



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE NORTH COASTAL OVERLAY DISTRICT
Wednesday, December 14, 2022
Permit Center Conference Room 1

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

Member absent: Rita Clare-Salzler

Staff present: Christine Valliere, Senior Assistant County Attorney; Teresa Bishop, Planning Division Manager; 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. Vivian Browning commented on the enjoyment of the Christmas tree that was put up in the Vilano Town Center for the holidays.

LaCerva opened Item #2, VBTCDR 2022-10 180 Vilano Road. The applicant Matt Williams presented the item. The Board had questions about the height of the proposed pavilion versus the existing roofline. Applicant explained that the peak of the pavilion would be higher than the existing roofline because of the downward slant of the existing roof. The applicant further clarified and explained that there is an already-existing enclosed patio area at the rear of the restaurant. Approval of this project would be to add a pavilion over top of the enclosed area, to match the existing architectural style and colors of the fence enclosing the patio area.

Public comment: Vivian Browning voiced concerns about the pavilion overhang extending over the property line. The applicant confirmed the overhang will be completely on the subject property. Sallie O'Hara made public comment in support of the project.

LaCerva: Motion to approve VBTCDR 2022-10 180 Vilano Road, as presented, with second by Miller. Motion passes 5-0.

LaCerva opened Item #1, VBTCDR 2022-09 Vilano Beach Townhomes. The applicant Russ Ervin presented the item and explained the differences between the previously approved design versus this newly proposed design. The applicant was seeking approval of this new design for Phase 1 of the project, which is the first building – a 3-unit townhome. LaCerva expressed concern with approving proposed changes because the applicant did not provide renderings of what these changes would look like as an 8-unit townhome building, and any changes made to one building would be applied to all buildings for the sake of cohesion. Miller stated concerns with window repetition, changes to shutters and porches, and questioned why many of the subtle details that made these townhomes unique were removed. A discussion was had regarding height of the building as well.

Public comment:

Vivian Browning had questions about the height and about parking, which was clarified by the applicant.

Andy Hill questioned – why the changes? They seem unnecessary and take away from the style of the originally proposed building.

Carol Anderson questioned the need for the changes and the height of the buildings.

Cathy Aissen questioned the changes.

Sallie O'Hara stated the Board should see the entire project with the changes.

The applicant responded to public comment and explained the reasoning behind the changes, include: optional height change would be to accommodate an elevator, the ground floor wrap-around porch being removed was to meet ISR requirements, the change in the roof pergola was to reduce issues for water inundation, and changes in siding material choice was to reduce necessary maintenance.

Miller went over each individual change and how it was different from that originally approved; she contended the proposed changes did not meet the design standards of the Vilano Beach Town Center and did not capture the Main Street character. She was concerned the Board was only seeing a portion of the project with changes and needed to see the entire project.

Floryan stated she preferred the original design.

Floryan left the meeting at approximately 5:15 PM.

LaCerva stated the newly proposed design was too “cookie-cutter”, and the Board needs to see the entire extent of the project prior to approval.

LaCerva: Motion to table VBTCDR 2022-09 to date certain, January 11, 2023 meeting, and to schedule workshop to discuss the 8-unit building, with second by Miller. Motion passes 4-0.

| No further business. | Meeting adjourned approximately 5:45 PM.