

CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

A G E N D A

THURSDAY, FEBRUARY 5, 2026 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) December 4, 2025 - Regular Meeting
 - b) January 8, 2026 - Regular Meeting
4. Modification and approval of Agenda
5. Continued Items from the previous CRC meetings
 - a) HP2025-0085
CONTINUED FROM JANUARY 8, 2026
Christopher Way - Applicant
City of St. Augustine - Owner

Davis Shores Park (City Property), bounded by the east end of Bridge of Lions, Anastasia Blvd, Alcazar Street, and Oglethorpe Blvd. (Parcel ID: 2134101000)
To install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor.
 - b) HP2025-0086
CONTINUED FROM JANUARY 8, 2026
Maryrose LaCavera - Applicant
131 King St LLC - Owner

131 King Street
After-the-fact approval of a sign using colors that are not pre-approved for the King Street Entry Corridor.
6. Next Scheduled Meeting Date(s):
 - a) March 5, 2026 - Regular Meeting (if applications are received)
7. Other Business
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
December 4, 2025

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, December 4, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Vaughn Cochran, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL: Vaughn Cochran, Chair
Lorna McDonald, Vice Chair
Michael Blake

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Lorna MacDonald **MOVED** to **APPROVE** the November 6, 2025, meeting minutes as presented. The motion was **SECONDED** by Michale Blake and **APPROVED BY UNANIMOUS VOICE VOTE.**

4. Modification and approval of Agenda

MOTION

Ms. MacDonald **MOVED** to **APPROVE** the modifications to the agenda. The motion was **SECONDED** by Mr. Blake and **APPROVED BY UNANIMOUS VOICE VOTE.**

5. New Business

**5. (a) HP2025-0071 – Gulfstream Design Group, LLC - Applicant
City of St. Augustine - Owner
500 Anastasia Boulevard**

Matt Lotti Gulf Stream Design, Johnny Lohrum JL2 Architecture, and Carlos Aviles

Chief St. Augustine Fire Department were present and sworn in for presentation of the application.

To construct a new fire station and public use facility along the Anastasia Boulevard Entry Corridor.

Ms. Courtney read the staff report and said based on a review of the Anastasia Boulevard Design Standards for Entry Corridors, and without evidence to the contrary the CRC may take the following actions for the proposed development design at 500 Anastasia Boulevard:

1. CONTINUE the application to allow the applicant time to submit additional details including scaled drawings of the building portion along Anastasia Boulevard with window sizes provided, details regarding lighting fixtures for the exterior structure, parking, and other site areas, and a visual rendering of the building along Anastasia Boulevard and to redesign any elements as requested by the CRC; OR,

2. APPROVE the proposed design if the CRC finds the design, as proposed or amended by the CRC, is consistent with the review criteria in section 3.3.2:

a. The proposed project meets the intent of the Anastasia Boulevard Design Standards as defined in Section 1;

b. 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.

c. 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. and if the CRC can make the following findings for proposed or staff indicated Modifications to the Standards under section 3.7.5:

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

b. The modifications are not prohibited types of modification listed in Section 3.7.4.

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

d. The Modifications will not have a material negative impact on adjacent uses, or applicants proposes to mitigate the negative impact(s) to be created by the modification. and with the following conditions:

a. Approval of a variance application for the reduced building frontage along Anastasia Boulevard and the extended setbacks along Moultrie Place be obtained, or the building be redesigned to meet requirements.

b. Window sizes are provided to staff, and glazing is determined to meet DSEC requirements.

c. All other DSEC and zoning requirements are met and any changes to the design that do not meet the Standards or zoning requirements will trigger additional hearings by the CRC and/or PZB prior to the issuance of a permit for development.

All findings must be proven by the applicant and accepted by the CRC in order to grant modifications and design approval. 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 application can be continued to allow the applicant time to provide the necessary details for approval or denied in which case the applicant may seek an appeal before the City Commission.

Mr. Lotti and Mr. Lohrum provided a brief overview of the project and presented a presentation.

Mr. Cochran asked if there would be a signal to allow entry from Moultrie Place to help make it easier for entry and exit from the site.

Mr. Lohrum replied that the project was in the early stages and they were in the vetting stage for a signal for that intersection. He said a warrant study had been conducted, which indicated a signal was not needed and Florida Department of Transportation (FDOT) was not in support of having one in this area. He said it would be determined by the City and by the Team what type of light would be needed, if there was any.

Mr. Cochran commented that he owned a business in the corridor and it was very difficult to enter the boulevard and even harder if trying to turn left. He said he understood it would be hard to deal with FDOT. He asked if the driveway was asphalt or solid concrete.

Mr. Lotti replied that the driveway was solid concrete. He pointed out the parking area for the pedestrian vehicles would have turf block or paved drain type solutions to help with the low impact component of the standards.

Mr. Cochran asked if signage would be added and suggested using the tower for additional signage as it would be easily seen.

Mr. Lohrun replied that there were a couple of locations for signage, one place was on the second building facing the road and the major place was on the front of the building. He said the intent was to use the building as the signage instead of a marquee sign.

Mr. Cochran asked if the landscaping that was in the packet would be exact to what would be used onsite.

Mr. Lotti replied in the affirmative.

Mr. Cochran questioned what public use facility meant and asked for further explanation.

Mr. Lohrun replied that any fire station was considered 'public use' but would have very minimum amount of public coming to the facility, as it would mostly be city staff and fire crew. He said the building had to be compliant with the American of Disabilities Act (ADA), so if the public needed to access it, they could without any issues.

The Board provided their ex parte communication.

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

Mr. Blake said regarding the colors, every time there was a change in material the colors would vary ever so slightly, and would that be considered a different color. He said the modification to the standard was that the applicant was allowed a total of six colors.

Ms. Courtney replied that the design standards were not super specific; however, the maximum was four colors, which included natural materials. She advised reviewing the colors provided and deciding

if they varied drastically enough to be considered a separate color.

Mr. Blake asked the applicant how many colors they felt they had within the design.

Mr. Lohrun replied that he understood that six colors could be approved and agreed that varying shades of colors if drastic should be counted separately. He noted the application had a total of six colors.

Ms. Courtney pointed out that in the staff report there were a few more colors and staff wanted to clarify that the finish design would have no more than six total colors.

Mr. Lohrun replied that was correct.

Ms. Courtney said the grey colors were not in the preapproved colors, which meant the Board would have to approve those colors along with the red color.

Mr. Cochran said the building was industrial and the grey colors would vary.

Ms. Courtney said she understood but thought if the grey colors were high contrast they should count as two colors. She said if the application was not six colors total, staff could work with the design team. She advised the Board that since the grey colors were not preapproved nor was the red, if they were willing to approve them that would need to be specified.

Mr. Blake asked the applicant to point out the different finishes for clarification.

Mr. Lohrun said the following materials and colors would be used on the building:

- Natural light-weight concrete panel
- Glazing material that would be anodized aluminum
- Large Bermuda Breeze Block
- Finished concrete block
- Facia

- Soffit material would be wood; elevating other material that would last longer
- Red Coloring
- Retaining Wall would be linen colored but intent was to resemble coquina

Ms. MacDonald asked for clarification on what else had to be approved other than a modification to the number of colors.

Ms. Courtney replied that there were three categories where modifications to the standards were needed if the Board saw fit which were:

- Building Color
- Building Entrances
- Stormwater Facilities

Board Discussion:

- In support of the finishes as presented
- Not having an entrance directly off Anastasia was an issue
- Understood that the retention pond could be an issue since it seemed that only one could fit onsite

Ms. Courtney said the design standards provided other options to assist with low key retention of stormwater. She said the plans identified a rain garden, and she asked if that would meet one of the stormwater facility requirements. She said the standards normally required two locations for stormwater. She said the requirement was to have the stormwater element at the back of the property and this one was at the front. She said this would be a modification for both of those items if the Board was amenable.

Ms. MacDonald asked if this met the engineering requirements.

Ms. Courtney advised that they would be working closely with the design team, civil engineers, and the Public Works Department, as the applicant would have to meet all the requirements.

Mr. Cochran said if the elevation were raised, he thought the water would run onto the surrounding properties or streets.

Mr. Lotti said the reason for raising the site to meet the Federal Emergency Management Agency's (FEMA) guidelines, was to have separation from the groundwater. He said all the water that fell would be routed to retention facilities onsite. He said vaulted stormwater storage was being proposed in the parking lots along Comares Avenue. He said he did not feel that there was a need for much discussion about the wall as that would be presented to the Planning and Zoning Board (PZB) as a variance.

Ms. Courtney pointed out page three in the staff report that identified the need for calculations regarding glazing. She said with the angle of the building as shown, it made it difficult for that to be understood but it needed to be met. She advised that in the motion if approved the glazing calculations had to be noted to meet the design standards. She said bicycle parking had been recommended by staff but was not a requirement; however, the project had to meet the design standards. She said the landscape buffer yard and screening elements met the standards and the landscape code was required.

Mr. Cochran reiterated the items the Board would be deciding on which were as follows:

- Colors and Building material
- Glazing
- Stormwater retention
- Retaining wall, which could be addressed by staff
- Building entrance from Anastasia Boulevard

Ms. Courtney encouraged the Board to discuss any item that they felt needed more information on and pointed out the proposed recommendation from the staff report.

Mr. Cochran felt there were many elements to the project and after hearing the report from the applicant and after Board discussion, he was satisfied with the explanations.

Mr. Blake asked if the frontage needed to be discussed and approved or would approval for it be heard by the PZB.

Ms. Courtney replied that a minimum of 115 feet could be approved by the Board, and currently the frontage had been calculated at 110 feet. She said the standards required a minimum of 70% frontage or 164 feet.

Mr. Lanni felt that the frontage overlapped with the other approvals needed from the PZB, which were for raising the building and the slope. He stated everyone was content with the building layout and how it had been designed.

Ms. Lopez suggested that the Board could approve what was permitted in their standards and anything that needed further review or approval could be done by the PZB.

MOTION

Mr. Blake MOVED to APPROVE Preliminary Design Review application HP2025-0071 finding that the project overall was consistent with the intent of the Design Standards and the necessary modifications including the four plus the extra two colors as allowed by the standards, the stairs at Anastasia Boulevard, stormwater facilities and retention pond, the frontage setbacks, glazing calculation and frontage, bicycle parking and lighting items as presented all based on the minimum criteria that falls under the CRC jurisdiction. The motion was SECONDED by Ms. MacDonald.

VOTE ON MOTION:

AYES: Blake, MacDonald, Cochran

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Other Business

(None)

7. Next Scheduled Meeting Date(s):

7. (a) January 8, 2026 - Regular Meeting (pending application submittal)

8. Adjournment

There being no further business, the meeting was adjourned at 3:16 P.M.¹

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting
January 8, 2026

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, January 8, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Lorna MacDonald, Vice-Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL: Lorna McDonald, Vice Chair
Michael Blake

Absent: Vaughn Cochran, Chair

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

Ms. Seymour announced that a continuance had been requested at the February meeting for item 5(b) HP2025-0081, by the applicant and noted that item 5(c) HP2025-0086, did not have a complete application, therefore, it was administratively continued to the February meeting.

MOTION

Michael Blake MOVED to CONTINUE Items (5b) HP2025-0081 and 5(c) HP2025-0086 to the February meeting. The motion was SECONDED by and APPROVED BY UNANIMOUS VOICE VOTE.

5. New Business

**5. (a) HP2025-0081– Matthews | DCCM - Applicant
City of St. Augustine - Owner
555 W. King Street**

To construct a connected accessory structure to the west of the existing building and associated changes to the site and landscaping 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.

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.

Dillion Scanlon, Matthews DCCM, provided a brief overview of the project.

Mr. Blake asked if there were any restrictions on the wetlands or site layout. He said parking in front of the building seemed to be prohibited and asked if this was the only space available.

Mr. Scanlon replied that they were just continuing with the preexisting parking on site. He said the wetlands were on the southeast portion next to the dry retention pond and there was approval from the St. Johns County Water Management District that there were no additional impacts to the site and the pond would work as designed.

Ms. MacDonald confirmed that the new car park was on the side of the building.

Ms. Scanlon replied that the new car park was in the green space on the west side of the property.

Mr. Blake questioned the lighting on the site.

Mr. Scanlon replied that he was unsure and would have to confirm the lighting plans with the architectural plans, but he did not propose any light poles.

Ms. MacDonald commented that most likely there would be lighting added to the building.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi asked for clarification on the amount of parking being added to the space and if this addition would cause a change in the times the space was used adding nighttime actives or would the hours remain the same.

Public hearing was closed.

Mr. Scanlon replied that the hours should remain the same as they currently were for the Boys and Girls Club; however, he was not entirely sure. He noted that there were nine additional parking spaces, eight standard and one handicapped.

MOTION

Mr. Blake MOVED to APPROVE Preliminary Design Review application HP2025-0081, finding that the project overall was consistent with the intent of the Design Standards and meets the review criteria for approval with the understanding that the canopy was not obscuring the main structure and any lighting would be submitted for review and approved by staff. The motion was SECONDED by Ms. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

5.(b) HP2025-0085- REQUESTING CONTINUANCE TO FEBRUARY 5, 2026 Christopher Way - Applicant City of St. Augustine - Owner Davis Shores Park (City Property), bounded by the east end of Bridge of Lions, Anastasia Blvd, Alcazar Street, and Oglethorpe Blvd. (Parcel ID: 2134101000)

To install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor.

MOTION under item 4 Modifications and Approval of the agenda

5. (c) HP2025-0086- ADMINISTRATIVELY CONTINUED TO FEBRUARY 5, 2026

Maryrose LaCavera - Applicant
131 King St LLC - Owner 131 King Street

After-the-fact approval of a sign using colors that are not pre-approved for the King Street Entry Corridor.

6. Other Business

7. Next Tentative Meeting Date:

7. (a) February 5, 2026 - Regular Meeting

8. Adjournment

There being no further business, the meeting was adjourned at 2:14 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for February 5, 2026 Meeting**



Application HP2025-0085 Address: Davis Shores Park (PID 2134101000)
City of St. Augustine – Owner Christopher Way – Applicant
Project description: To install a new decorative entrance sign for Davis Shores along the Anastasia Boulevard Entry Corridor.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1958
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	2134101000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This public park property, known as Davis Shores Park, is located on the Eastern end of the Bridge of Lions on the north side of Anastasia Boulevard between N. St. Augustine Boulevard and Gerado Street in the Anastasia Boulevard Entry Corridor. The site currently features two marble lion statues, historical markers, and a pergola structure and also fronts the dead-end of Alcazar Street to the east.
2. The applicant is seeking design review of a proposed entrance sign for the Davis Shores subdivision as detailed in the scope of work below.
3. The proposed sign is classified as a monument sign. Section 6.5 of the standards relating to freestanding signs states that pole signs are the only allowed free-standing sign along the Corridor. The CRC must determine whether the proposed, non-conforming monument sign meets the criteria for approval as a Modification to the Standards as detailed in section 3.7.5. of the Standards.
4. The sign is large in scale at 19.75' long and 6.5' tall. The rendering provided in the application packet may not accurately show the scale of the installation within the context of Davis Shores Park. Per the Sign Code, the maximum square footage allowed in this area for a single sign is 120sf which is not exceeded by the proposed copy area. If the full dimensions of the sign are considered, then the sign exceeds the maximum size by ~8.4sf.
5. Proposed colors were chosen from those pre-approved and are consistent with the Anastasia Boulevard Design Standards for Entry Corridors.
6. The sign location should be clarified further. It appears to be just east of an existing light post along the sidewalk between an existing bike rack and landscape bed. It is unclear whether the sign will be angled for better visibility from travelers heading east over the Bridge of Lions, or if the sign will be perpendicular to the sidewalk. The distance of the sign from the sidewalk should also be clarified.
7. Consideration should be given to this large sign's impact on the overall character of Davis Shores Park which contains multiple focal-point elements including the replicated lion statues, historical markers, the pergola, and tapered light poles with lighting fixtures from the Bridge of Lions. Care should be given not to overwhelm the park's existing design.

SUMMARY SCOPE OF WORK:

1. New construction of a freestanding monument sign:
 - o 75sf, 6.5' feet tall and 19.75' long
 - o Black channel letters back-lit with white
 - o Aluminum body and framing with painted textured finish
 - o Preapproved Nature/Subdued Color Palette: Mid Anastasia sign colors of Everyday White (SW6077) and Diverse Beige (SW6079)

STAFF RECOMMENDATION:

Based on a review of the Anastasia Boulevard Design Standards for Entry Corridors and the City of St. Augustine's sign code, and without evidence to the contrary, staff finds that the CRC may APPROVE the proposed sign design for Davis Shores Park if the CRC finds the design and required modifications meet the review criteria under Section 3.7.5 of the Design Standards.

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 MOTIONS:

TO APPROVE:

"I move to approve application HP2025-0085 for design review and modification to the standards to allow a monument sign along the Anastasia Boulevard Entry Corridor."

TO CONTINUE:

"I move to continue application HP2025-0085 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 application HP2025-0085 because the proposed mural does not meet the criteria for granting of a modification."

CITY 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.

Anastasia Boulevard Design Standards for Entry Corridors

3.7 Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along San Marco Avenue, 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

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

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.

6.1 Number and Types of Signs Allowed

1. The number of business identification signs attached to the building per business frontage on a public street shall be per City code. The types of signs allowed are as follows (see Section 7, Definitions):

- Wall Sign
- Canopy Sign
- Awning Sign
- Projecting Sign
- Hanging Sign
- Window Sign
- Freestanding
- Architectural Integrated Sign

2. The use of portable signs, streamers and pennants shall follow sign code.

3. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

6.3 Sign Illumination

1. Interior-illuminated cabinet or channel letter signs are not allowed. Signs may only be illuminated from an exterior light fixture or backlit to accentuate opaque raised lettering or images.

2. There shall be no illuminated signs facing a single-family residential use.

6.5 Free Standing Signs

The need for freestanding signs is based on the placement of the building away from the street. When buildings cannot be seen by passing motorists, they need a larger sign by the street to indicate the location of the business. Freestanding signs are allowed as follows:

1. Pole signs are the only type of freestanding sign allowed. Pole signs shall not exceed a height of 15 feet measured from the adjacent sidewalk and shall provide a clearance of 8 feet from the ground. Pole signs may be supported by one or two poles, or may be suspended from the structure as shown in Section 2, Definitions. The supporting poles may not exceed 2 feet x 3 feet.
2. Freestanding signs shall not be placed in front of or within 5 feet from any portion of the building meeting the street setback requirement. They may, however, be allowed in front of parking areas or where the building is recessed.
3. Reader boards used in conjunction with the pole sign are allowed and shall not exceed 36 inches by 40 inches.

DSEC HP2025-0085
Davis Shores Park
February 5, 2026

Link to full Comprehensive Plan

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

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs

Davis Shores Park

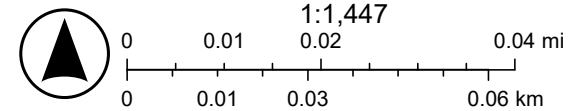


1/28/2026

- SJC Parcels
- Entry Corridors
- Anastasia Street Buildings
- Anastasia Street Parcels

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 30cm Resolution Metadata



St Johns County, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Staff Photographs Davis Shores Park

Medici Lions

The monumental and graceful lions that guard both sides of the Bridge of Lions are modeled from the historic Medici Lions that once adorned the Villa Medici in Rome and are now displayed in the Loggia del Lanzi in Florence, Italy. The first pair of lions named "Fiel y Firme" (Faithful and Firm), are situated on the western side of the bridge. They were commissioned in 1924 by Dr. Andrew Anderson II to beautify the bayfront. In 1927, the city celebrated the completion of the bridge to the Anastasia Island, which was later named the Bridge of Lions. The second pair of lions, situated on the eastern side of the bridge, was donated to the City of St. Augustine by Miki and Wolfgang Schau. When the Schaus sailed to St. Augustine for the first time, they fell in love with the city and decided to call it home in 2012. To show their love and appreciation for the city of St. Augustine, the Schaus generously donated a pair of granite lions for the 450th Anniversary of St. Augustine's founding. The lions were unveiled to the community on July 2, 2015 and have been named "Pax and Peli" (Peace and Happiness). They preside in this park as a legacy of Miki and Wolfgang Schau's love and kindness to each other and to the City of St. Augustine.



View from Bridge of Lions Sidewalk Facing East

Staff Photographs Davis Shores Park



View from the West (project site to the right)

Staff Photographs Davis Shores Park



View from the southwest (project site to the right)

Staff Photographs Davis Shores Park



Proposed Sign Location along Anastasia Boulevard

Staff Photographs Davis Shores Park



Proposed Sign Location along Anastasia Boulevard

Staff Photographs Davis Shores Park



Proposed Sign Location along Anastasia Boulevard (signage not visible from east due to landscape)

Staff Photographs Davis Shores Park



Other Park Views from Alcazar Street

Staff Photographs Davis Shores Park



Park View from the North



January 9, 2026

Christopher Way
No Profile Boat Lifts, CEO

cc: City of St. Augustine

Re: CRC Design Review – Davis Shores Park – HP2025-0085

Dear Christopher,

On January 8, 2026, the Corridor Review Committee (CRC) met and discussed your application to install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor.

Specifically, based upon evidence presented and per the applicant's request, the **CRC CONTINUED your application to the February 5, 2026 meeting** as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by January 26, 2026, 10 days before the meeting.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-4326.

Sincerely,

Amy Skinner, AICP
Director, Planning & Building

cc: David Birchim, 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.: HP2025-0085
Applicant: Christopher Way
Owner: City of St. Augustine
Address: Davis Shores Park
Parcel Number: 1995700120

Re: Design Approval, pursuant to Section 28-353, City of St. Augustine Code, to install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor.

THE CORRIDOR REVIEW COMMITTEE HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 8, 2026, 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 Thursday, January 8, 2026, 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
4. The above-described Design Approval 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 install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor..

Subject to the following conditions:

- To February 5, 2026
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 8th day of January, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0085

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

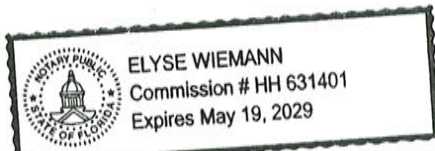
Lorna MacDonald
Print Name

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, Lorna MacDonald, 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 8th day of January, A.D., 2026.



Elyse Wiemann
Notary Public, State of Florida

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

Candice Seymour

From: Chris Way <[REDACTED]>
Sent: Monday, December 29, 2025 10:10 AM
To: Harb
Subject: Christopher Way / Davis Shores

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

HARB, I would like to change my date to come before the board for the Davis Shores sign to February. The sign company needs more time to complete design. Please let me know what I need to do to reschedule.

Thanks, Chris Way
904-669-1339

Get [Outlook for iOS](#)



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



Design Review

Case Number: HP2025-0085

Meeting Date: Thursday, February 5, 2026

1. NAME OF APPLICANT: Christopher Way
 Business (if applicable):
 Address: 39 Avista Circle
 City: St. Augustine State: Fl Zip Code: 32080
 Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request
2. NAME OF PROPERTY OWNER: City of St. Augustine
 Business (if applicable):
 Address: 75 King Street
 City: St. Augustine State: Fl Zip Code: 32084
 Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request
3. PROJECT LOCATION: ARRICOLA AVE, Saint Augustine, 32080
4. LEGAL DESCRIPTION:

3/132 DAVIS SHORES OCEAN VIEW SECTION ROWS DEDICATED TO PUBLIC PER PLAT AND ASSESSED AS COMMON ELEMENTS PER F.S 177.081(3)

5. SCOPE OF WORK:

To install a new decorative entrance sign for Davis Shores, along the Anastasia Boulevard Entry Corridor.

Information attached by applicant includes:

- Application Agreement
- Sign Design
- Existing Photograph
- Davis Shores Background Information and Font Source

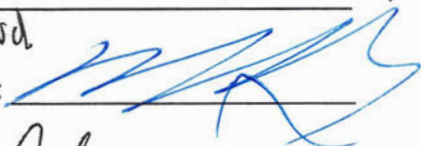
CRC APPLICATION AGREEMENT


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: City property - east end Bridge of Lions Anastasia Blvd /
Alvarado St / Calistoga Blvd

Applicant's Name: Christopher Wang Applicant's Signature: 

Owner's Name: City of St. Augustine Owner's Signature: 

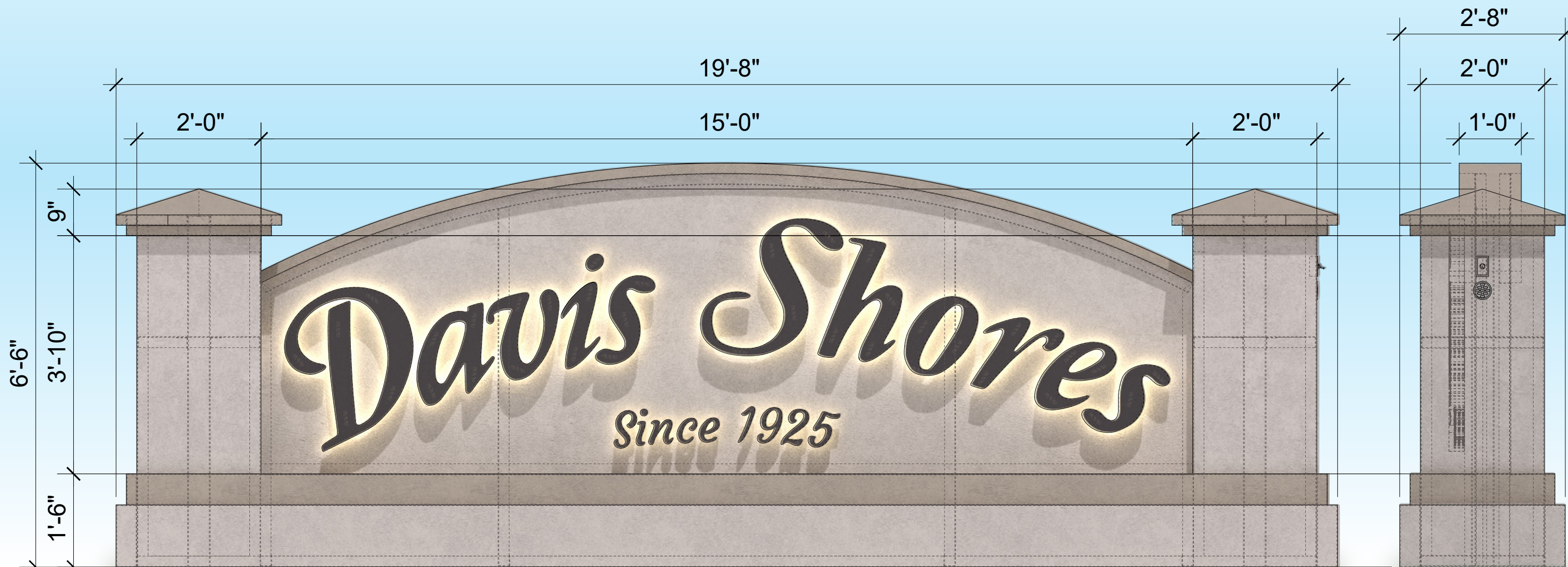
Owner's Name: _____ Owner's Signature: _____

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.

Davis Shores Monument Sign



B&S Signs
 2764 S. Collins Ave.
 St. Augustine, FL 32084
 904.824.3323
 www.bnssigns.com
 State Certified ES 0000312



Davis Shores Monument Sign

Contact: Chris Way
 Phone: 800-688-1033

Address:

Date: 11/25/25
 Proof# 251579

Zoning:

Sales Person: Laura Stevens
 Project Manager: Kevin Barreto
 Designer: Kevin Barreto

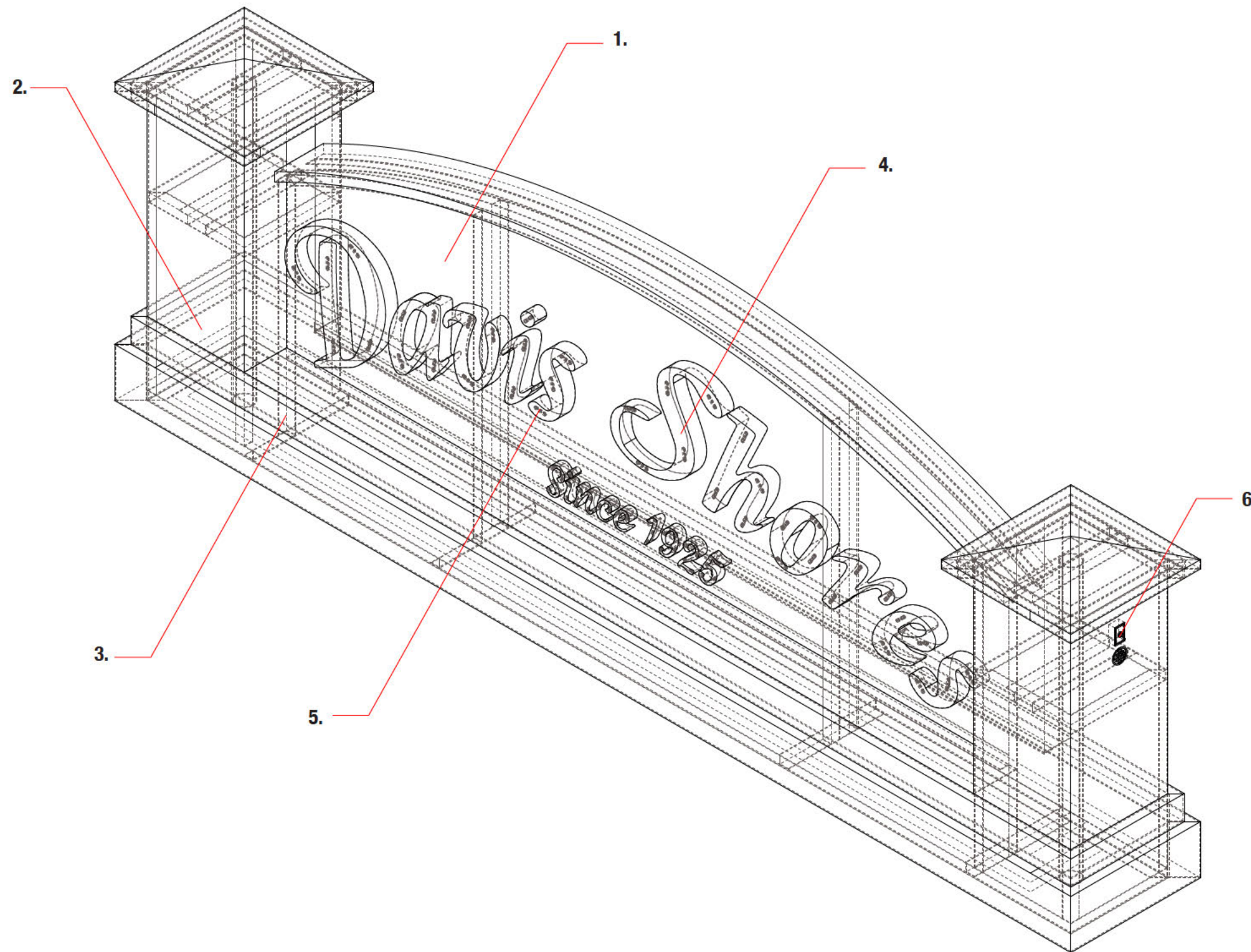
This design is protected under copyright law and is the property of B&S Signs, Inc. Use of any part of this drawing, either by concept or duplication, outside of your organization is prohibited without written consent.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. B&S Signs, Inc. will not be held responsible for errors in content after the proof has been approved in writing or digitally. Colors portrayed in this proof may not match final product due to the difference between digital and physical colors.

Approved by: _____

Date: _____ Application Pg. 7

- 1. Aluminum body and framing.
- 2. Paint SW 6077 + texture.
- 3. Paint SW 6079 + texture
- 4. Back Halo Lit channel letters / Color black.
- 5. LED System (Panorama 3d) / White.
- 6. MET Approved disconnect switch.



B&S Signs
 2764 S. Collins Ave.
 St. Augustine, FL 32084
 904.824.3323
 www.bnssigns.com
 State Certified ES 0000312



Davis Shores Monument Sign

Contact: Chris Way Address:
 Phone: 800-688-1033
 Email: c [REDACTED]

Date: 11/25/25
 Proof# 251579
 Zoning:

Sales Person: Laura Stevens
 Project Manager: Kevin Barreto
 Designer: Kevin Barreto

This design is protected under copyright law and is the property of B&S Signs, Inc. Use of any part of this drawing, either by concept or duplication, outside of your organization is prohibited without written consent.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. B&S Signs, Inc. will not be held responsible for errors in content after the proof has been approved in writing or digitally. Colors portrayed in this proof may not match final product due to the difference between digital and physical colors.

Approved by: _____ Date: Application Pg 8

Mock Up



B&S Signs
 2764 S. Collins Ave.
 St. Augustine, FL 32084
 904.824.3323
 www.bnssigns.com
 State Certified ES 0000312



Davis Shores Monument Sign

Contact: Chris Way Address:
 Phone: 800-688-1033
 Email: [REDACTED]

Date: 11/25/25
 Proof# 251579

Zoning:

Sales Person: Laura Stevens
 Project Manager: Kevin Barreto
 Designer: Kevin Barreto

This design is protected under copyright law and is the property of B&S Signs, Inc. Use of any part of this drawing, either by concept or duplication, outside of your organization is prohibited without written consent.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. B&S Signs, Inc. will not be held responsible for errors in content after the proof has been approved in writing or digitally. Colors portrayed in this proof may not match final product due to the difference between digital and physical colors.

Approved by: _____

Date: Application Pg 9

Mock Up



B&S Signs
 2764 S. Collins Ave.
 St. Augustine, FL 32084
 904.824.3323
 www.bnssigns.com
 State Certified ES 0000312



Davis Shores Monument Sign

Contact: Chris Way
 Phone: 800-688-1033
 Email: [REDACTED]

Address:

Date: 11/25/25
 Proof# 251579

Zoning:

Sales Person: Laura Stevens
 Project Manager: Kevin Barreto
 Designer: Kevin Barreto

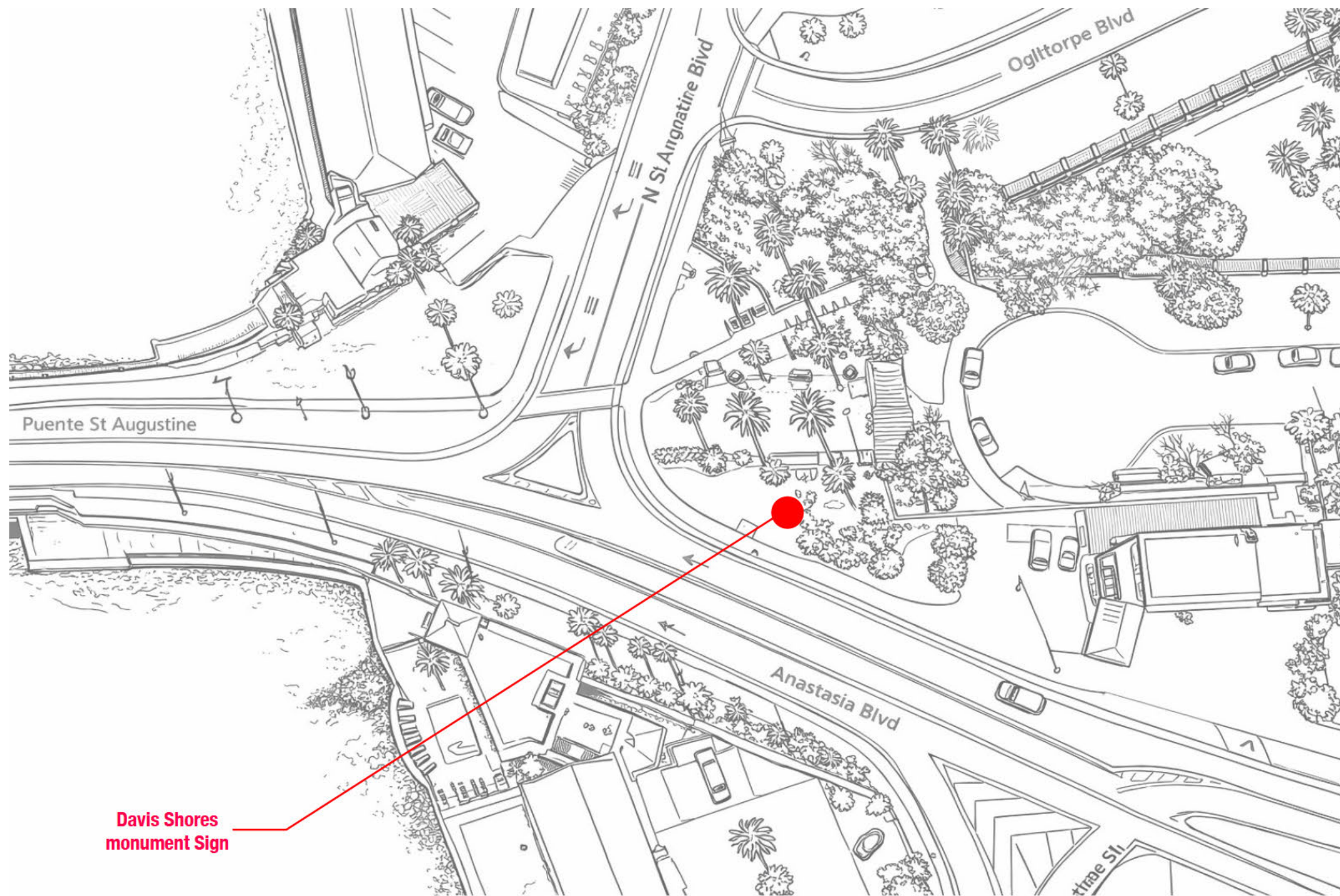
This design is protected under copyright law and is the property of B&S Signs, Inc. Use of any part of this drawing, either by concept or duplication, outside of your organization is prohibited without written consent.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. B&S Signs, Inc. will not be held responsible for errors in content after the proof has been approved in writing or digitally. Colors portrayed in this proof may not match final product due to the difference between digital and physical colors.

Approved by: _____

Date: Application Pg. 10

Location



Davis Shores monument Sign

B&S Signs
 2764 S. Collins Ave.
 St. Augustine, FL 32084
 904.824.3323
 www.bnssigns.com
 State Certified ES 0000312



Davis Shores Monument Sign

Contact: Chris Way
 Phone: 800-688-1033
 Email: [REDACTED]

Address:

Date: 11/25/25
 Proof# 251579
 Zoning:

Sales Person: Laura Stevens
 Project Manager: Kevin Barreto
 Designer: Kevin Barreto

This design is protected under copyright law and is the property of B&S Signs, Inc. Use of any part of this drawing, either by concept or duplication, outside of your organization is prohibited without written consent.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. B&S Signs, Inc. will not be held responsible for errors in content after the proof has been approved in writing or digitally. Colors portrayed in this proof may not match final product due to the difference between digital and physical colors.

Approved by: _____

Date: Application Pg. 11



Davis Shores
will be another
Davis Islands
~ nothing greater
could be said!

*What has been
done at
Davis Islands
will be done at
Davis Shores!*

Build your Florida home in St. Augustine—in the charming, restful quietude of an old world, seaside city.



D. P. DAVIS PROPERTIES

TAMPA AND ST. AUGUSTINE

OFFICES THROUGHOUT FLORIDA

Jacksonville
Orlando
Lakeland
St. Petersburg
Sarasota
Bradenton
Clearwater

Miami
Lake Worth
Delray
Cocoa
Daytona
Ft. Myers
Lake Wales

West Palm Beach
Tallahassee
Pensacola
Lake City
DeLand
Palatka
Sanford



Take a trip to St. Augustine and Davis Shores in One of Our Luxurious Pullman Buses—As Our Guest.

Davis Shores
—another DAVIS ISLANDS
St. Augustine On the Ocean



The Fitting Sequel
to
DAVIS ISLANDS
TAMPA IN THE BAY

D. P. DAVIS PROPERTIES,
Owners and Developers of Florida's Famous Island Projects





LIEST ACTION
MODEL OF
Application Pg. 15
RAVENSSTONE AND
DAVIS SHORES,
FLORIDA

Davis Shores, St. Augustine, Florida
by Rodney Kite-Powell
Curator, Tampa Bay History Center

Despite his success in Tampa, and partly because of it, Davis Islands creator David P. Davis grew restless during the early months of 1925. Though Davis Islands was still in its infancy, he began to look for something new. As the project taking shape in Hillsborough Bay was the next step for Davis to take from his Miami experiences, Davis Islands became a stepping stone to an even more ambitious project. That project, Davis Shores in St. Augustine, arguably led to his financial downfall and untimely death. On October 15, 1925, the same day Davis completed sales on Davis Islands lots, and just five days after his marriage to Elizabeth Nelson, he announced plans for a new development in northeast Florida on St. Augustine's Anastasia Island. As in Tampa, St. Augustine's newspapers heralded the news of a new Davis development as a magical elixir. The Evening Record's banner front page headline stated simply "Davis to Develop Here." St. Augustine's history is as storied as any place in the United States. Established in 1565 by Spanish conquistador Pedro Menendez de Aviles, it is the oldest city in the United States. Both fought over and neglected through the years, St. Augustine always maintained a presence on Florida's northeast coast, holding the mouth of the Mantanzas River as it enters the Atlantic Ocean. More a point of entry than a place to stay, St. Augustine still attracted her share of characters. The city served as railroad tycoon Henry Flagler's Florida foothold in the 1880s, but was roundly rejected in favor of her southern sisters during the early portion of Florida's Land Boom. Davis, born only thirty miles west of the Ancient City, planned to

change that.

If Davis's plan for Davis Islands seemed ambitious, those he held for Davis Shores

appeared close to impossible. Davis asserted he would spend

\$60,000,000 on the Shores project,

twice his pledge for Davis Islands. The layout featured a \$1,500,000 hotel,

\$250,000 country

club, a yacht club and a Roman pool complete with a casino, each costing

\$200,000 and two

eighteen-hole golf courses, all crisscrossed by fifty miles of streets and

one hundred miles of

sidewalks. Each lot was designed to border a golf course or the water.

Unfortunately for Davis,

few of these plans would actually materialize.

Why did Davis decide to start a large-scale real estate project in St.

Augustine? Previous

developers, going back to Flagler, viewed the old city as merely a gateway

into Florida. Davis

was seemingly going in reverse, from Miami to Tampa to St. Augustine.

Part of the reason lies

with his partner, A. Y. Milam. Milam, along with J. Clifford R. Foster, Adjutant

General of the

State of Florida, put the idea into Davis's mind. Jacksonville financiers,

undoubtedly the Milam

brothers and/or their associates, backed the project with a \$250,000

investment. Davis placed

Foster in charge of acquiring the land, a total of 1,500 acres covering the

northeastern portion of

Anastasia Island.

The early press regarding Davis Shores always mentioned the historic

importance of St.

Augustine, as well as its beauty and charm. Davis admitted that it would be

a daunting task to

integrate Davis Shores into the existing architecture of St. Augustine, which

the reader was

constantly reminded lay only 2,200 feet away. Advertisements for Davis

Shores demonstrated

his belief that the company was up to the challenge.

Organization of Davis Shores' corporate structure would follow that of

Davis Islands,

with Davis and the Milam brothers in the top positions. Davis held the office of president, with A. Y. Milam as vice president and R. R. Milam general manager. A host of other positions filled out the corporate flow chart, including architects, accountants, engineers and stenographers. Davis wanted to build the Davis Shores office on St. Augustine=s main plaza, an area held sacred by many St. Augustinians. Citizens sued and won, forcing Davis to consider a spot south of the plaza on Aviles Street. That office would never be built. The first stage of land sales began November 14, 1925. Within a few hours, all available lots sold for a total of \$16,268,000. The first one hundred days of operation, Davis crowded, brought in a total of \$50,000,000 in lot sales. Unfortunately for Davis, that was the total value of the land. Buyers paid only a small percentage of the total land cost, usually five to ten percent, as a down payment, with the rest coming in as monthly mortgage payments. Only a fraction of the \$50,000,000 actually flowed into Davis Properties coffers. As with Davis Islands, dredging was a necessity for the ultimate success of Davis Shores. A world record@ dredging contract, which would go on non-stop until all 13,000,000 cubic feet of fill was in place, began on Halloween 1925, fifteen days prior to the first sale of land. Ultimately, it would be Davis who was haunted by the specter, rather than the spectacle, of Davis Shores. Next month: The Florida land boom goes bust, and so does D. P. Davis



CITY OF
ST. AUGUSTINE
EST. 1565

**CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION**
Prepared for February 5, 2026 Meeting



Application HP2025-0086

Address: 131 King Street

131 King Street LLC – Owner

Maryrose LaCavera – Applicant

Project description: After-the-fact approval of a sign using colors that are not pre-approved for the King Street Entry Corridor.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01037
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	
Parcel number:	2023000000	Typology:	Residential
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of King Street on the block between Iberia and Granada Streets along the King Street Entry Corridor.
2. The applicant is seeking after-the-fact approval of a Modification to the Standards for the use of non-preapproved colors on signage that was installed prior to completing the permitting process.
3. Permitting staff responded to a permit application submitted in early December, 2025, noting that sign colors did not meet the King Street Entry Corridor Design Standards. A Color Study (attached) was created to compare approvable colors to those proposed. This was discussed with the applicant but no action was taken by the applicant at the permit level.
4. A CRC application was submitted for the January meeting after staff follow-ups regarding the sign which was installed without a permit; however, the application was incomplete by the final deadline for new materials.
5. While white backgrounds are generally approved for signage, the proposed red, teal, and mint green colors are not pre-approved within the Corridor. The Color Study shows that all but the right red color can be closely matched with pre-approved colors by adjusting the saturation the allowable 10%.
6. The proposed sign meets all other Sign Code requirements for size, and location. Any additional signage proposed by the applicant, such as window signs, must be reviewed via the Sign Permit process. The CRC may choose to apply approval of non-approved colors to all proposed signage related to the current business.
7. The applicant provided examples of other signage along the Corridor the does not meet CRC color requirements. Staff has been working to determine whether these signs have been permitted and further action will be taken for those signs installed without approval.

SUMMARY SCOPE OF WORK:

1. New hanging post sign on existing sign pole:
 - a. 48" x 48"
 - b. Colors proposed requiring CRC approval:
 - i. Bright White - Background
 - ii. Bright Red – Lettering and inner border
 - iii. Light Teal – Peace Pie Logo accent
 - iv. Dark Teal – Peace Pie Logo primary color
 - v. Mint Green – Outer border

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 HP2025-0086 finding that 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 HP2025-0086 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 HP2025-0086 because the proposed development does not meet the review criteria as detailed under 3.3.2 and 3.7.5 of the Design 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.

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 reimagination 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.

4.4.3 Building Color (East King Only)

- d. If an applicant wishes to use a non-pre-approved building color, the applicant may submit the color(s) for review and approval by the CRC. If noted as such, approved colors shall apply to all future projects and shall amend the approved colors noted in Appendix C.

6.1 Number and Types of Signs Allowed

- 1. The number of business identification signs attached to the building per business frontage on a public street shall be per City code.
- 2. The types of signs allowed are as follows (see Section 7, Definitions):

Building Signs

- Wall Sign
- Canopy Sign
- Awning Sign
- Projecting Sign
- Hanging Sign
- Window Sign
- Freestanding (**only for residential conversions**)

- 2. The use of portable signs, streamers and pennants shall follow sign code.
- 3. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

6.5 Free Standing Signs

The need for freestanding signs is based on the placement of the building away from the street. When buildings cannot be seen by passing motorists, they need a larger sign by the street to indicate the location of the business. As future traditional commercial development in the King Street corridor is expected to bring the buildings closer to the street, it will not be necessary to utilize freestanding signs to locate the businesses. The building itself, and the signs on the building, will be visible to the passing motorists.

The existing residential conversion structures, on the other hand, contain buildings at a certain distance from the street. As an incentive for preserving this form of development, freestanding pedestrian pole signs will be allowed provided they meet the following standards:

- 1. The sign shall not exceed a height of fifteen (15) feet measured from the adjacent sidewalk and shall provide a clearance of 8 feet from the ground if it overhangs a pedestrian or vehicular circulation area.
- 2. Pedestrian pole signs may be supported by one or two poles, or may be suspended from the structure as shown in
- 3. The sign shall not be placed within 5 feet from any portion of the building.
- 4. The sign may be placed up to the front property line but **shall not extend over the public sidewalk** (far right below).

Link to full Comprehensive Plan

https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

Link to full Land Development Code

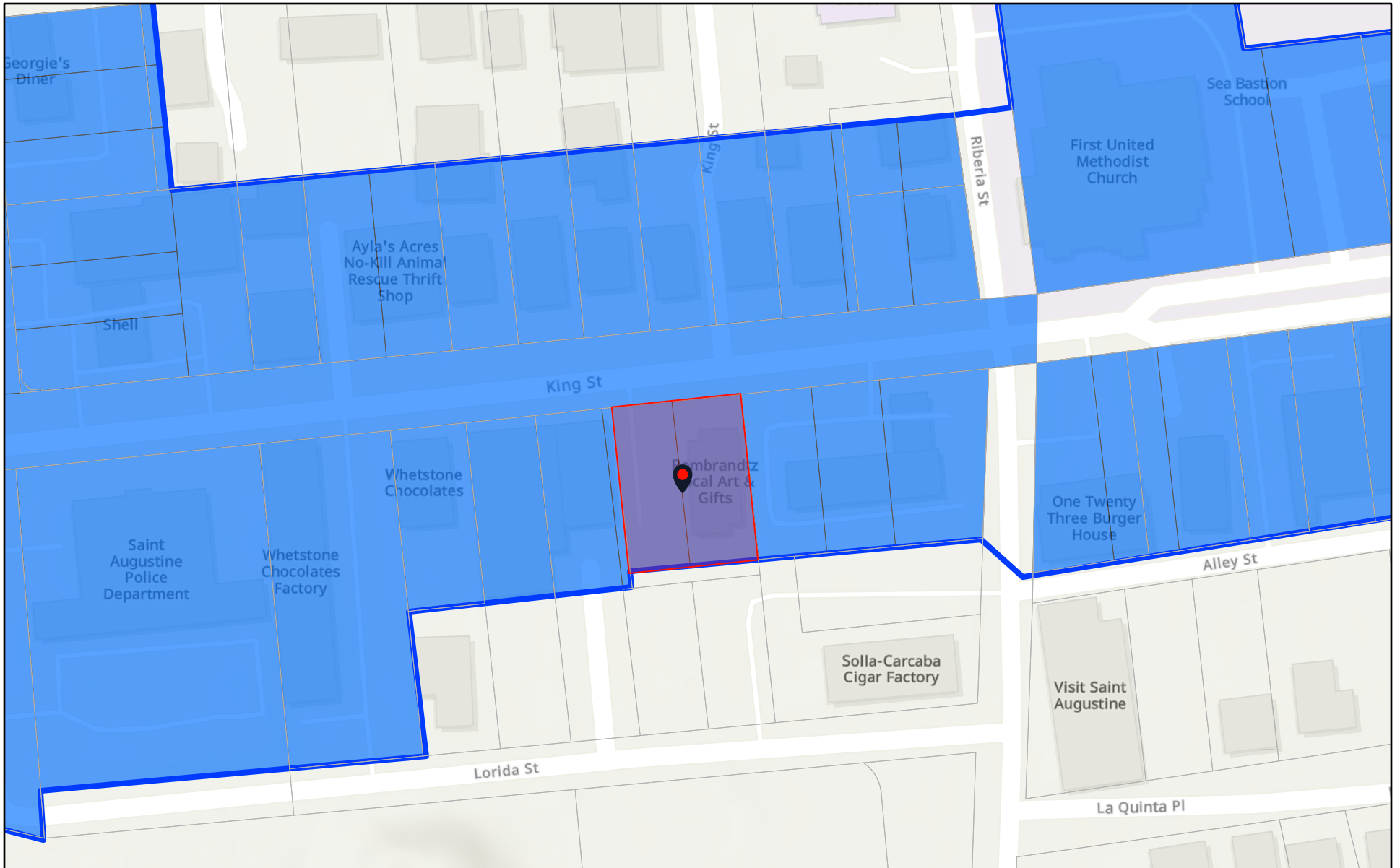
https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodId=THCOSTAUFL

Modification to the Standards: HP2025-0086
131 King Street
February 5, 2026

LIST OF ATTACHMENTS:

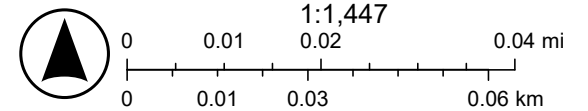
1. Location Map (GIS)
2. Staff photographs
3. Color Study

131 King Street



1/27/2026

-  SJC Parcels
-  King Street Parcels
-  Entry Corridors
-  World_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Staff Photographs 131 King Street



Google Street View, Front Façade and Existing Sign Pole

Staff Photographs 131 King Street



View of signage looking West

Staff Photographs 131 King Street



View of signage looking West

Staff Photographs 131 King Street



View of signage looking West

Staff Photographs 131 King Street























View of signage looking East

Staff Photographs 131 King Street



View of signage looking East

COLOR STUDY 131 King St

Proposed Colors	Pre-Approved Matches	Pre-approved Saturation 10% +	Saturation 10% -
 Mint Green	 Aloe SW6464	 A4d0bc	 B2C2BB
 Light Teal	 Bathe Blue SW6771 D2BA83	 C8DDDF	 BFE5E8
 Dark Teal	 Bunglehouse Blue SW0048 47626F	 515F67	 3E6679
 Bright Red	 Deep Maroon SW0072 623F45	 5B484B	 6C3740
 Pure White	 Gauzy White SW6035 E3DBD4	 DFDBD7	 E6DBD0

Sources:

Converting Colors – Sherwin Williams: <https://convertingcolors.com/list/sherwin-williams.html>

Hex Color Tool: <https://www.hexcolor.com/>

Candice Seymour

From: Candice Seymour
Sent: Friday, January 9, 2026 9:52 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Your Corridor Review Committee Application - 131 King Street
Attachments: 131 King St - Color Study.pdf

Good morning,

Be advised that no action was taken on your application at yesterday's CRC meeting because the requirements for a complete application were not met.

This application for signage with non-approved colors was administratively continued to the February 5, 2026 meeting **but will only be placed on the agenda if the following items are received no later than Friday, January 16, 2026:**

- \$100 application fee and advertising fee as invoiced (see instructions to pay below)
- A Signed [Application Agreement](#) (both applicant and property owner must sign)
- A detailed drawing of the sign with colors and dimensions clearly indicated
- A site plan or aerial photograph marked to show the sign's location in relation to the building, property line, and street.

If the required items are not received, the application will not be placed on the agenda and the unpermitted signage, which we are aware has already been installed, will be brought to the attention of Code Enforcement for further action.

To avoid the CRC requirement and/or Code Enforcement action, you may consider modifying your signage colors to be consistent with the pre-approved colors of the King Street Design Standards. I've attached a color study showing the closest matching pre-approved colors to those on your sign as well as the minimum and maximum saturation changes that could be made to make the colors approvable administratively.

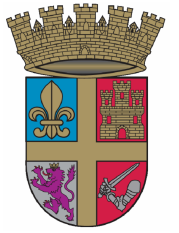
Thank you,

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326





CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2025-0086

Meeting Date: Thursday, February 5, 2026

1. NAME OF APPLICANT: Maryrose LaCavera
 Business (if applicable): Peace Pie
 Address: 8 Aviles Street
 City: Saint Augustine State: FL Zip Code: 32084
 Daytime Telephone: 6093808343 E-Mail Address: mlacavera@icloud.com

2. NAME OF PROPERTY OWNER: Patrick Sullivan Bob Barnes
 Business (if applicable): 131 King Street LLC
 Address: 131 King St.
 City: St. Augustine State: FL Zip Code: 32084
 Daytime Telephone: 2295489178 E-Mail Address: psullivan@chestnuthillplantation.com

3. PROJECT LOCATION: 131 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION:

<u>3-4 MODEL LAND CO SUB OF BLK 46-D LOT 4 & LOT 5(EX W7FT) OR6132/311</u>

5. SCOPE OF WORK:

<u>after-the-fact approval of a sign using colors that are not pre-approved for the King Street Entry Corridor.</u>

Information attached by applicant includes:

- Signed Owner's Authorization Form
- Proposed Signage Plans
- Additional Information



CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Maryrose LA Cavera (AKA Peace Pie) is/are hereby authorized TO ACT ON BEHALF OF Robert Barnes, the owner(s) of those lands described within

the attached application, or described within the previously filed

Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Preservation Board, for an application related

to the structure located at: 131 King Street St. Augustine FL 32084

BY: [Signature]
Signature of Owner

Robert M. Barnes
Print Name of Owner

(904) 225-5262
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 14 day of January, 2026

By Kelley Lagasse Robert M Barnes

Identification verified: Photo ID

Oath sworn: Yes No

Notary Signature: Kelley Lagasse

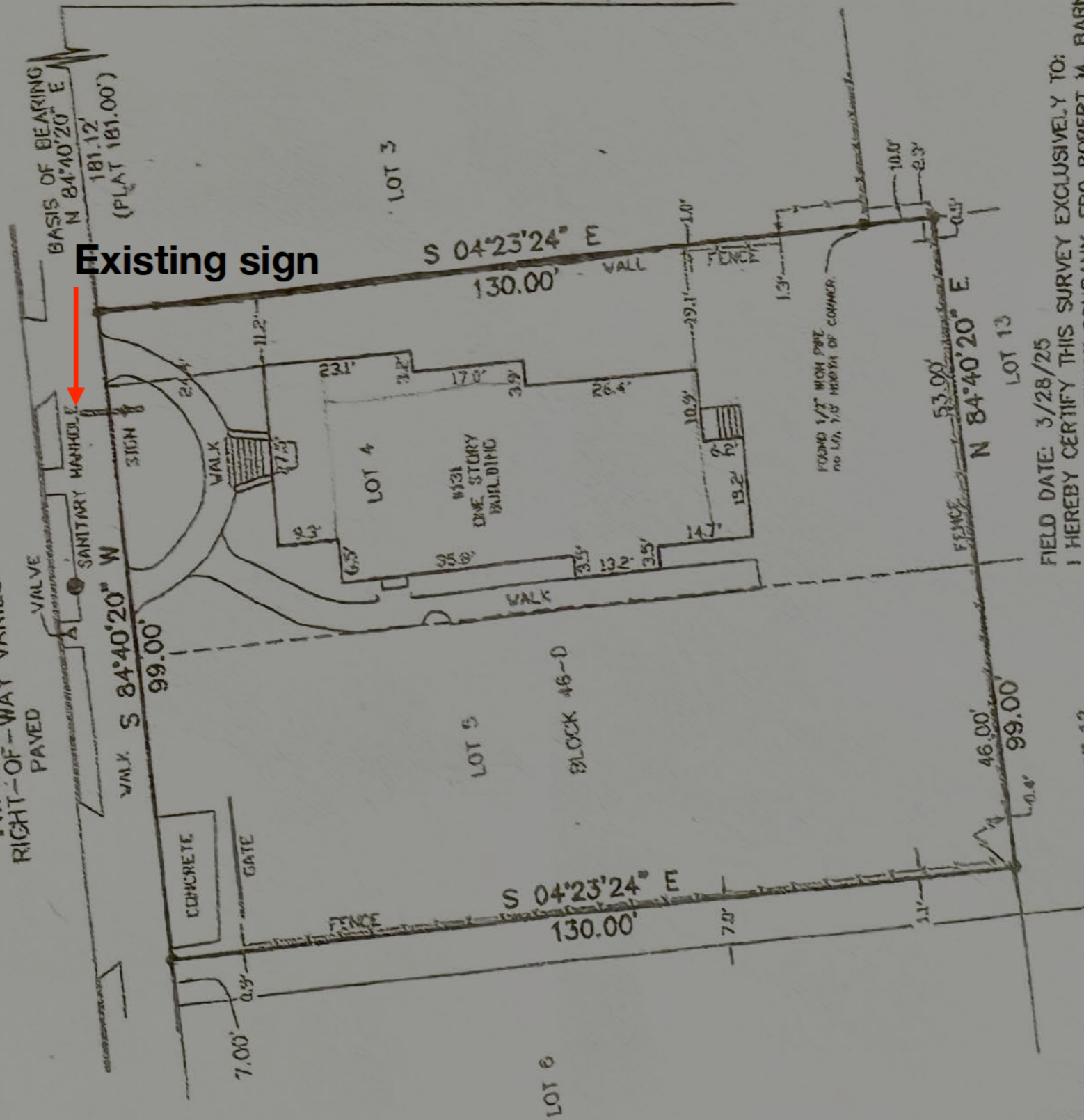
My Commission expires: may 7, 2027



MAP SHOWING SURVEY OF

ALL OF LOT 4, AND ALL OF LOT 5, EXCEPT THE WEST 7' THEREOF, ALL IN BLOCK 46-D, ST. AUGUSTINE, FLORIDA, ACCORDING TO PLAT OF SAID BLOCK RECORDED IN MAP BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

KING STREET
RIGHT-OF-WAY VARIES
PAVED



RIBERIA ST.

FIELD DATE: 3/28/25
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
IRA FINANCIAL TRUST COMPANY, FBO ROBERT M. BARNES ROTH
AS TO 50% INTEREST AND PATRICK K. SULLIVAN AS TO 50%
INTEREST, ESTATE TITLE OF ST. AUGUSTINE, INC., OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY.

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY. CORNERS AS NOTED.
NO UNDERGROUND STRUCTURES OR UTILITIES LOCATED OR SHOWN.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
OPINION. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD
OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.
ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC
SURVEY (U.S.C. & G.S.) N.A.Y.D. 1988.
NORTH IS ASSUMED, BASED ON THE RIGHT OF WAY OF KING ST.,
REFERENCE BEARING AS SHOWN.

FLOOD ELEVATION CERTIFICATE:
THIS PROPERTY LIES IN FLOOD ZONE A7E(EL7),
AS SHOWN ON THE FLOOD INSURANCE RATE
MAP (F.I.R.M.), COMMUNITY PANEL NO.
125147 12108C0314J, MAP DATED 12/7/18,
FOR ST. JOHNS COUNTY, FLORIDA.

- LEGEND:**
- △ - DENOTES CENTRAL ANGLE
 - ⊙ - DENOTES RADIUS
 - ⌒ - DENOTES TANGENT DISTANCE
 - ⌒ - DENOTES LENGTH OF ARC
 - ⊙ - DENOTES FOUND 1/2" IRON PIPE
NO IDENTIFICATION

CONTRACTOR I HEREBY CERTIFY, that the survey shown hereon was
made in accordance with the provisions of the Statute in this behalf
and jurisdiction and is correct to the best
of my knowledge and belief.

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1095 GREEN SPRINGS CIRCLE, #A

Please note, colors appear differently depending on device screens and monitor calibration.





Business: Peace Pie
Location: 131 King Street
Code variance; color: Pure White & Red

Business: Peace Pie
Location: 131 King Street
Code variance; color: Pure White, Red

Request for Variance.

The proposed sign represents Peace Pie brand's colors and logo. This is a trademarked name, that sells a US patented product. Consistency in Peace Pie's branding and marketing designs is a part of the company's business model and is integral in creating brand recognition for their customer base.

Replacing the sign would cost undue burden to Peace Pie and prevent accurate representation of the business's logo and trademarked name.

The proposed Peace Pie sign is consistent in color with all adjacent surrounding business signs. To specifically call out Peace Pie's sign within its environs would be selective enforcement of the corridor design standards.

The following pages demonstrate that no code enforcement was taken against the signage of neighboring businesses exhibiting the same exact colors as Peace Pie.

Additional Information:

Peace Pie Colors and Graphics were approved for a sign at 8 Aviles street in 2016, where it has hung for 9 years.

The physical sign is grandfathered in, no alterations were made to the sign nor the structure supporting it.

The former business's sign painted on the substructure below the proposed sign, also does not follow any color standards. It does not represent the current business occupant. It needs to be permissible to update the graphics to represent the occupant.





Business: Gringos Tacos

Location: 125 King Street

Code variance; color: Pure White, Red, teal, yellow, lime green, cyan.



Business: One Twenty Three Burger House
Location: 123 King Street
Code variance; color: Pure White and Red



Businesses:

RISE N VAPE 113 King St.

ST AUGIES PIZZA. 113 1/2 King St.

NADINE'S CAFE: 117 King St.

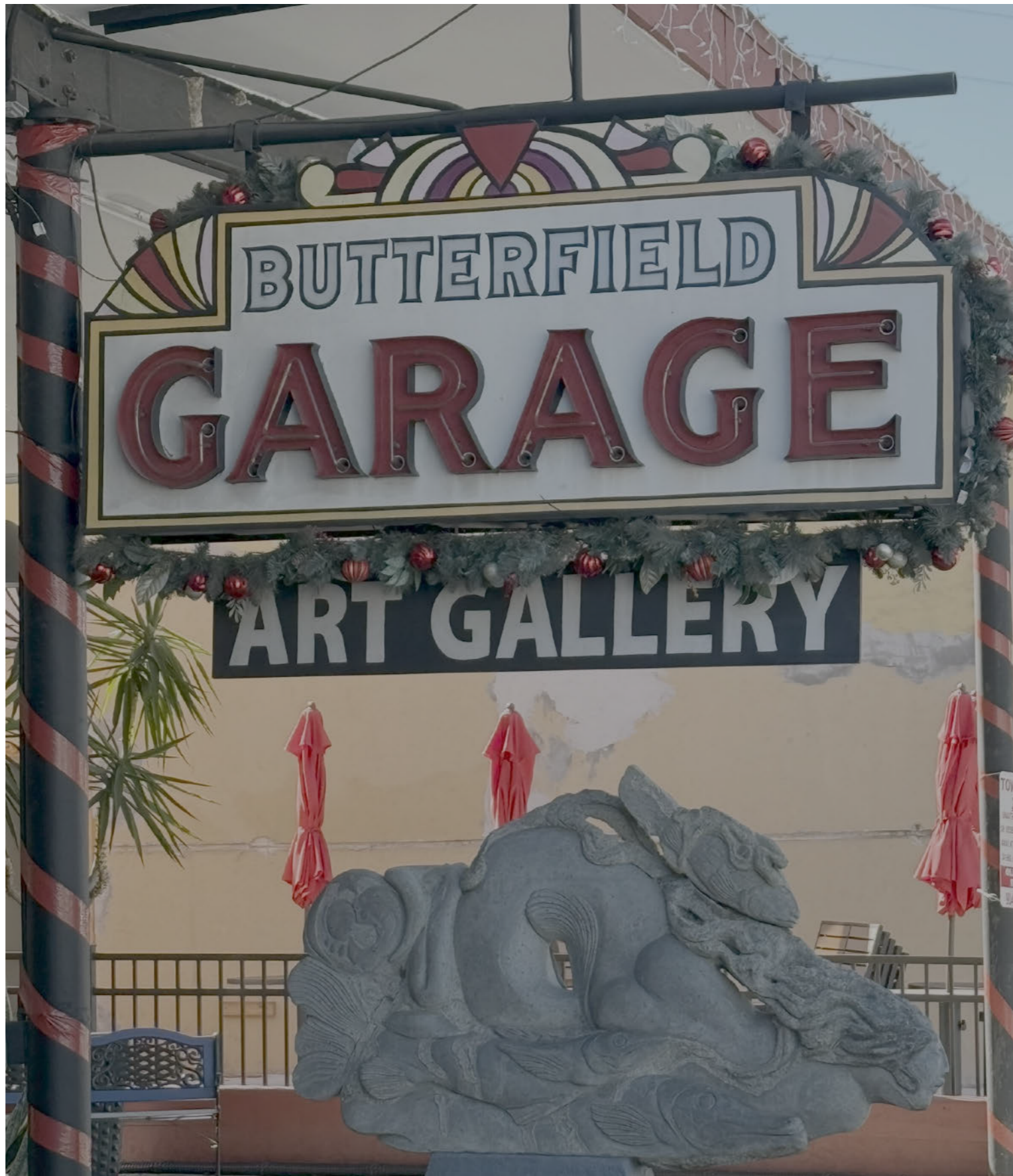
Code variance; color: Pure White, Red, Yellow, Kelly Green



Business: The St. Johns Realty Group
Location: 134 King Street
Code variance; color: Pure White



Business: Art Box
Location: 137 suite 103 King Street
Code variance; color: Pure White, Teal/Turquoise



Business: Butterfield Garage

Location: 137 King Street

Code variance; color: Pure White, Red, Pink, Gold, Yellow



Business: Superior Real Estate
Location: 142 King Street
Code variance; color: Pure White, Red.



Business: Art Box
Location: 144 King Street
Code variance; color: Pure White, Green, Yellow