



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**VILANO BEACH TOWN CENTER OVERLAY DISTRICT**  
**June 8, 2022 Public Meeting**  
**NCDRB 2022-01 Vilano Beach Park Improvements**

**To:** North Coastal Design Review Board  
**Staff:** Teresa Bishop, AICP, Planning Division Manager  
**Date:** May 25, 2022

**Application:** NCDRB 2022-01 Vilano Beach Park Improvements

**Applicant:** Shannon Acevedo, AICP  
Matthews Design Group  
7 Waldo St.  
St. Augustine, FL 32084

**Location:** Vilano Road and Anahma Drive  
**FLUM:** Town Center Mixed Use (TCMU) and Parks and Recreation  
**Zoning:** TCMU and Commercial General (CG)

**Applicable Standards:** LDC Sections 3.09.00 North Coastal Overlay and 3.10.00 North Coastal Overlay District: Vilano Beach Town Center Overlay.

**Summary of Request:** Requesting approval for park improvements for the 2.25 acre Vilano Beach Park, which include a 1,680 square foot pavilion to be used for small concerts, educational opportunities and other community events and programming; changing stations and relocated showers; lighthouse playground and other play activity areas; improvements for ADA accessibility; landscape; building elevations; rebuilding the dune walkover; and updated educational signage. The property is owned St. Johns County.

**Staff Review**

**Planning Division:** The subject property contains two parcels of land, of which are owned by St. Johns County. The parcels are within the North Coastal Overlay (northern parcel) and the Vilano Town Center Overlay (southern parcel). Staff reviewed according to applicable of Sections 3.09.00 North Coastal Overlay and 3.10.00 Vilano Beach Town Center. An architect did not review this request and Pre-application meeting was not held. Applicable relevant Code Sections include:

Section 3.09.04.A and Section 3.09.06. The applicant has provided the park structures are designed with an Art Moderne style, due to the structures being low, stream-lines, long building proportion and rounded surfaces or building elements. Art Moderne is an allowed building and structure style in the Vilano Town Center Mixed Use. Art Moderne is not a stated building or structure style in the North Coastal Overlay; however, the style appears consistent with the general area and further provides a cohesive appearance throughout the park.

Section 3.09.04.F and 3.09.05. Lighting will be reviewed with the park construction plans. Lighting shall be recessed under roof overhangs, as applicable; lighting shall be low intensity, white and shall not spill onto adjacent properties. Lighting must meet the provisions of Section 3.09.05 and Section 4.01.09 for the protection of Marine Turtles.

Section 3.09.07. The applicant has provided educational signage to be placed at the main entrance to the park and around the playscape area.

Section 3.10.04.A.4. The applicant has provided the park structures are designed with an Art Moderne style, due to the structures being low, stream-lines, long building proportion and rounded surfaces. Art Moderne is allowed building and structure style in the Vilano Town Center Mixed Use.

Section 3.10.04.A.10. Fencing is not proposed.

Section 3.10.04.A.11. Lighting will be reviewed with the park construction plans. Lighting shall be recessed under roof overhangs, as applicable; lighting shall be low intensity, white and shall not spill onto adjacent properties. Lighting must meet the provisions of Section 3.09.05 and Section 4.01.09 for the protection of Marine Turtles.

Section 3.10.04.A.12 & 13. This is an outside beach front park. Pedestrian accessways and streetscape elements are the provided in the request and appear to meet the VBTC standards.

Section 3.10.04.A.14. Not applicable.

Section 3.10.04.A.15. Not applicable.

Section 3.10.04.A.16. The applicant has provided educational signage to be placed at the main entrance to the park and around the playscape area.

Section 3.10.04.A.17. The existing park is located at Vilano Road and Anahma Drive and is accessed by existing access points.

Section 3.10.04.A.18. Not applicable.

Section 3.10.05.A-F Site Development Criteria. There are no proposed buildings or structures that meet Building Types I, II, or III. The park improvements include a lighthouse play structure, pavilion, shower area, and changing stations. Building materials include steel, composite lumber (Trex), cladding, stucco and stucco trim, and prefinished roofing. Colors consist of blues, grays, and browns. The applicant plans to match the colors of the park to those within the Town Center and the existing colors of the park. The applicant has provided the style of the structures is Art Moderne.

Section 3.10.05.I Signage. The applicant has provided educational signage to be placed at the main entrance to the park and around the playscape area. The color of the signage is shown on the photos provided in this report and will be constructed with materials according to this Code.

Section 3.10.05.J. Parking. The site plan shows 21 parking spaces next to the pavilion. Parking appears to be visible from Anahma Street. The site plan shows landscaping around this area; however, the DRB may want to inquire how the proposed landscaping hides the parking. Other parking is provided on-street.

Section 3.10.05.L. Landscaping. Landscaping is provided according to the Code and will be reviewed with the construction plans.

Section 3.10.08. Administrative Requirements. The application was reviewed by staff, comments made and sent to the applicant. An architect did not review this request and a Pre-application meeting was not held.

#### **CORRESPONDENCE**

No correspondence has been received.

#### **SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **NCDRB 2022-01 Vilano Beach Park Improvements**, as described within the application, provided:

1. The request complies with Sections 3.09.00 and 3.10.00 of the St. Johns County Land Development Code and is consistent with the intent and purpose of the Overlay District and is compatible with the architectural style.

#### **SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **NCDRB 2022-01 Vilano Beach Park Improvements**, as described within the application, provided:

1. The request does not comply with Section 3.09.00 and 3.10.00 of the St. Johns County Land Development Code.