



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, August 9, 2023
Permit Center Conference Room 1

Members present: Linda LaCerva (Chair), Jean Miller, Kathleen Floryan, Sacha Martin, Jane Norton, Mary Sullivan.

Members absent: None.

Staff present: Sloane Stephens, Planner; Teresa Bishop, Planning Division Manager; Christine Valliere, Senior Assistant County Attorney.

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.

- LaCerva recognized upcoming events for the Vilano area, including the October 21st festival, Whiskey Wine & Wildlife the first weekend of November, and additional holiday festivities.
- Martin recognized C. Valliere for her accomplishment of becoming Board certified.
- Vivian Browning introduced a new local owner for the property located at 176 Vilano Road and provided the planned improvements for the property. The billboard was discussed.

Agenda Item #1 - LaCerva opened Item #1, VBTCDR 2023-02 The Vilano at Haley's Court. Ex-parte: None.

Damon Lee, one of the owners of the Haley's Court property, presented the item. He spoke about the family history of the property. He presented the proposed windows, railings, doors and colors and explained the purpose and intent of the proposed improvements. The Board discussed the use of property, parking and landscaping for the proposed use.

Public Comment: Vivian Browning - expressed she was pleased and supported the proposed improvements. She also discussed the history of the site.

Motion by Miller to approve Option 1 as presented; second by Floryan; motion passes 6-0.

Agenda Item #2 - LaCerva opened Item #2, VBTCDR 2023-03 Whiskey, Wine, & Wildlife. LaCerva designated Jane Norton as Chair for this item. LaCerva and Martin recused from voting on this item due to conflict of interest based upon their participation in Main Street.

LaCerva presented the item on behalf of the applicant. LaCerva explained the event, its growth and lessons learned from the previous year and there were no issues. She explained the differences, mainly that it is contained within the Vilano Town Center, with many of the events centered inside of the Hyatt. The event is successful. The Board discussed the event is a community builder for Vilano Beach and the Town Center.

Public Comment:

Motion by Sullivan; second by Floryan; motion passes 4-0; LaCerva and Martin recused.

Workshop Item - 80 Vilano Rd / 2806 Coastal Hwy

Owner Rick Johnston and architect Mike Koppenhafer explained the proposed building plans for the property. The applicant fielded comments and questions from the public and the Board. The Board questioned the plans, type of architecture, building height, density, number of units and parking. The applicant was told the project cannot move forward without sufficient parking.

Minutes - Norton: Motion to approve the June 14, 2023 minutes; second by LaCerva; motion passes 6-0.

Adjourn - Approximately 5:30pm.

Approved 1.10.24



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, October 11, 2023
Permit Center Conference Room 1

Members present: Linda LaCerva (Chair), Jean Miller, Kathleen Floryan, Sacha Martin, Jane Norton, Mary Sullivan.

Members absent: None.

Staff present: Teresa Bishop, Planning Manager; Christine Valliere, Senior Assistant County Attorney.

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: Commented on the opening of the Hyatt with approximately 120 parking spaces under the building. She commented the project started in 2017 and is now completed, and an access to the Vilano Town Center. Ms. Browning commented that 176 Vilano Road roof replacement needed to be on the next DRB agenda. Staff responded the application for 176 Vilano Road was in review.

Agenda Item - LaCerva opened VBTCDR 2023-05 Vilano Mixed Use. Ex-parte: None. The Board commented this application was workshopped at the August 8, 2023 NCDRB meeting and was also discussed at a Main Street meeting. Bishop provided a summary of current conditions and issues surrounding the development of the property, which include clearing of the property, placement of a commercial office trailer, and the need for an economic residential unit exchange program to be in place before the maximum number of planned units may be approved. The applicant acknowledged staff's concerns and they are working with the County to reach resolution.

Rick Johnston, Developer/Applicant and Mike Koppenhafer, Architect presented the plans of development. The applicant spoke about the overall density of the project and discussed vested rights of the properties and the economic residential unit exchange program. He acknowledged the current plan is for 11 townhome units, not requiring the landuse exchange. The applicant is requesting design approval for of colors, roofing material, and architectural style for two (2) three-unit buildings and one (1) five unit building. Koppenhafer presented renderings and floorplans for each buildings type. Johnston and Koppenhafer answered questions from the Board. Johnston removed the live work building and the commercial building from this approval. He asked the Board to go forward with the 11 units, contained within the two (2) three-unit buildings and the one (1) five-unit building.

The Board commented on architectural style, asked for more Art Deco style. Requested the rectangle shape at the top of the building be changed to a circle shape, more in keeping with the existing buildings along Vilano Road and more characteristic of Art Deco.

Public Comment:

- Georgia Katz: Discussed the overall project and its compliance with the Vilano Town Center intent, goals and policies. She commented the project must have a commercial component. She indicated the proposed buildings were a hybrid of Florida Vernacular and Contemporary styles.
- Ron Barbetti: Discussed the project and commented they liked the design and it was improvement over the existing property conditions.
- David Dougherty: Discussed the project.

LaCerva asked Don Crichlow, hired as the County Architect, to speak to his report. Crichlow presented his study, which was included in the staff report. He provided the windows, shutters, balconies and railings, the proposed colors and roof design were consistent with the Vilano Town Center but did find the buildings were a Contemporary Florida Vernacular design.

Motion by LeCerva to approve VBTCDR 2023-05 Vilano Mixed Use with 11 townhome units contained within three buildings as presented, subject to the parapet rake architectural feature be changed from a rectangle shape to a circle shape; second by Miller; motion passes 5-0.

Staff Report: Bishop read into the record Form 8B Memorandum of Voting Conflict for Linda LaCerva and Sacha Martin for VBTCDR 23-03 Whiskey, Wine & Wildlife Festival.

Adjourn - Approximately 5:45 pm.

Approved 1.10.24



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, November 8, 2023
Permit Center Conference Room 1

Members present: Linda LaCerva (Chair), Jean Miller, Sacha Martin, Jane Norton, Mary Sullivan.

Members absent: Kathleen Floryan

Staff present: Teresa Bishop, Planning Manager; Christine Valliere, Senior Assistant County Attorney.

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: Commented on the billboard and asked for a DRB workshop to discuss options. She opined the billboard is inconsistent with the Town Center but is aware it may have existing rights. LaCerva commented a future Main Street workshop may be appropriate for further discussion of the billboard.

Agenda Item - LaCerva opened VBTCDR 2023-06 176 Vilano Roof Replacement. Ex-parte: None.

Brian Neligan, Applicant presented the plan to replace a shingle roof located at 176 Vilano Road with a metal panel roof. He provided the color is Metallic Bright Silver rather than the Ash Gray submitted with the application. He explained the Metallic Bright Silver provides better consistency with the Town Center.

Public Comment: None.

Motion by LeCerva to approve VBTCDR 2023-06 176 Vilano Roof Replacement to replace a shingle roof with a metal panel roof in Kynar Color Bright Silver – SRI 59, second by Miller; motion passes 5-0.

Board Discussion: The Board discussed new membership and the longevity of some of the members. Browning commented she welcomed the longevity and hoped it would continue. The Board asked if the two long-serving members could continue. Valliere discussed the policies of the Board of County Commissioners and the DRB. A motion followed:

Motion by Sullivan to recommend to the Board of County Commissioners to waive the 2 term policy for LaCerva and Martin to continue serving on the North Coastal DRB; second by Miller; motion passes 5-0.

Adjourn - Approximately 4:40 pm.