard Landscape</b>							
5.3.1 Landscape Bufferyard Special Conditions						up to 50% of required landscape may be shifted to side	
5.3.2 Landscape Bufferyard Classification							
Front Property Line Length	120	(24' is zone of impact)					
Front Bufferyard (per Zoning and 5.3.2)						Bufferyard 'C' (5 trees / 25 shrubs per 100' frontage)	120'
	Bufferyard	Unit	Yard	Plant	Fences		
		Multiplier	(feet)	Units	Required		
	A	1	5	1 tree			
	B	1	5	2 trees			
	C	1	5	3 trees		6 Trees and 30 Shrubs	6 Trees and 31 Shrubs
	D	.8	10				
		1	5	3 trees, 6 shrubs			
		.9	3		F1		
	E	.7	10				
		.9	7.5				
		1	5	4 trees, 12 shrubs			
		.9	3		F1		
	F	.7	10				
		.9	7.5				
		1	5	4 trees, 20 shrubs			
		.9	3		F2		
	G	.8	10				
		.9	7.5				
		1	5	5 trees, 25 shrubs			
		.9	3		F2		
	H	.7	15				
		.9	10				
		1	7.5	5 trees, 30 shrubs			
		.9	5		F2		
		.8	3		F3		
	I	.7	15				
		1	10	7 trees, 40 shrubs	F1		
		.9	7.5		F2		
		.9	5		F3		
5.3.3 Percentage of Landscape						25%, not including drives, mechanical	25% (19' + 6' landscape)
<b>5.4 Side Yard Landscape</b>							
5.4.1 Side Yard						Bufferyard "D" (4 Trees and 12 Shrubs per 100')	338'-0"
5.5 Rear Landscape						16 Trees and 41 Shrubs	17 Trees and 59 Shrubs
6.5.1 Rear Yard Classification						Bufferyard "D" (4 Trees and 12 Shrubs per 100')	126'-0"
5.7 Fences and Walls						6 Trees and 16 Shrubs	6 Trees and 25 Shrubs
5.7.d Heights						minimum 3'; maximum 5'	3' minimum / 5' maximum
5.7.d Less than 50% solid above 3'						portions above 3' must be 50% max solid	open panels less than 50%
5.7.e Materials						wood, brick, masonry, powder coated aluminum, or stone	Powder Coated Aluminum + Masonry
<b>6.0 Signage</b>							
separate sign applications							

**ML+H**  
Marquis Latimer + Halback, Inc.  
34 Candora Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
Jeremy Marquis, RLA (LA6667110)  
DRAWN BY: JRM, EG, CT, NC, CS



**WEST KING STREET TOWNHOMES**  
WEST KING STREET, ST. AUGUSTINE, FLORIDA  
**HARDSCAPE CODE CALCULATIONS**

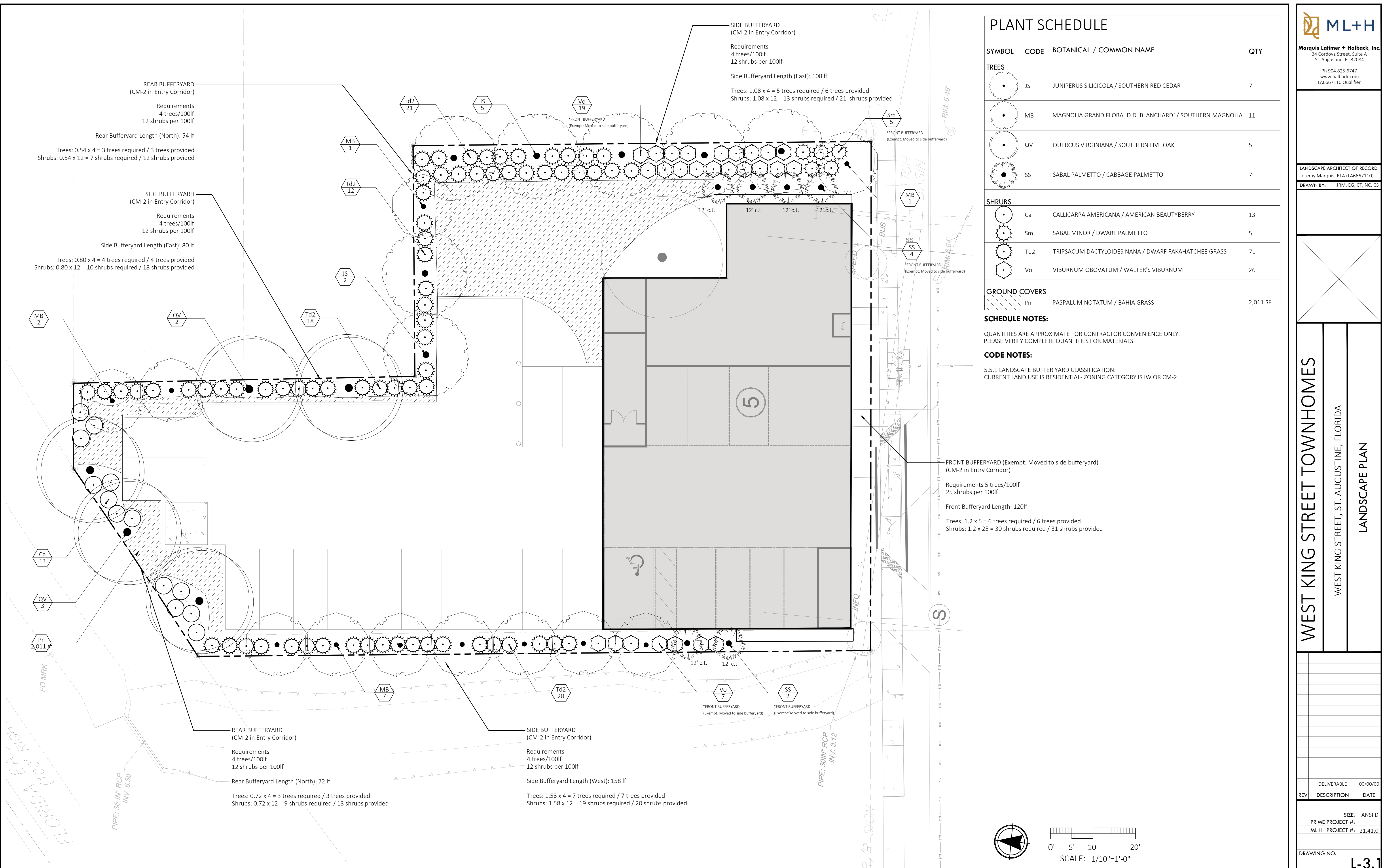
REV	DESCRIPTION	DATE
	DELIVERABLE	00/00/00

SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 21.41.0  
DRAWING NO.  
**L-2.0**





NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	JS	JUNIPERUS SILICICOLA / SOUTHERN RED CEDAR	7
	MB	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / SOUTHERN MAGNOLIA	11
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	5
	SS	SABAL PALMETTO / CABBAGE PALMETTO	7
<b>SHRUBS</b>			
	Ca	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	13
	Sm	SABAL MINOR / DWARF PALMETTO	5
	Td2	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	71
	Vo	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	26
<b>GROUND COVERS</b>			
	Pn	PASPALUM NOTATUM / BAHIA GRASS	2,011 SF

**SCHEDULE NOTES:**  
 QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

**CODE NOTES:**  
 5.5.1 LANDSCAPE BUFFER YARD CLASSIFICATION.  
 CURRENT LAND USE IS RESIDENTIAL- ZONING CATEGORY IS IW OR CM-2.

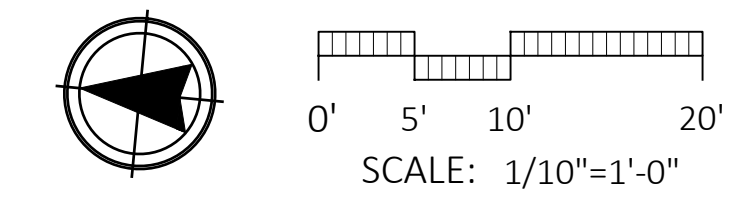
**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, EG, CT, NC, CS

**WEST KING STREET TOWNHOMES**  
 WEST KING STREET, ST. AUGUSTINE, FLORIDA  
 LANDSCAPE PLAN

REV	DESCRIPTION	DATE
DELIVERABLE	00/00/00	

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 21.41.0  
 DRAWING NO. **L-3.1**



NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

Rec: \$18.50 Doc: \$1071.00 (\$153,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

112430-0000 and 112420-0000

File No.: 63836

### WARRANTY DEED

This Warranty Deed, Made the 13 day of October, 2021, by JASON L. FORT, conveying non homestead property whose post office address is: PO Box 92, Bat Cave, NC 28710, hereinafter called the "Grantor", to

LION GATE OF ST. AUGUSTINE, LLC, a Florida Limited Liability Company, whose post office address is:

21 Davis St St Augustine Fl 32084, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOTS FOUR (4) AND FIVE (5) OF THE SUBDIVISION OF LOTS 1, 3, 4, 6 AND N ½ OF LOT 5 OF BLOCK TWENTY-EIGHT (28) OF THE DANCY TRACT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PORTION OF LOT 5 BLOCK 28 DANCY TRACT, HERETOFORE DEEDED TO THE FLORIDA EAST COAST RAILWAY COMPANY FOR RIGHT-OF-WAY PURPOSES AS SHOWN IN DEED BOOK 54, PAGE 335 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**AND**

LOT THREE (3) OF THE SUBDIVISION OF LOTS 1, 3, 4, 6 AND N ½ OF LOT 5 OF BLOCK TWENTY-EIGHT (28) OF THE DANCY TRACT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 35, PAGE 667, SAME SAID PUBLIC RECORDS.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: Patti Welch 1 [Signature]  
2a Printed Name: Patti Welch JASON L. FORT

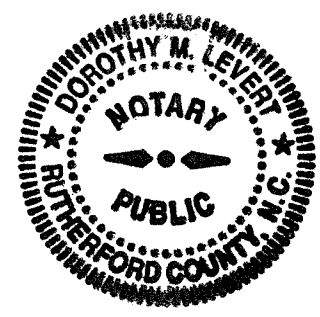
3 Witness Signature: [Signature]  
3a Printed Name: Dorothy M. Levert

4 State of North Carolina  
County of Rutherford

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> 13 day of October, 2021 by JASON L. FORT. He/She/They is/are  Personally Known OR  Produced 9 Drivers License as Identification.

6 [Signature]  
Notary Public Signature (SEAL)  
6a Printed Name: DOROTHY M. Levert  
My Commission Expires: 12-20-2021

7+8



Rec: \$18.50 Doc: \$1071.00 (\$153,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

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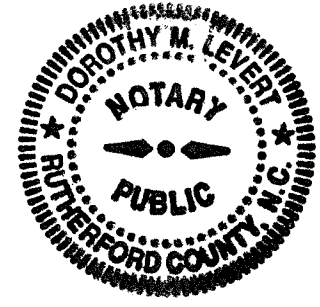
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Notary Public Signature (SEAL)  
6a Printed Name: DOROTHY M. Levert  
My Commission Expires: 12-20-2021

7+8



### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

**This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).**

Homestead Compliance

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

### Summary

Parcel ID 1124300000  
 Location Address W KING ST  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood West King St (COM) (487.01)  
 Tax Description\* DEWHURST SUB OF BLK 28 DANCY LOTS 4 & 5 (EX R/W RD S214) OR5394/1573  
 \*The Description above is not to be used on legal documents.  
 Property Use Code Vacant Commercial (1000)  
 Subdivision Dewhurst's Subdivision, W.W.  
 Sec/Twp/Rng 41-7-29  
 District City of St Augustine (District 452)  
 Millage Rate 18.72  
 Acreage 0.340  
 Homestead N

Skip to main content

## St. Johns County, FL

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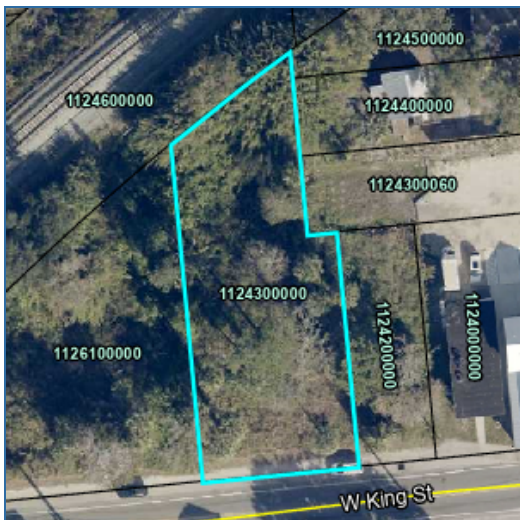


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### Owner Information

Owner Name [Lion Gate Of St Augustine LLC](#) 100%  
 Mailing Address 21 DAVIS ST  
 SAINT AUGUSTINE, FL 32084-0000

### Map



**Valuation Information**

<b>Assessed Year</b>	<b>2025</b>
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$100,912.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$100,912.00</b>
Total Deferred	\$17,136.00
<b>Assessed Value</b>	<b>\$83,776.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$83,776.00</b>

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

**Historical Assessment Information**

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$100,912	\$0
2023	\$0	\$0	\$103,670	\$0
2022	\$0	\$0	\$62,942	\$0
2021	\$0	\$0	\$29,196	\$0
2020	\$0	\$0	\$29,196	\$0
2019	\$0	\$0	\$23,357	\$0
2018	\$0	\$0	\$16,058	\$0
2017	\$0	\$0	\$16,058	\$0
2016	\$0	\$0	\$16,058	\$0
2015	\$0	\$0	\$16,058	\$0
2014	\$0	\$0	\$16,058	\$0

**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	80	180	14416	SF	\$100,912

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2021	10/13/2021	\$153,000.00	WARRANTY DEED	<a href="#">5394</a>	<a href="#">1573</a>	Q	V	FORT JASON L	LION GATE OF ST AUGUSTINE LLC
4/18/2018	4/17/2018	\$0.00	WARRANTY DEED	<a href="#">4533</a>	<a href="#">53</a>	U	V	F INDUSTRIES INC	FORT JASON L
	1/14/2008	\$0.00	ANNEXATION	<a href="#">3033</a>	<a href="#">1630</a>	U	V	CITY OF ST AUGUSTINE	
12/6/2007	11/29/2007	\$40,000.00	PERSONAL REP	<a href="#">3015</a>	<a href="#">1822</a>	Q	V	DEMPS ROSA EST/BY PHILLIPS SHIRLEY P/R	F INDUSTRIES INC
	10/28/2007	\$0.00	COURT ORDER	<a href="#">3000</a>	<a href="#">1466</a>	U	V	DEMPS ROSA MARY ESTATE (ORD AUTH SALE)	ORDER AUTH SALE(CONTRACT W/JASON FORT)
	5/25/2001	\$0.00	COURT ORDER	<a href="#">1612</a>	<a href="#">40</a>	U	V	DEMPS ROSA MARY ESTATE	DEMPS ROSA MARY ESTATE (ORD AUTH SALE)
	9/11/2000	\$0.00	OTHER INSTRUMENT	<a href="#">1532</a>	<a href="#">1145</a>	U	V	DEMPS ROSA MARY (DECD 1/19/75)	DEMPS ROSA MARY ESTATE (LETT OF ADMIN)

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
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Contact Us



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

**This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).**

Homestead Compliance

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1124200000
Location	W KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	West King St (COM) (487.01)
Tax Description*	3-62 DEWHURST SUB OF BLK 28 DANCY LOT 3(EX DRAINAGE ESMT & R/W OF RD S214 OR35/667 & 669) OR5394/1573 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Dewhurst's Subdivision, WW.
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.120
Homestead	N

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## Owner Information

Owner Name	<a href="#">Lion Gate Of St Augustine LLC</a> 100%
Mailing Address	21 DAVIS ST SAINT AUGUSTINE, FL 32084-0000

## Map



### Valuation Information

<b>Assessed Year</b>	<b>2025</b>
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$34,440.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$34,440.00</b>
Total Deferred	\$5,306.00
<b>Assessed Value</b>	<b>\$29,134.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$29,134.00</b>

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

### Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$34,440	\$0
2023	\$0	\$0	\$36,050	\$0
2022	\$0	\$0	\$21,888	\$0
2021	\$0	\$0	\$21,888	\$0
2020	\$0	\$0	\$21,888	\$0
2019	\$0	\$0	\$19,312	\$0
2018	\$0	\$0	\$16,738	\$0
2017	\$0	\$0	\$16,738	\$0
2016	\$0	\$0	\$16,738	\$0
2015	\$0	\$0	\$16,738	\$0
2014	\$0	\$0	\$16,738	\$0

### Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	41	120	4920	SF	\$34,440

### Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2021	10/13/2021	\$153,000.00	WARRANTY DEED	<a href="#">5394</a>	<a href="#">1573</a>	Q	V	FORT JASON L	LION GATE OF ST AUGUSTINE LLC
4/18/2018	4/17/2018	\$0.00	WARRANTY DEED	<a href="#">4533</a>	<a href="#">53</a>	U	V	F INDUSTRIES INC	FORT JASON L
12/6/2007	11/29/2007	\$40,000.00	PERSONAL REP	<a href="#">3015</a>	<a href="#">1820</a>	Q	V	DEMPS MOSES JR EST/BY PHILLIPS SHIRLEY P/R	F INDUSTRIES INC
	10/24/2007	\$0.00	COURT ORDER	<a href="#">2998</a>	<a href="#">1899</a>	U	V	DEMPS MOSES JR ESTATE	DEMPS MOSES JR ESTATE
	9/11/2000	\$0.00	OTHER INSTRUMENT	<a href="#">1529</a>	<a href="#">1629</a>	U	V	DEMPS MOSES JR (DECD 8/3/98)	DEMPS MOSES JR ESTATE (LETT OF ADMIN)

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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## Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

### Filing Information

<b>Document Number</b>	P01000036895
<b>FEI/EIN Number</b>	59-3705516
<b>Date Filed</b>	04/09/2001
<b>Effective Date</b>	04/01/2001
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT AND NAME CHANGE
<b>Event Date Filed</b>	05/24/2016
<b>Event Effective Date</b>	NONE

### Principal Address

34 CORDOVA STREET STE A  
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

### Mailing Address

34 CORDOVA STREET STE A  
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

### Registered Agent Name & Address

MARQUIS, JEREMY  
34 CORDOVA STREET STE A  
ST AUGUSTINE, FL 32084

Name Changed: 12/09/2014

Address Changed: 01/30/2017

### Officer/Director Detail

#### **Name & Address**

Title President, CEO

MARQUIS, JEREMY  
 34 CORDOVA STREET STE A  
 ST AUGUSTINE, FL 32084

Title CFO, Treasurer

MARQUIS, LAURA E  
 34 CORDOVA STREET STE A  
 ST AUGUSTINE, FL 32084

Title VP, COO

Latimer, Charles Fremont, IV  
 34 CORDOVA STREET STE A  
 ST AUGUSTINE, FL 32084

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Report Year	Filed Date
2023	02/13/2023
2024	01/12/2024
2025	02/10/2025

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## Detail by Entity Name

Florida Limited Liability Company  
LION GATE OF ST. AUGUSTINE, LLC

### Filing Information

<b>Document Number</b>	L21000263457
<b>FEI/EIN Number</b>	87-1050848
<b>Date Filed</b>	06/07/2021
<b>Effective Date</b>	06/01/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

21 DAVIS STREET  
ST AUGUSTINE, FL 32084 UN

### Mailing Address

21 DAVIS STREET  
ST AUGUSTINE, FL 32084 UN

### Registered Agent Name & Address

LEO, GREGORY G  
21 DAVIS STREET  
ST AUGUSTINE, FL 32084

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LEO, GREGORY G  
21 DAVIS STREET  
ST AUGUSTINE, FL 32084 UN

Title MBR

LEO, TEODORO A  
21 DAVIS STREET  
ST AUGUSTINE, FL 32084 UN

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<b>Report Year</b>	<b>Filed Date</b>
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2023	01/31/2023
2024	01/04/2024
2025	03/13/2025

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# CITY OF ST. AUGUSTINE, FLORIDA

## Corridor Review Committee

Meets on Call, 1<sup>st</sup> Thursday at 2:00p.m.

### Meeting Schedule 2026

January 8, 2026**
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026
October 1, 2026
November 5, 2026
December 3, 2026

\*\* January meeting date change as City Hall is closed on original meeting date, New Year's Day\*\*