



**MINUTES OF THE ST. JOHNS COUNTY, FLORIDA**  
**DESIGN REVIEW BOARD**  
**OF THE NORTH COASTAL OVERLAY DISTRICT**  
**Wednesday, April 12, 2023**  
**Permit Center Conference Room 1**

Members present: Linda LaCerva (Chair), Jean Miller, Kathleen Floryan, Sacha Martin  
Members absent: Rita Clare-Salzler, Jane Norton  
Staff present: Christine Valliere, Senior Assistant County Attorney; Sloane Stephens, Planner

LaCerva called meeting to order at approximately 4:00 PM.  
LaCerva read the Public Notice Statement.  
LaCerva called for public comment not on the agenda. No comments.

**Agenda Item #1** - LaCerva opened Item #1, VBTCDR 2023-01 Vilano Beach Townhomes. Ex-parte: LaCerva met with the applicant to discuss handicap ramp requirements

The Applicant summarized the application, explaining how this is the final design package for the Townhomes project. They explained how the design of the proposed remaining buildings is consistent with the previously approved architectural designs. They are including an alternate design option for ADA accessibility, depending on requirements that will need to be met from Building. The Applicant requested for the normal option and the ADA-accessible options be approved, so they may move forward with either depending on what is required.

The internal and external plant and landscaping materials were described for the site.

Miller had questions on the greenspace of the project. The Applicant clarified that the original site plan portrayed more grassy/greenspace areas, but adjustments had to be made to the site plan to accommodate changes to the alley area due to neighboring properties to the south.

Miller asked if there is a dog park proposed within the site. The Applicant clarified that there are no designated dog parks, but they would be happy to consider the installation of dog waste receptacle bags within the property.

Willie Horan with ELM walked the Board through the proposed lighting plan. All lights are to be low-voltage LEDs.

Floryan inquired about the existing street lamps along Loja and Vilano Road. The Applicant stated they don't believe any of the street lamps have been removed, but if they are, they will be replaced.

The Applicant had corrected the site plan for the proposed monument street sign to no longer be encroaching into the right-of-way. Signage was described by the Applicant as simple

The Board discussed the possibility of having the font style of the sign match the new Vilano Beach entry sign. They came to the conclusion that it would be best to have a standalone style to match the townhome buildings, in case the entry sign is to change again in the future.

There was discussion of the color of the sign lettering – it was decided that one of the dark brown/black colors for the lettering would be most appropriate.

The Applicant requested to bring the fountain aspect back to a future meeting as a Workshop item. Further comments on the fountain aspect for the Applicant to consider include:

Floryan - fountains shouldn't spray downward. It looks somewhat like a pyramid.

Martin - the water trickle resembles someone using the bathroom. The seating aspect looks like a place for someone to "sit and take a poop." Part of design material is "sense of place", such as public art (like mosaics, statues, etc). It would be nice to have additional elements as part of the design of the fountain, for example dolphins, turtles, etc.

LaCerva - importance of the seating concept. a place for people to take photos. All other aspects of the project are cohesive, except for the fountain which has more of a chunky square appearance and doesn't seem like it belongs. The addition of bars (as suggested by Miller) would also prevent skateboarders from taking advantage of the fountain. Recommended they remove the plaque-designated area, if the community decides they would like a plaque, they will let the Applicant know.

Miller - for the seating, we want the seating for the structure, but would also like to see curved bars of some sort along the seating. This would allow additional support for people sitting/standing, and would prevent homeless from sleeping along the fountain. This would also designate spacing for the seating on the fountain edge.

The Applicant showed the inspiration for the fountain design. The Board stated they liked the Applicant's design better than what inspired it.

Martin - comments on the pool. Is aware this is beyond the purview of the DRB, but hopes there will be handrails to enter/exit pool. Applicant ensures that the pool will follow all code and requirements for the pool area. Also had questions/comments on the origin of some of the landscape elements and what their source was for the plant materials. Overall project has a beautiful design and I would be proud to live there.

Brief discussion on the individual business signs – allowance of logos, font styles, colors, etc – will be brought back as a Workshop item.

No public comment.

LaCerva: Motion to approve VBTC DR 2023-01 Vilano Beach Townhomes, as stated, and with revised fountain and individual business owner signage to return to the Board for approval. Second by Miller. Motion passes 4-0.

**Minutes** - Miller: Modification to the March 8, 2023 minutes, to insert her suggestion of putting the new playground in the southern corner of the site by the beach walkover.

LaCerva: Motion to approve the March 8, 2023 minutes as amended, with second by Miller. Motion passes 4-0.

**Staff Action Items** - Discussion over whether or not the previously approved NCDRB 2023-01 North Beach Park Improvements project will need to return to the Board for re-approval. There was a community meeting regarding the NCDRB 2023-01 project after DRB approval, which may result in changes to the design approval. Planning Staff will be available to Parks & Rec Staff to help determine if the proposed changes will require Board re-approval.

No further business | Meeting adjourned approximately 5:03pm.