

**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 activities 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.<sup>1</sup>

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