



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, January 10, 2024
Permit Center Conference Room 1

Members present: Linda LaCerva (Chair), Jean Miller, Sacha Martin, Jane Norton, Mary Sullivan, Kathleen Floryan.
Staff present: Beverly Frazier, Assistant Director Growth Management; Hali Barkley, Cultural Resource Specialist

LaCerva called meeting to order at approximately 4:00 PM and read the Public Notice Statement.

LaCerva called for public comment not on the agenda.

- Vivian Browning: Confirmed that the board member recommendations would be discussed at the end of the meeting and commented on the progress within the Town Center.

Agenda Item #1 - VBTCDR 2023-04 165 Vilano Road Restaurant (Snappers) request for design approval for the renovation and enhancement of the existing building and associated site improvements.

Ex-parte: LaCerva met with Nathan Stuart and Margo Klar at the Main Street Board of Directors; attended the Main Street community meeting; and received an email from Leslee Keys regarding this application. Martin also attended the public community meetings.

Applicant Presentation:

Matt Lahti with Gulfstream Design Group introduced the team, including Brett Godard, Landscape Architect for Godard Design Associates; Michael Brown and Colleen Thornhill for Micamy Design Studio; Kevin Bennett for Cronk Duch Architecture; and Leslee Keys for Keys and Associates.

Don Crichlow from Crichlow & Associates was also introduced as the reviewing architect for the project.

Mr. Lahti presented the site plan and design for the proposed Snappers restaurant, which was formerly Barrancotto's Roma Restaurant, located at 165 Vilano Road. The presentation included photos of the existing building conditions, aerial view of the property, proposed site plan with the existing building and proposed addition, landscape plan, floor plan, exterior elevations and 3D renderings, lighting, signage, as well as material representations. Various discussion occurred within the Board members and the applicant's team with regard to interior design and layout of the service, seating and children's play area. Clarification was provided for the use of the fenced areas, event space, number of seats, number of parking spaces, placement of equipment serving the building, design element for the preformed beams, type of garage doors, and general movement of patrons within the establishment. The proposed building improvements were also discussed in reference to the building application to be designated as a St. Johns County Landmark.

Concern was raised over the number of parking spaces to be provided on the property based on the seating for approximately 148 patrons. Members of the board commented that the current site plan had been modified from the previous plan which showed a number of parking spaces within the site. Mr. Lahti explained that the concept plan did not meet the land development regulations for off-street parking dimensions and turning movements. Staff stated that LDC Section 3.10.05.J.1 requires a minimum of 2 off-street parking spaces per 1,000 square feet of non-residential space; however, LDC Section 3.10.10 also provides an incentive for property owners who restore and preserve a qualified historic structure to eliminate the parking requirements for commercial uses if the buildable property is under 30,000 square feet. Ms. Keys reminded board members and attending residents that the Landmark Application (LMA 2023-02) was recommended by the Cultural Resource Review Board (CRRB) for approval and will be presented to the Board of County Commissioners (BCC) for final determination on February 6th.

Public Comment:

Vivian Browning: Described her involvement with the Vilano Beach Town Center and founding chair of the DRB and explained that angled street parking was intended to be utilized by the public in this area and to support redevelopment of the historic structures. It was further noted that the subject property will provide services to the community and a majority of the customers would be from the surrounding neighborhood and hotels within close proximity.

Joe O'Connor: Agreed that the street parking was designed for such use, supports the open-air design and development of the site, and that family-oriented business is needed. Although concern for parking was expressed, walkability of the area was mentioned for this type of development and a comparison was made to Neptune Beach.

Cathy Aissen: Spoke of availability of parking spaces on weekends along Vilano Road and how the lack of parking may impact the business. Stated that the project should provide some type of parking to accommodate the employees and patrons. Mentioned various vacant lots as parking opportunities to consider in Vilano.

Don Crichlow: Spoke of historic St Augustine and development decisions that were made to allow retail businesses and restaurant facilities without on-site parking. The decision allowed historic structures to be utilized and the look of the district to be developed how it is today. Commented that locals do not visit downtown since there is not parking available and the city has had to find other methods, such as shuttle buses, to accommodate visitors as a compromise.

Further discussion occurred between the applicant's representatives and Board members with regard to the number of employees for the restaurant; lack of parking spaces available since the Hyatt opened; towing of cars in the Public parking lot; parking on the adjacent residential roadways; improvements planned for the Vilano beachfront park; the Cultural Resource Review Board paint color recommendations; criteria to be deemed a contributing building to an historic district; internal layout of the restaurant; history of the property; and the art deco design of the exterior. Questions from the Board were answered by the applicant's representatives regarding screening of the equipment in the roof; type of drum lighting to be installed; material of the proposed fence; climbing wall in the children's area; free-standing sidewalk signs; replacement of the glass block with hurricane glass windows; blank walls and door treatments on the east and south elevations; types of other products (ice cream and sushi) to be offered at the restaurant; use of the event space and size of the family zone; concrete pavers to be installed; drainage as part of the master stormwater plan; and the addition of flower boxes and planters along the front fencing as a suggestion.

Motion by LaCerva, seconded by Floryan, to approve VBTCDR 2023-04 165, Vilano Road Restaurant (Snappers), with conditions to include the pending February 6th Landmark Application approval by the BCC; revisions of the East and South architectural elevations to add design features to break up the blank wall space of the building; and removal of the sidewalk signage labeled as #6. Passes 6-0.

Agenda Item #2 – Recommendation to the Board of County Commissioners for NCDRB Appointments

Discussion occurred between Board members and staff with regard to member appointments, terms, applications and recommendations to the BCC.

Motion by Floryan, seconded by Miller, to recommend appointment of LaCerva, Martin and Morton to serve on the North Coastal Design Review Board be allowed to go before the BCC to be appointed to this committee. Passes 6-0.

Minutes - Motion by LaCerva, seconded by Sullivan, to approve the Minutes for August 9, 2023 as presented; October 11, 2023 with revision to clarify the approval is limited to 11 units; and November 8, 2023 with revision for waiver limited to members LaCerva and Martin for reappointment. Passes 6/0.

Staff (Frazier): Stated that there were no workshop items or administrative approvals and that the next meeting is scheduled for February 14th, 2024.

Adjourn – Approximately 6:13pm.