



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, May 10, 2023
Permit Center Conference Room 1

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

Members absent: None

Staff present: Sloane Stephens, Planner; Lex Taylor, Deputy County Attorney

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.

Vivian Browning voiced concerns with the Vilano area not being included in the upcoming beach nourishment project. She also brought up how the Vilano Beach drive-on access has not been open.

Agenda Item #1 - LaCerva opened Item #1, NCDRB 2023-02 SJC Mussallem Park Phase III.

Ex-parte: Martin attended a parks department meeting a few months prior where the project plans were discussed.

Matt Lahti with Gulfstream Design Group gave an overview of the project and its history.

Marco with Pond & Co. presented the architectural design aspects of the project. He described the reasoning behind choosing specific materials and designs. Samples of the CMU block and other material samples were passed around. There will be a concrete pad with concrete cornhole. A tiki-toss game will be provided at the pavilion mounted on one of the support posts. The enclosed changing stalls near the shower areas have three stalls, one being ADA accessible with a bench. The natural trail is a coquina path with a boardwalk to an overlook area. Standing seam aluminum roof on all structures.

Floryan –

- Roof material sustainable for being so close to the beach? – yes, aluminum interlocking roof with ability to withstand being near the ocean, low maintenance; will require a freshwater rinse annually.
- Purpose of the fence near the showers? – privacy and separation.
- Graffiti-proof siding on building? Is that because it is easy to powerwash? – Ceramic coating doesn't allow for graffiti or permanent marker to take hold, is easy to clean and wipe off to remove.
- Why was cornhole chosen? – it was part of the FL Community Trust Grant requirements to provide some sort of recreational activity. Options were limited for something that would fit in a small area and can be done in a passive manner.
- Any potential for trip hazard on the cornhole pad? – cornhole is in designated separate area.
- Concern for skateboarders using the concrete cornhole.
- Changing stalls to remain plywood brown? – will be wood stain sealer, allowing some color options for pigmented stain but will most likely be a clear or slightly pigmented stain.
- Could a turquoise stain be an option? – not likely, color stain options are limited. Trying to avoid color paint because that requires more frequent maintenance.
- Changing stalls not graffiti proof? – correct.
- Incline of the overlook walkway? – 1 on 12, matching ADA requirements and has flat landings.
- What is the line on the site plan going off the path? – there is an alternate route to provide an ADA path directly to the overlook walkway. The construction of that is dependent on funding for the project.
- What is in the middle of the pathways? Is there a landscape plan we haven't seen? – the path was established with Parks & Rec, is designed to meander through the existing hammock. Keeping as much existing vegetation as possible, to minimally impact the current site. Surface of path will be crushed coquina.
- Any proposed handicap spaces near these added facilities, or just the one to remain that is near the beach? – just two near the beach. Parking area to remain as is.

LaCerva –

- Just a foot shower? – no, body shower with foot shower.
- Overlook area wheelchair accessible? – yes, meets ADA requirements.
- How long is the walking trail? – the whole loop of walkable area is about ¾ of a mile.

Martin –

- Do you have to bring your own cornhole bean bags? – most likely.
- How does the overlook structure compare to the one at Nease? – almost identical, Nease overlook was used as a reference when creating this one.
- What is the double line that comes out of the corner of the path? – the ADA alternate path that is a direct shot to the overlook dock. If funding allows that path will also be built.
- Additional questions regarding ADA parking spaces, which were completed in Phase I and II of the project.
- How are wheelchairs going to get to the beach? – they cannot, there is not space for an ADA ramp to get to the beach. Parks & Rec is working on providing wheelchair accessibility onto the beach in certain locations that are better fit for that.

Miller –

- Why are the changing rooms in the orientation they are? Seems as though – makes more sense to have them on the back portion of the canopy of the pavilion. Allows for people waiting to wait under covering and have room for queue line.
- Will there be some sort of indicator of the concrete cornhole pad to warn people so they don't trip on it? – no because the pad is not raised up and does not appear as if it would be a trip hazard. The contrast of the concrete pad with the green grass should be sufficient.
- Suggestion to add buckets on each side of A1A with neon flags (similar to St. Augustine Beach road crossings) to assist in crossing the road safely.

Norton –

- Is the whole cornhole structure concrete? How does it drain? – cornhole game is open underneath to allow for drainage.
- Looks like there is room on the concrete pad for two sets of cornhole. Is there a certain regulation size? – pad graded based on the required dimensions. Pad would have to double in size to fit another cornhole set per the regulation size.
- Why is the changing area at the pavilion vs. at the restroom? – the addition of bathroom space did not allow changing room space within that building. The open-air changing facility was a more economical option.

Public comments –

- Sally O' Hara - additional proposed lighting along A1A for safety purposes? – DOT is responsible for roadway lighting. Any thoughts given to the multi-use trail that will be incoming? – would be happening in front of the property and not expected to impact the uses of the site. What's the buildout timeline for the project? – expected approximately 8 months of construction plus 120-day procurement process.
- Vivian Browning - is there going to be a signal there for crossing the street and is there a dune walkover? – no traffic light will be added, there is a dune walkover.

Norton: Motion to approve NCDRB 2023-02 SJC Mussallem Park Phase III, as submitted. Second by Martin. **Motion passes 5-0.**

Workshop Items - Canceled per applicant. Will be on future meeting.

Minutes - Miller: Modification to the April 12, 2023 minutes, to insert that having curved bars along the seating of the fountain would allow additional support specifically for, "people who are handicapped or have mobility issues," as the primary concern.

Floryan: Motion to approve the April 12, 2023 minutes as amended. Second by LaCerva. **Motion passes 5-0.**

Staff Action Items – Add Jean Miller's name to the top of the meeting Agenda – was left out by mistake – copy/paste error. Will be corrected moving forward.

No further business | Meeting adjourned approximately 4:53pm.