

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting
November 6, 2025

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, , 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 MacDonald, Vice-Chair
Michael Blake

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

A) April 3, 2025- Regular Meeting

B) June 26, 2025-Regular Meeting

MOTION

Lorna MacDonald MOVED to APPROVE the April 3,2025 and June 26, 2025, meeting minutes as presented. The motion was SECONDED by Michael Blake and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

MOTION

Ms. MacDonald MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Blake and APPROVED BY UNANIMOUS VOICE VOTE.

5. New Business

5. (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.

Ms. Seymour read the staff report and said 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 findings 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.

Jeremy Marquis and Les Thomas reviewed the project with the Committee.

Ex Parte Communication:

(None)

Board Discussion:

- Renderings helped to identify the recreated elements showing why the structure would fit in the area
- Happy there was an effort to save the tree on the back of the lot

Mr. Marquis replied that the colors and finishes were in the process of being selected, as they were not regulated for the entry corridor on the west side of US1 unlike the east side. He said this was the idea, but it was not finalized.

Mr. Blake asked if the clock from the iconic Magic Beach Hotel could not be salvaged would they try and obtain a similar element.

Mr. Thomas replied in the affirmative. He said they had not been in contact with them yet, but they were trying to.

Mr. Blake asked about the signage and if was intended to be lit or fixed lettering.

Mr. Marquis said the sign would be in compliance with the signage portion of the entry corridor, and the sign would not have any neon elements.

Public hearing was opened.

BJ Kalaidi said that art deco was inappropriate for the West City area and the Magic Beach clock would not promote the unique character of the historic black district. She said approval of this proposal would set an unintended precedent. She encouraged the Committee to continue the item to allow time for the developer to modify the application to promote and fit the historic character of the African American District known as New Augustine. She said this kind of development was not needed in the WCCRA, as it did not support the history in this part of town.

Public hearing was closed.

Board Discussion continued:

- Agreed that neon was not needed for the sign
- Struggled to see the African American heritage along the rest of the corridor in this section and did not think it was a factor
- Felt this would not set a precedent and would be an incredible addition
- Style of the area was eclectic and to blend with a wide range of other buildings
- Appreciated the effort put into the design and felt the area could benefit from having more housing in the area

Ms. Seymour said there were questions regarding the screenings for the garage openings. She asked if the Committee had any preferences.

Mr. Thomas advised that it would be black non-decorative screenings similar those at Flagler College that blend with the structure. He said once they had reached that step in the project, and they could submit those for review.

MOTION

Ms. MacDonald MOVED to APPROVE the Preliminary Design Review application HP2025-0067 finding that the project overall was consistent with the intent of the Design Standards and the necessary modifications including the screen would be neutral. The motion was SECONDED by Mr. Blake and APPROVED by UNANIMOUS VOICE VOTE.

6. Other Business

A) Review and Approval of the 2026 CRC Meeting Schedule

Ms. Seymour presented the 2026 CRC meeting schedule.

There was consensus to approve the meeting dates.

7.) Next Scheduled Meeting Date(s):

A) December 4, 2025 - Regular Meeting

8. Adjournment

There being no further business, the meeting was adjourned at 2:31 P.M.¹

¹ Transcribed by Elyse Wiemann