



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
NORTH COASTAL OVERLAY DISTRICT
June 14th, 2023 Public Meeting
NCDRB 2023-03 Vilano Beach Park Improvements

To: North Coastal Design Review Board
Staff: Sloane Stephens, Planner
Date: June 2, 2023

Applicant: Timothy Connor
SJC Parks & Recreation
2750 Industry Center Road
St. Augustine, FL 32084

Location: 2752 Anahma Drive
FLUM: TCMUD; Parks & Recreation
Zoning: TCMU; CG

Applicable Land Development Code Standards:

Part 3.09 - North Coastal Overlay District
Part 3.10 - Vilano Beach Town Center Overlay

Summary of Request: This item is a request for design approval of a shade feature to be installed above the proposed play structure as part of the Vilano Beach Park Improvements project.

Staff Review

Planning Division: This project, Vilano Beach Park Improvements, originally came before the Board on June 8, 2022 (NCDRB 2022-01), which was approved except for the play structure. The play structure returned and was approved on July 13, 2022. The previous approvals associated with this project are attached for reference.

The proposed shade structure is not associated with a specific architectural type. The shade material will be of Sky Blue fabric to match the approved Butterfly Loop playground set. The shade feature is to be approximately 46' by 31' in size. The Applicant states that this size would fit within the designated playground space on the approved plans.

Please see attachments for associated materials – application form, drawings, plans, and previous approvals.

CORRESPONDENCE

No correspondence has been received since the writing of this report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **NCDRB 2023-03 Vilano Beach Park Improvements**, as described within the application, provided:

1. The request complies with Section 3.09 and Section 3.10 of the St. Johns County Land Development Code, and is consistent with the intent and purpose of the Overlay District.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **NCDRB 2023-03 Vilano Beach Park Improvements**, provided:

1. The request does not comply with Section 3.09 and Section 3.10 of the St. Johns County Land Development Code.

APPLICATION



Application for Overlay District Review
 Growth Management Department
 Planning and Zoning Section
 4040 Lewis Speedway, St. Augustine, FL 32084
 Phone: 904.209.0675; Fax: 904.209-0576

Date Overlay District Property ID No (Strap)

Applicant Phone Number

Address Fax Number

City State Zip Code E-mail

Project Name

Project Address & Location

Type of Review Commercial Use Multi-family Use Other:
 Check all that apply

The Project Involves New Building Changes to an existing Building Exterior Repainting Signage (Individual)
 Check all that apply
 Unified Sign Plan Fences / Walls Parking / Lighting Landscaping / Buffers
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

This application is for addition of a Shade Feature to be placed over the approved playground equipment within the Vilano Beach Oceanfront Park project. Shade feature is approximately 46'x31', fitting inside the designated playground space on the approved plans. The Shade material will be of blue color matching the NCDRB approved Butterfly loop playground set. Complete project can be referenced in Commercial Clearance Sheet: C2022-007234.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
 Signature of owner or person authorized to represent this application:

Signed By  5/3/23

Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number Fax Number E-mail
 Postal Address Name
 City State Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.


Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

DRAWINGS

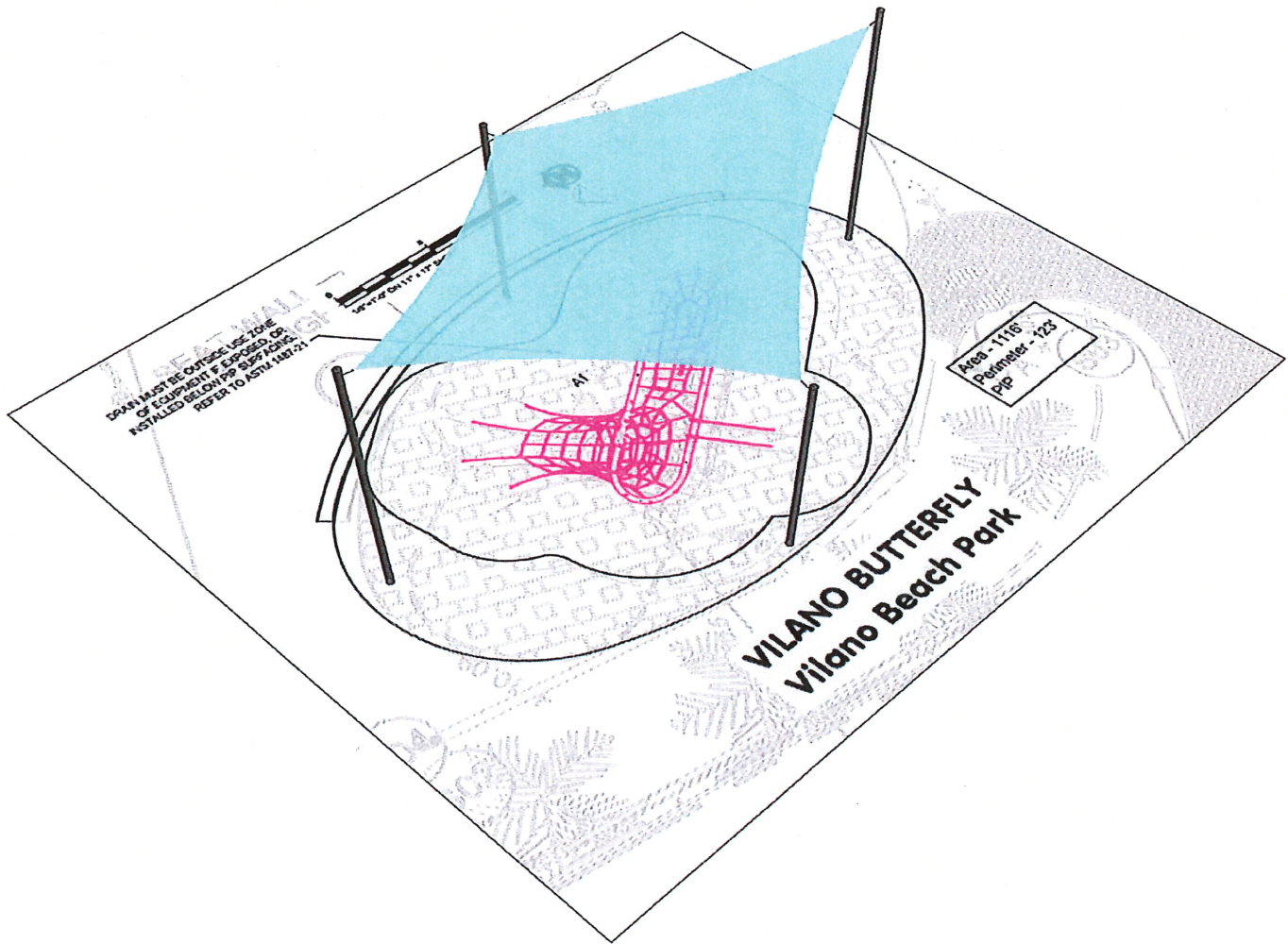
MPanel InSite - Visualization

Client	Kompan		
Project	Vilano Beach Park		
Project #	0-0	Date:	4/5/2023
sq feet	Sails	Framed	Sum
Area	532.4	0.0	532.4
Site Area	600.4	0.0	600.4
Perimeter	105.9	0.0	105.9
Count	1	0	1

Supplier	Shade America
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Model view



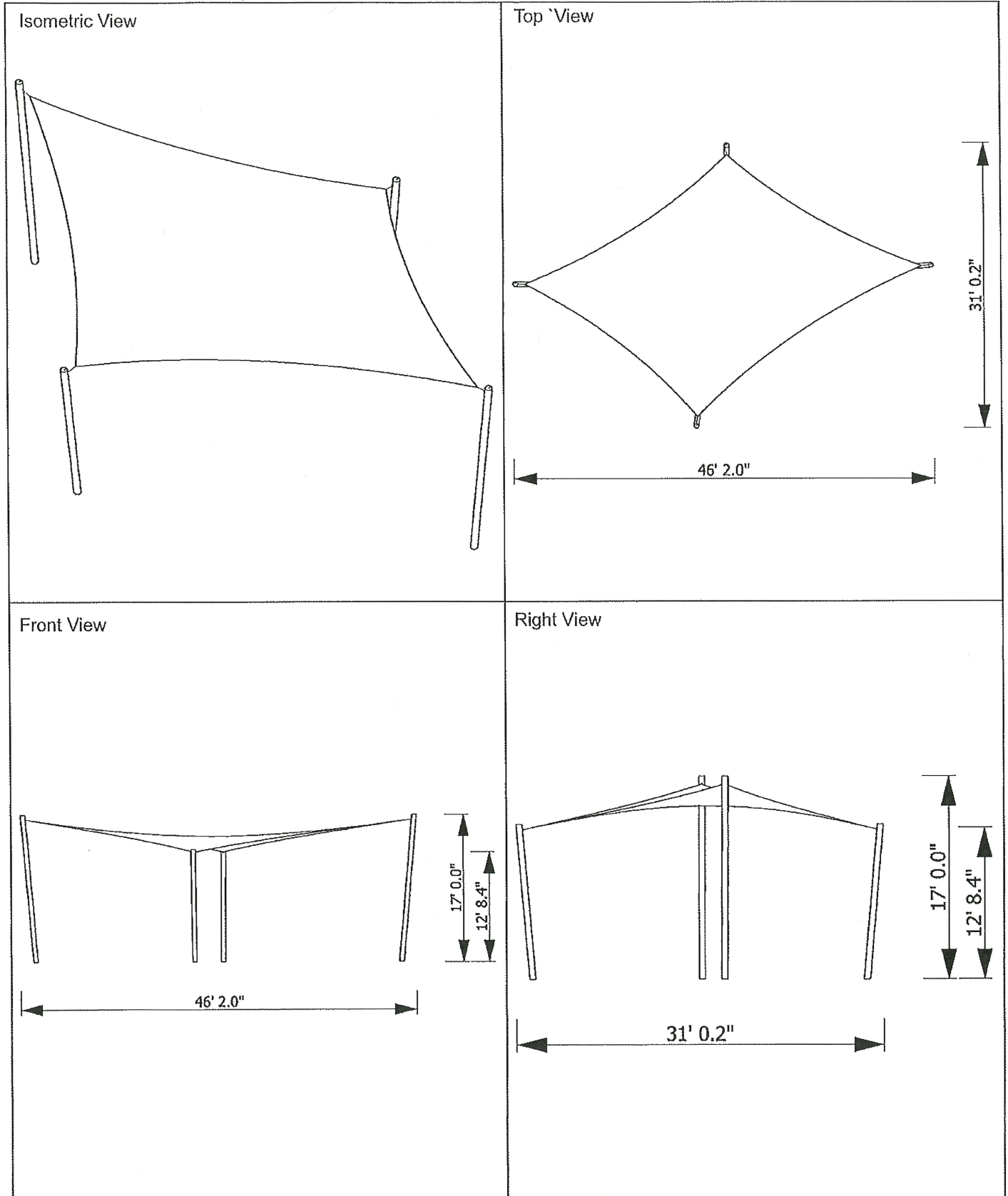
Project approval / Client acceptance

Site address:

MPanel InSite - General Layout

Client	Kompan
Project	Vilano Beach Park
Project #	0-0

Date	4/5/2023
Entered by	
Units	Feet and inches

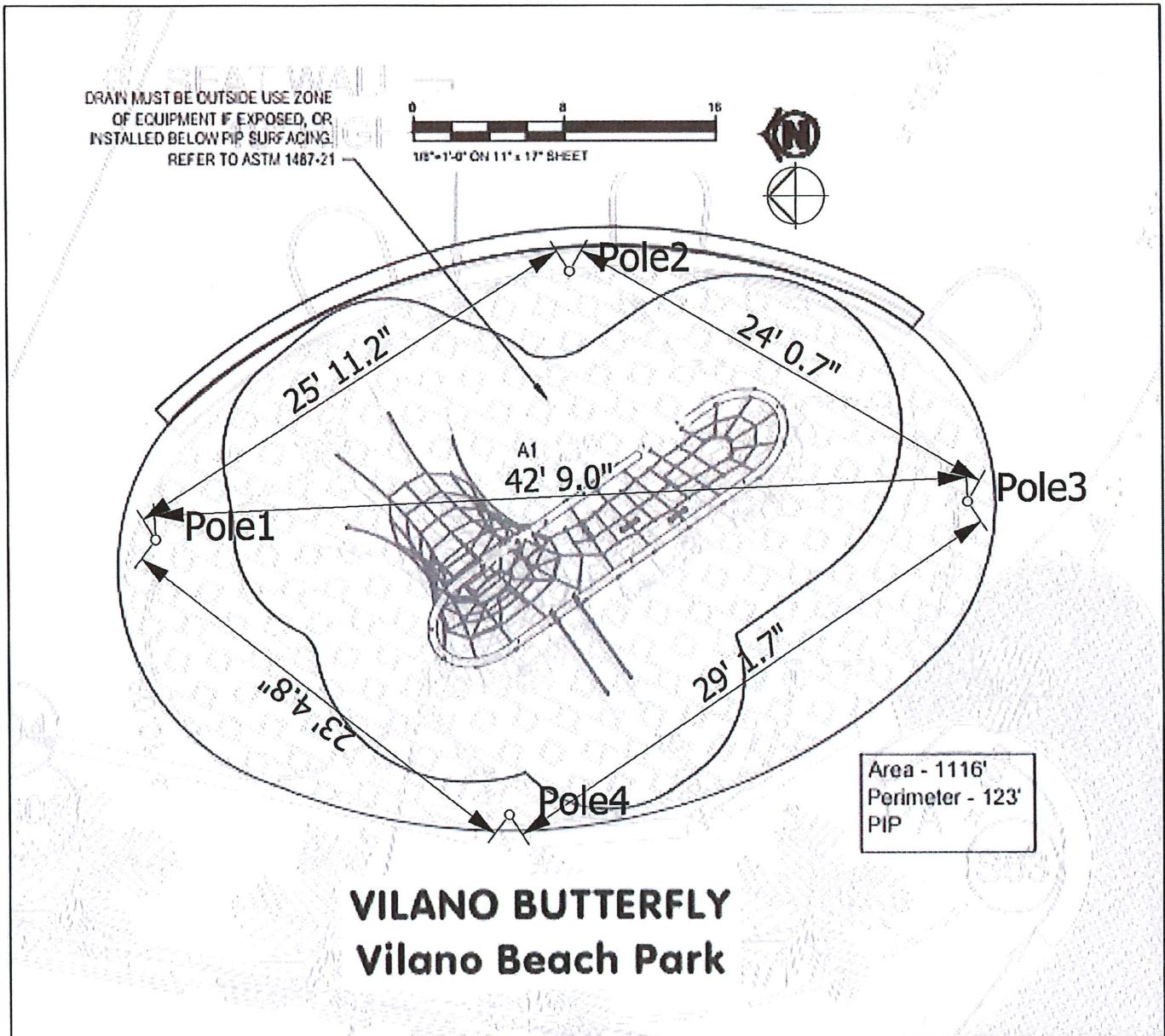


MPanel InSite - Footing Setout Plan

Client	Kompan
Project	Vilano Beach Park
Project #	0-0
Date	4/5/2023

Notes:
 Pole footing position shown by circle.
 Reference marks shown by cross.
 Dimensions given are to the centre of the pole footing.
Insufficient dimensions to fix pole positions

Pole footings layout

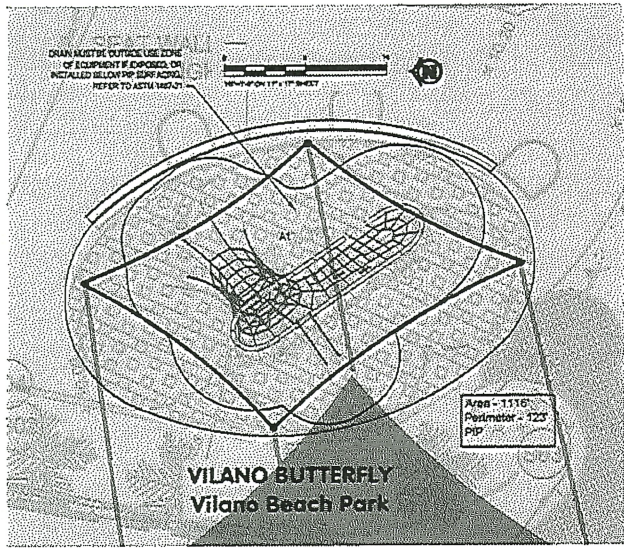


MPanel InSite - Shadow analysis

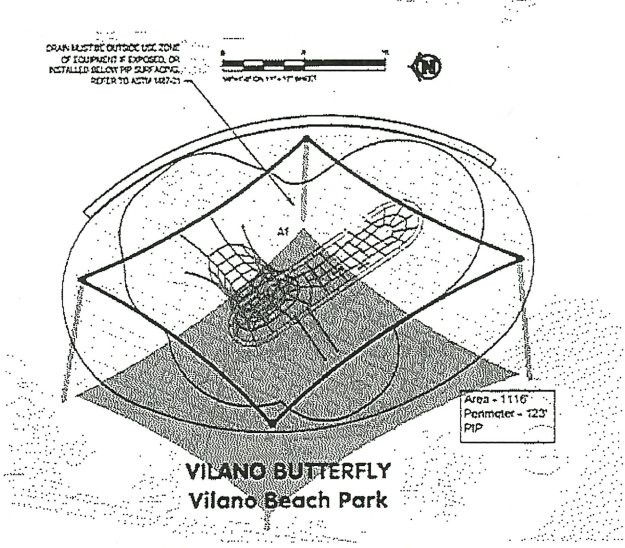
Client	Kompan
Project	Vilano Beach Park
Project #	0-0
Date	4/5/2023

Location	Florida
Latitude	28.0583N
Longitude	81.8661W
Time Zone	GMT - 4

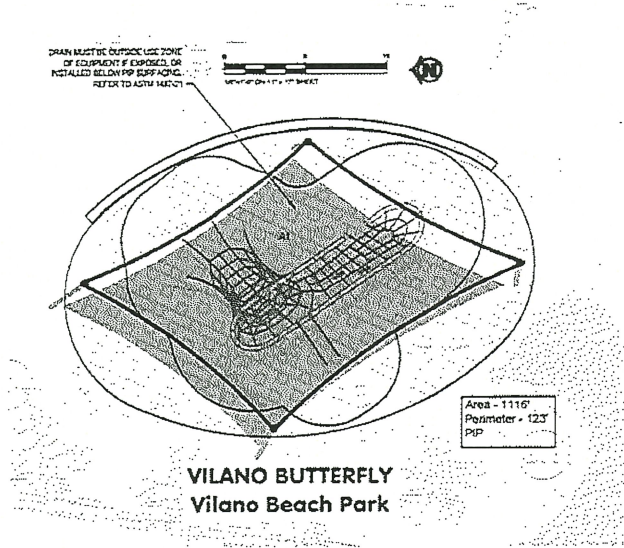
7/15/2023 9:00 AM



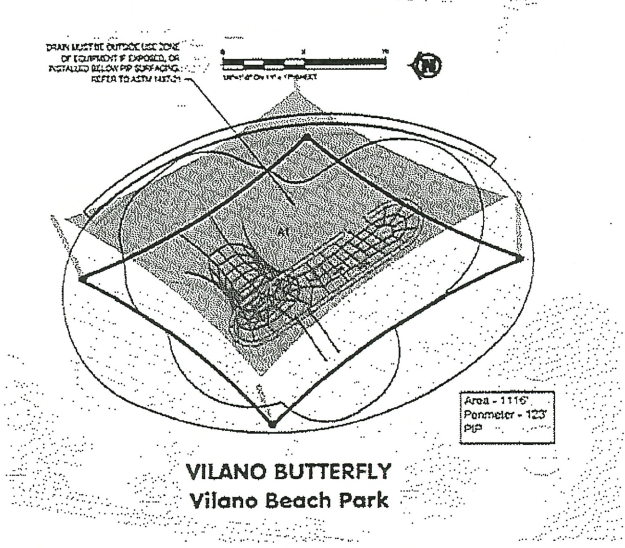
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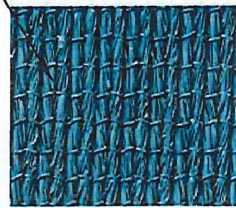
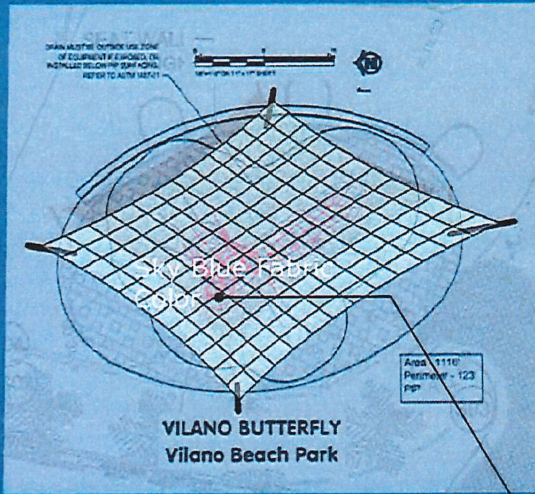
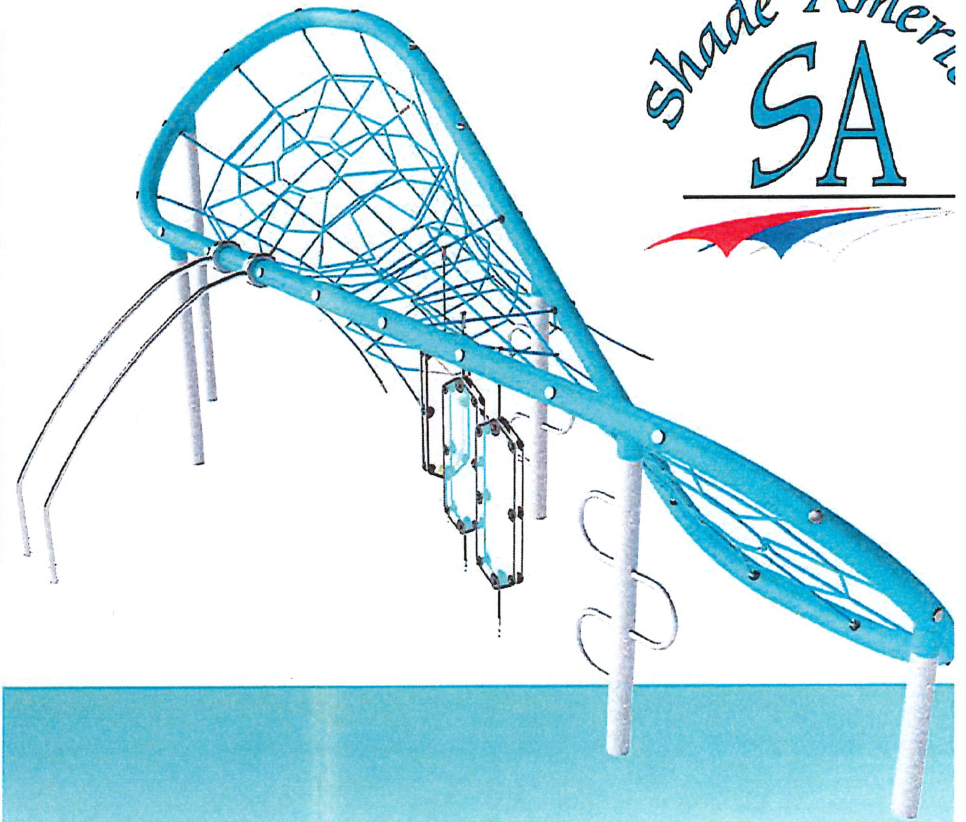


7/15/2023 1:00 PM

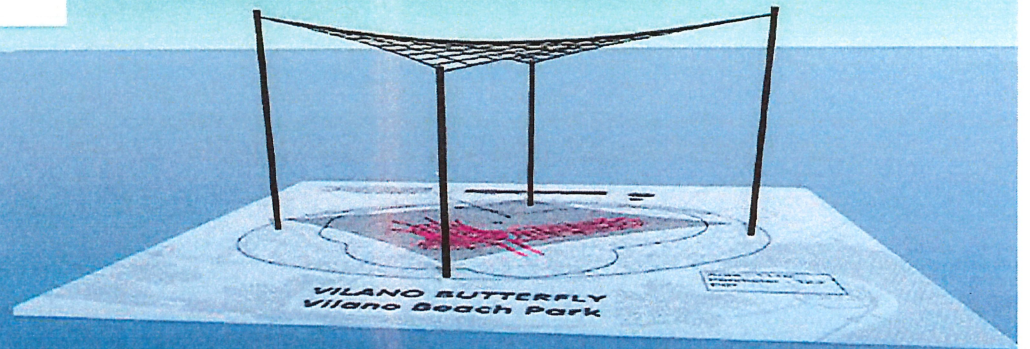
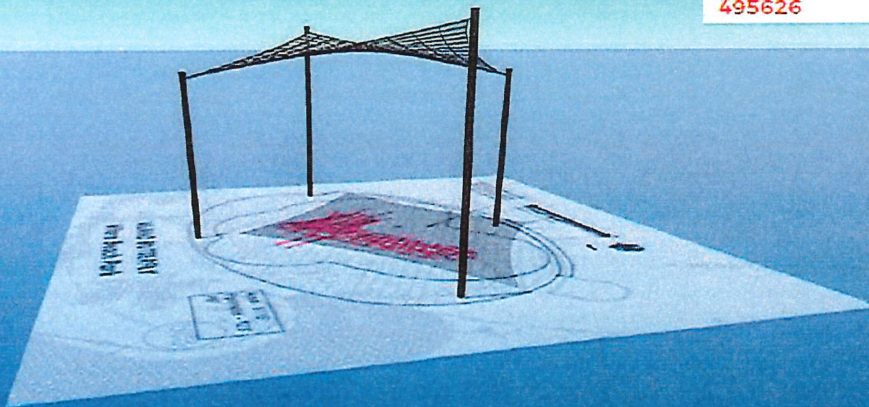


7/15/2023 3:00 PM





Sky Blue
445034
495626



Vilano Beach Park - Hyperbolic design

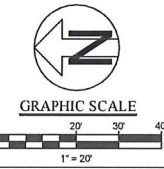
SITE PLAN

RECEIVED
February 21, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
SJ-1734

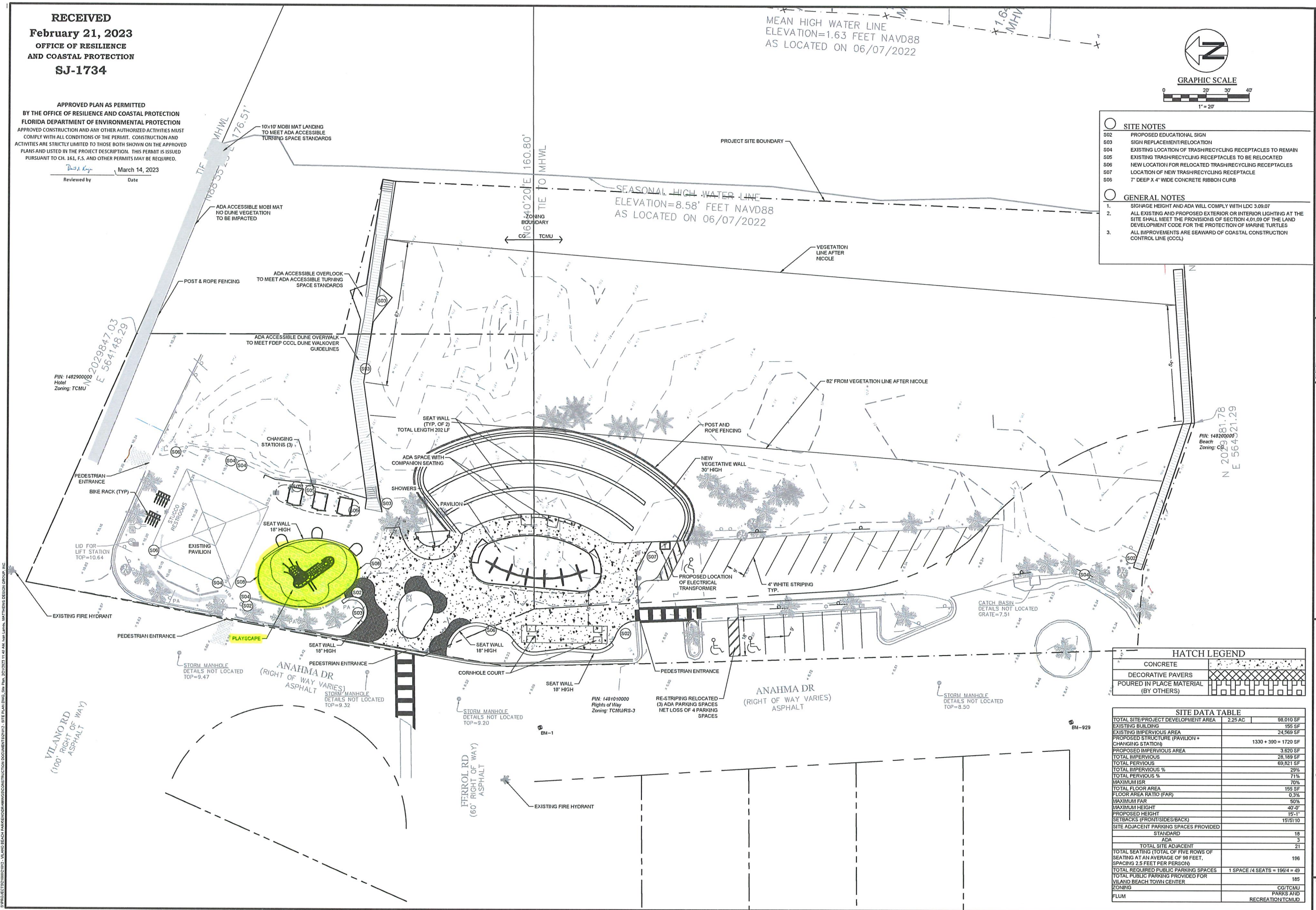
APPROVED PLAN AS PERMITTED
 BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
 COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND
 ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED
 PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED
 PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed by *[Signature]* Date March 14, 2023

MEAN HIGH WATER LINE
 ELEVATION=1.63 FEET NAVD88
 AS LOCATED ON 06/07/2022



- SITE NOTES**
- S02 PROPOSED EDUCATIONAL SIGN
 - S03 SIGN REPLACEMENT/RELOCATION
 - S04 EXISTING LOCATION OF TRASH/RECYCLING RECEPTACLES TO REMAIN
 - S05 EXISTING TRASH/RECYCLING RECEPTACLES TO BE RELOCATED
 - S06 NEW LOCATION FOR RELOCATED TRASH/RECYCLING RECEPTACLES
 - S07 LOCATION OF NEW TRASH/RECYCLING RECEPTACLE
 - S08 7" DEEP X 4" WIDE CONCRETE RIBBON CURB
- GENERAL NOTES**
1. SIGNAGE HEIGHT AND ADA WILL COMPLY WITH LDC 3.09.07
 2. ALL EXISTING AND PROPOSED EXTERIOR OR INTERIOR LIGHTING AT THE SITE SHALL MEET THE PROVISIONS OF SECTION 4.01.09 OF THE LAND DEVELOPMENT CODE FOR THE PROTECTION OF MARINE TURTLES
 3. ALL IMPROVEMENTS ARE SEAWARD OF COASTAL CONSTRUCTION CONTROL LINE (CCCL)



HATCH LEGEND

CONCRETE	[Hatch pattern]
DECORATIVE PAVERS	[Hatch pattern]
POURED IN PLACE MATERIAL (BY OTHERS)	[Hatch pattern]

SITE DATA TABLE

TOTAL SITE/PROJECT DEVELOPMENT AREA	2.25 AC	88,010 SF
EXISTING BUILDING		155 SF
EXISTING IMPERVIOUS AREA		24,569 SF
PROPOSED STRUCTURE (PAVILION + CHANGING STATION)	1330 + 390 =	1720 SF
PROPOSED IMPERVIOUS AREA		3,820 SF
TOTAL IMPERVIOUS		28,389 SF
TOTAL IMPERVIOUS %		29%
TOTAL PERVIOUS %		71%
MAXIMUM ISR		70%
TOTAL FLOOR AREA		155 SF
FLOOR AREA RATIO (FAR)		0.3%
MAXIMUM FAR		50%
MAXIMUM HEIGHT		40'-0"
PROPOSED HEIGHT		15'-1"
SETBACKS (FRONT/SIDES/BACK)		15'/5'/10'
SITE ADJACENT PARKING SPACES PROVIDED		
STANDARD		18
ADA		3
TOTAL SITE ADJACENT		21
TOTAL SEATING (TOTAL OF FIVE ROWS OF SEATING AT AN AVERAGE OF 50 FEET, SPACING 2.5 FEET PER PERSON)		196
TOTAL REQUIRED PUBLIC PARKING SPACES	1 SPACE / 4 SEATS =	196/4 = 49
TOTAL PUBLIC PARKING PROVIDED FOR VILANO BEACH TOWN CENTER ZONING		185
ZONING	CG/TCMU	PARKS AND RECREATION/TCMU/D
FLUM		

MATTHEWS DESIGN GROUP
 P.O. BOX 3136, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDG.COM

SITE PLAN
 VILANO BEACH PARK
 ST. JOHNS COUNTY
 PREPARED FOR
 ST. JOHNS COUNTY

SHEET NO. **6**
 OF 12

REGISTERED ENGINEER
 ALEX R. ACREE, P.E.
 CA#15586 FL#1515

REVISIONS

NO.	DATE	DESCRIPTION
1	2-16-2023	REDUCED TERRACED SEATING

AREA: IL
 DRAWN BY: RAM
 CHECKED BY: RAM
 DATE: 9-9-2022
 JOB NO.: 21012

PREVIOUS APPROVALS



ORDER OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT

Ms. Shannon Acevedo, AICP
Matthews Design Group
7 Waldo Street
St. Augustine, Florida 32084

FILE NUMBER: NCDRB 2022-01 Vilano Beach Park Improvements
ADDRESS: Vilano Road and Anahma Drive
DATE OF HEARING: June 8, 2022

ORDER GRANTING APPROVAL

The above referenced application for Design Review Board (DRB) approval to allow park improvements for the 2.25 acre Vilano Beach Ocean Front Park, which include a 1,330 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.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Board made the following Findings of Fact:

- 1. The request is consistent with applicable sections of 3.09.00 and 3.10.00 of the St. Johns County Land Development Code and will meet all other applicable Code requirements.**

NOW THEREFORE, based on said Findings of Fact, the Board hereby approves this application, subject to the following condition:

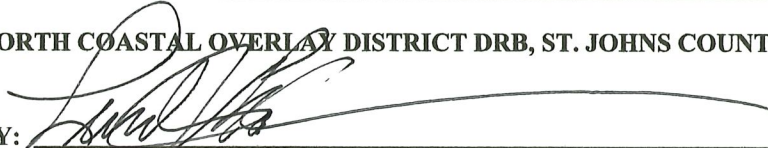
- 1. The playground will be revised to remove the lighthouse and provide for a more simplistic play structure with materials and colors compatible with Vilano Beach Town Center. The new play structure will be presented to the DRB at the next DRB meeting July 13, 2022.**

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the Board or this Order.

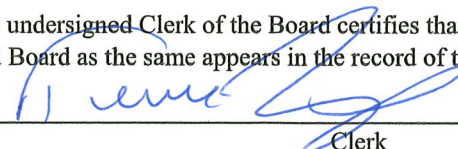
All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS DAY: 6/15/2022

NORTH COASTAL OVERLAY DISTRICT DRB, ST. JOHNS COUNTY FLORIDA

BY: 
Chair/Vice-Chair

The undersigned Clerk of the Board certifies that the above Order is a true and correct copy of the Order adopted by said Board as the same appears in the record of the Board minutes.


Clerk



ORDER OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT

Matthews Design Group
7 Waldo Street
St. Augustine, Florida 32084

Jamie Baccari, Assistant Recreation and Parks Director
jbaccari@sjcfl.us

FILE NUMBER: NCDRB 2022-01 Vilano Beach Park Improvements – Play Structure
ADDRESS: Vilano Road and Anahma Drive
DATE OF HEARING: July 13, 2022

ORDER GRANTING APPROVAL

The above referenced application for Design Review Board (DRB) approval of the Butterfly Loop Play Structure in a blue color.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Board made the following Findings of Fact:

- 1. The Butterfly Loop Play Structure in a blue color is consistent with applicable sections of 3.09.00 and 3.10.00 of the St. Johns County Land Development Code and will meet all other applicable Code requirements.**

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the Board or this Order.

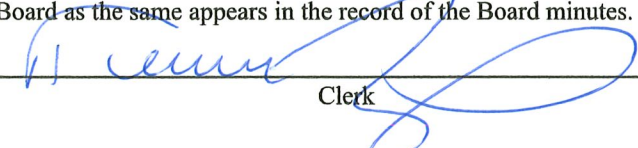
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DATED THIS DAY: 7/20/2022

NORTH COASTAL OVERLAY DISTRICT DRB, ST. JOHNS COUNTY FLORIDA

BY: 
Chair/Vice-Chair

The undersigned Clerk of the Board certifies that the above Order is a true and correct copy of the Order adopted by said Board as the same appears in the record of the Board minutes.


Clerk