



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT
December 14, 2022 Public Meeting
VBTCDR 2022-10 180 Vilano Road

To: North Coastal Design Review Board
Staff: Sloane Stephens, Planner
Date: December 1, 2022

Applicant: Matthew Williams
180 Vilano Road
St. Augustine, FL 32084

Location: 180 Vilano Road
FLUM: Town Center Mixed Use (TCMU)
Zoning: TCMU

Applicable Land Development Code Standards: Part 3.10.00: Vilano Beach Town Center Overlay
Section 3.10.05.G – Architectural Standards
Section 3.10.05.H – Special Exceptions

Summary of Request: Applicant is requesting design approval to enclose and cover an existing concrete pad to enable additional outdoor seating.

Staff Review

Planning Division: Applicant has provided an example image of what the proposed pavilion would appear similar to. It is planned to be a natural wood pavilion with fence walls and an aluminum metal roof. Please see below photo for example reference.



LDC Section 3.10.05.G – Architectural Standards

1. The architectural styles of new buildings within the VBTC shall be authentic representations of one of three styles: Art Deco, Art Moderne, or “Florida Vernacular”, also known as, “Old Florida Beach”. The proposed architectural style of all new buildings and renovations to existing buildings must be approved by the Design Review Board. The Design Review Board shall base its determination of conformance to accepted style standards on: 1.) expert testimony regarding the authenticity of the proposed architectural design, 2.) documented patterns for Art Deco, Art Moderne or Florida Vernacular, 3.) the aesthetics of the proposed building or renovation, and 4.) its contribution to the objectives of the VBTC Overlay District.
2. Additions or expansions to existing buildings which are of a Spanish/Mediterranean architectural style will not be required to be reflective of Art Deco, Art Moderne or Florida Vernacular, but must be architecturally compatible with the existing building style, be authentic representations of the documented Spanish/Mediterranean architectural style and be approved by the Design Review Board.
3. All buildings constructed within Town Center Mixed Use District shall have a minimum ground floor, floor to ceiling height of 12 feet. *Proposed pavilion does not appear to surpass existing building height.*
4. A building’s main entrance shall face the main roadway. Buildings located at street corners shall have entrances at the corner or one entrance on each street frontage. *Not applicable; front of building is not proposed to be altered.*
5. Exterior finish materials shall be appropriate for the style of the building, and shall be limited to light colored, stone, brick, stucco, pre-cast concrete, clear glass, clapboard siding, or wood shingles. Walls shall be of no more than two materials, and shall change material along a horizontal line, with the heavier material below the lighter material. *Pavilion is proposed to consist of natural wood, with a fence style enclosed area, and an aluminum roof.*
6. Building finishes, design and architectural detailing shall be consistent and of the same quality for all sides of the building, whereby all outside walls of the building shall be finished with the same materials and chosen style as the front.
7. The void to solid ratio of the frontage includes fenestration (windows, porches, arcades, loggias and balconies). The minimum requirement for fenestration on facades shall be 25 percent. *Not applicable, this application does not involve frontage of the subject property.*
8. Porches, arcades and loggias may have high localized void to solid ratios, however a continuous series of these elements can undermine the solidity of a façade and should be avoided. *Not applicable, this application does not involve frontage of the subject property.*
9. Balconies shall be used in moderation and shall be integrated into the overall composition of the façade. Balconies shall not be implemented in a monotonous or repetitive configuration. This pertains to both indented balconies (loggias) and to cantilevered ones. *Not applicable, there is no proposed balcony with this application.*
10. Balconies and porches may be of decorative metal, wood, carved stone, concrete or stucco, and shall extend no more than 3 feet from the facade of the building. *Not applicable, there is no proposed balcony with this application.*
11. Pitched roofs are allowed and where used shall be of silver colored metal. Flat roofs shall be enclosed by parapets no less than forty two (42) inches high, or as required to enclose equipment. *Proposed sloped pavilion roof is to be aluminum/metal material.*
12. Windows shall be recessed a minimum of two (2) inches and shall be vertical or square in proportions. *Not applicable, there are no proposed windows with this application.*
13. The glazed area and all other openings of a façade shall be at least 25 percent and shall not exceed 45 percent of the total area of each façade, with each façade calculated separately. *Not applicable, this application does not involve frontage of the subject property.*

14. Openings in upper stories shall be centered directly above openings in the first story. Openings on the gable ends must be centered. Openings shall be a minimum of two (2) feet from building corners unless building has rounded corners as appropriate to style. *Not applicable, proposed renovation is to existing first story only.*
15. If shutters are used, they must be operable, sized to match the opening, and provided for all windows on a given wall. *Not applicable, applicant is not proposing shutters.*
16. All exterior doors, except garage doors, shall be hinged. All windows, except storefront windows shall be operable. *Not applicable, applicant is not proposing any new exterior doors or windows.*
17. Storefronts, retail and office uses are required to face the frontage line, and shall be directly accessible from the sidewalk, or raised porch, arcade or plaza. Each storefront, and all Building Type I structures, must have clear glazed areas, equal to a minimum of seventy (70) percent of its first floor street facing façade length, between two (2) and eight (8) feet from the ground. *Not applicable, this application does not involve frontage of the subject property.*
18. All awnings shall be sympathetic to the buildings architecture and designed as an integral component of the overall signage package. All awnings on the street level shall project a minimum of four (4) feet from the building façade. All awnings on stories above the first floor shall project a minimum of three (3) feet from the building façade. Variances may be granted administratively in the event that existing site features, such as, but not limited to, narrow sidewalks, utility line poles, and street trees restrict the applicant from full compliance with these regulations. All awnings shall be sloped 30 degrees from horizontal and shed awnings shall have both ends open. *Not applicable, this application does not include awnings.*
19. All awnings at street level shall have an eight (8) inch vertical valance along the front of the awning. The valance must be provided with concealed weight to prevent excessive movement in high winds. Internally illuminated or vinyl awnings are prohibited. *Not applicable, this application does not include awnings.*
20. Blank walls facing Vilano Road, Coastal Way or Poplar Avenue shall not be permitted. No parking garages shall be allowed to face Vilano Road or Coastal Highway. No off-street parking lots shall front on Vilano Road or Coastal Highway. No Street facing walls within the VBTC boundaries shall be used as service entrances. The use of entranceways and display windows shall be used to create business and storefronts that are festive and inviting to the pedestrian and customers. *Not applicable, this application is for renovations to the rear of the property (no street facing walls).*
21. Long monotonous façade designs including, but not limited to, those characterized by unrelieved repetition of shape, form, design, or by unbroken extension of line, shall be avoided.
22. Outdoor pedestrian seating areas are strongly encouraged, and similarly outdoor cafes, rooftop uses, balconies and porches for seating are encouraged. *Proposed pavilion at rear of restaurant appears to be encouraged.*
23. Roof top uses consistent with or compatible with interior uses shall be allowed. Any structures located on the rooftop to support roof top uses shall not exceed 25 percent of the roof top area of the building. *Not applicable, there are no proposed roof top uses with this application.*

LDC Section 3.10.05 – Special Exception

Variations to the Standards and Criteria of Section 3.10.05.G Architectural Standards may be allowed by the Design Review Board upon showing of good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of this Article have been substantially met. Notwithstanding the above, DRB Special Exceptions to the following provisions of this Code shall not be allowed:

1. Density
2. Building or Structure Height

LDC Section 3.10.08 – Administrative Requirements; Staff review shows there are no open comments on this application. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

Application
Photo Example
Site Plan

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 **VBTCDR 2022-10 180 Vilano Road**, as described within the application, provided:

1. The request complies with 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 **VBTCDR 2022-10 180 Vilano Road**, provided:

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



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:

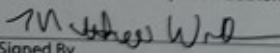
The Project Involves
Check all that apply
 New Building Changes to an existing Building Exterior Repainting Signage (Individual)
 Unified Sign Plan Fences / Walls Parking / Lighting Landscaping / Buffers
 Other:

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

Enclosing and covering an existing concrete pad to enable more outside seating. This is planned to be a natural wood pavillion with fence walls and an alluminum metal roof. Similar to the attached photos.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:


Signed By _____

Printed or typed name(s)

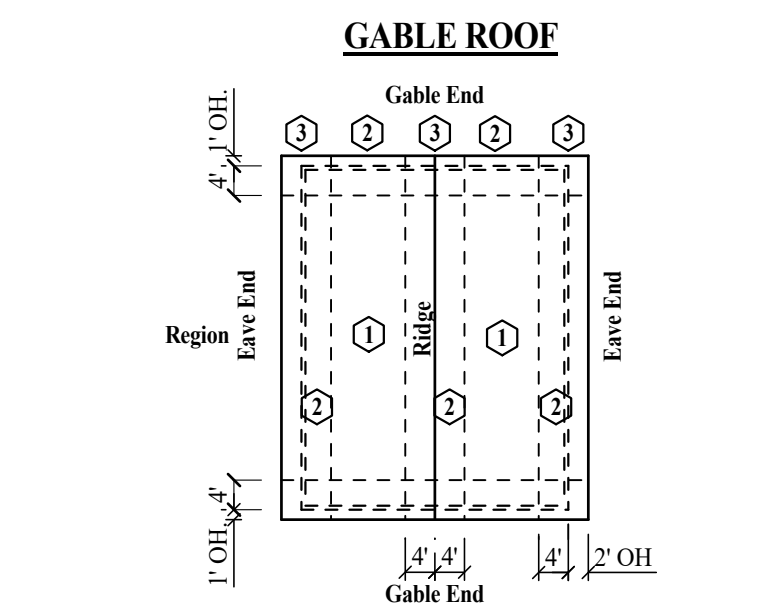
Contact Information of person to receive all correspondence if different than applicant:

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:

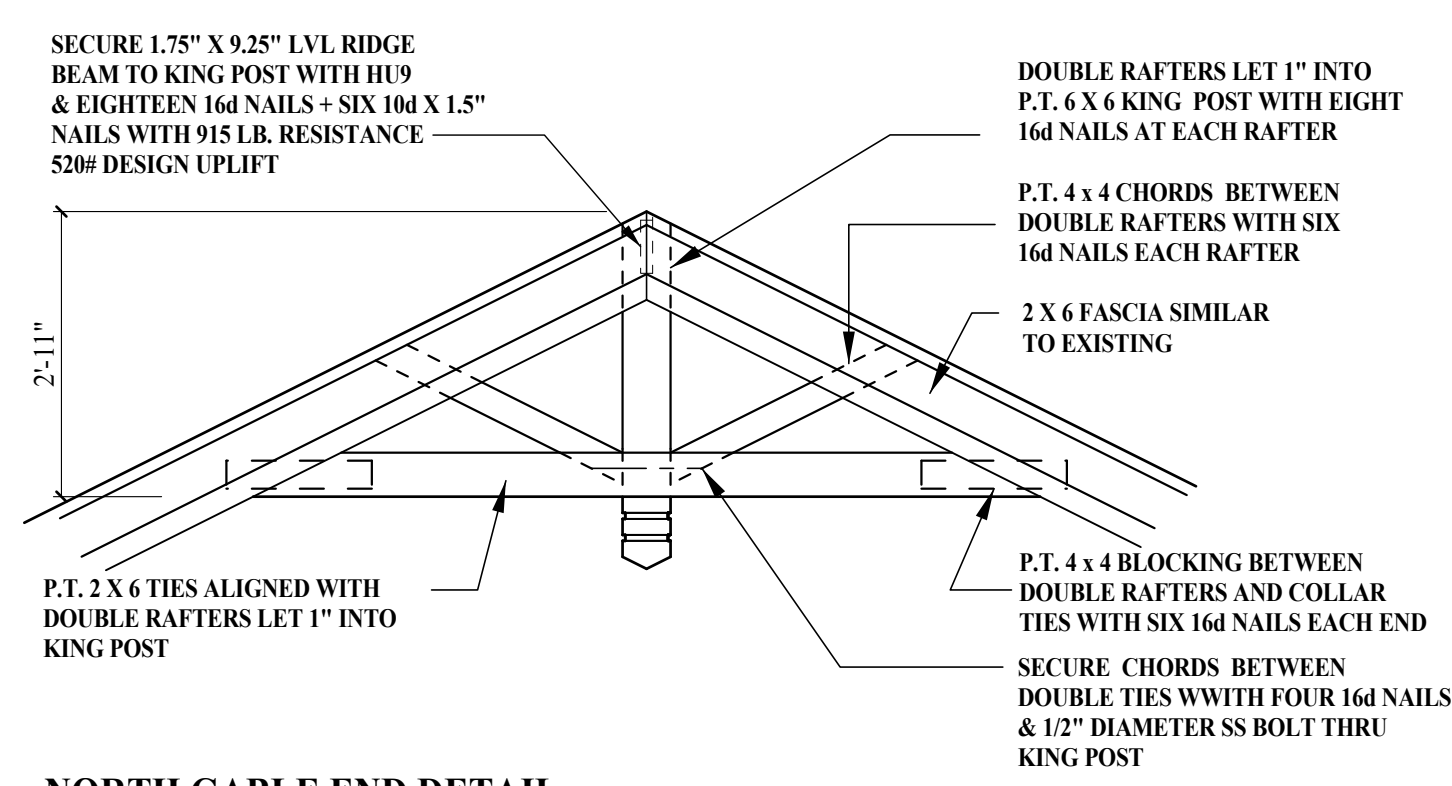




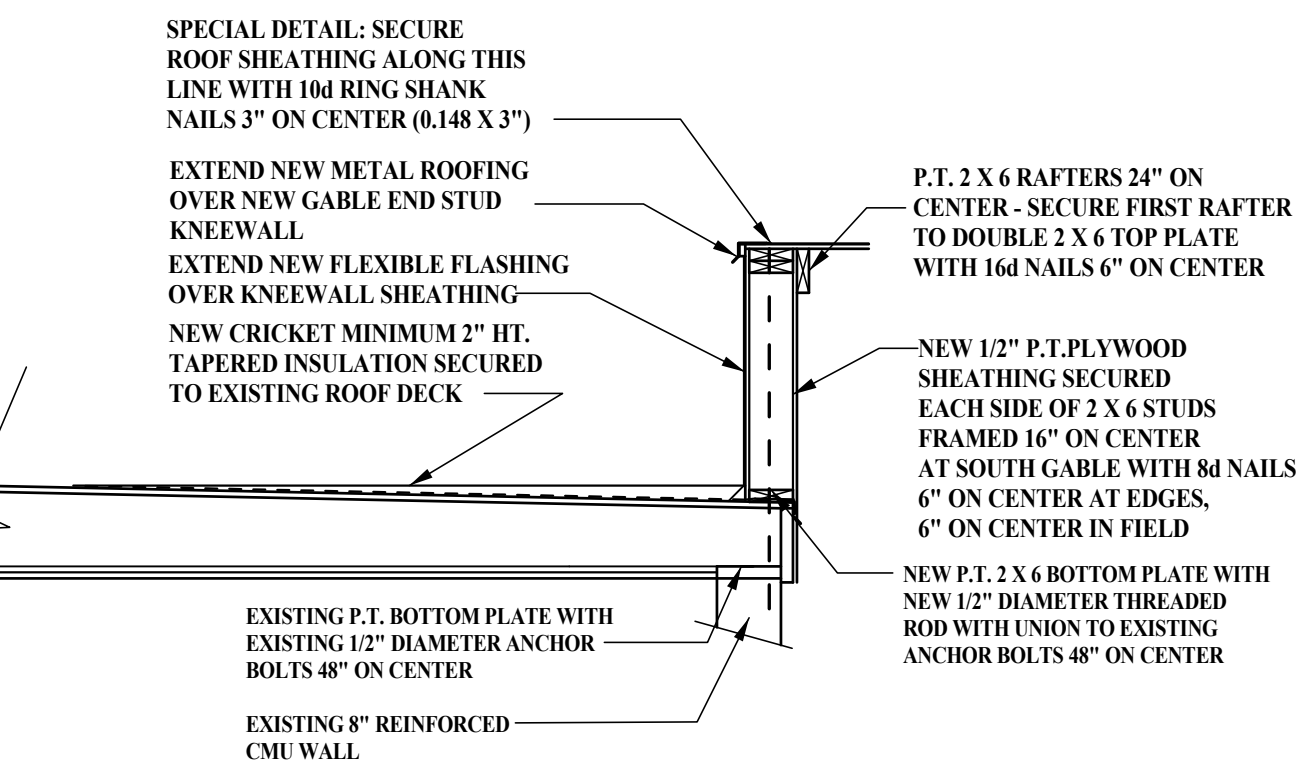
Nails	Roof Fastening Zones		
	Panel Location ①	②	③
High Wind Uplift	8d Panel Edges	6 6 6	6
	Ring Shank Panel Field	6 4 3	3

ROOF SHEATHING FASTENING SCHEDULE

NOTE: NAILS USED FOR FASTENING SHALL BE 8d THREADED HARDENED RING SHANK STEEL .135" O X 2.5" LONG NAILS EXCEPT 10d X 3" RING SHANK NAILS SHALL BE USED AT SPECIAL GABLE DETAIL ZONE SPACED 3" ON CENTER (ZONES 2 & 3 INCLUDE OVERHANGS)



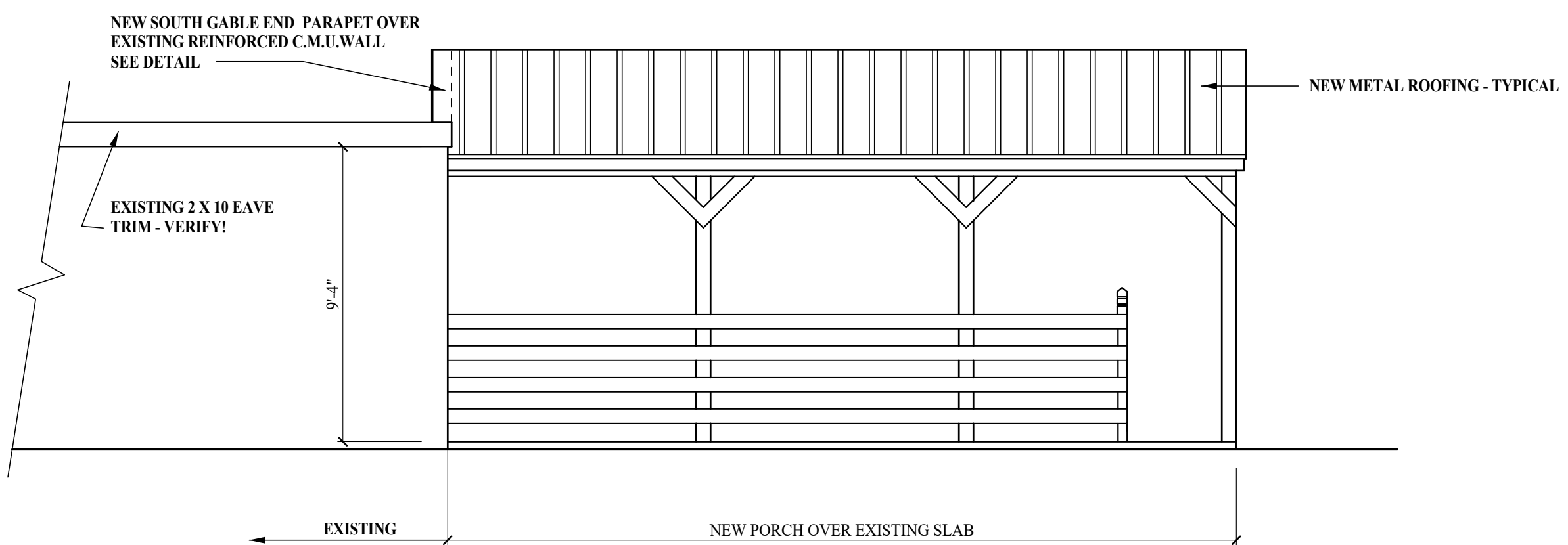
NORTH GABLE END DETAIL
SCALE: 1/2" = 1'-0"



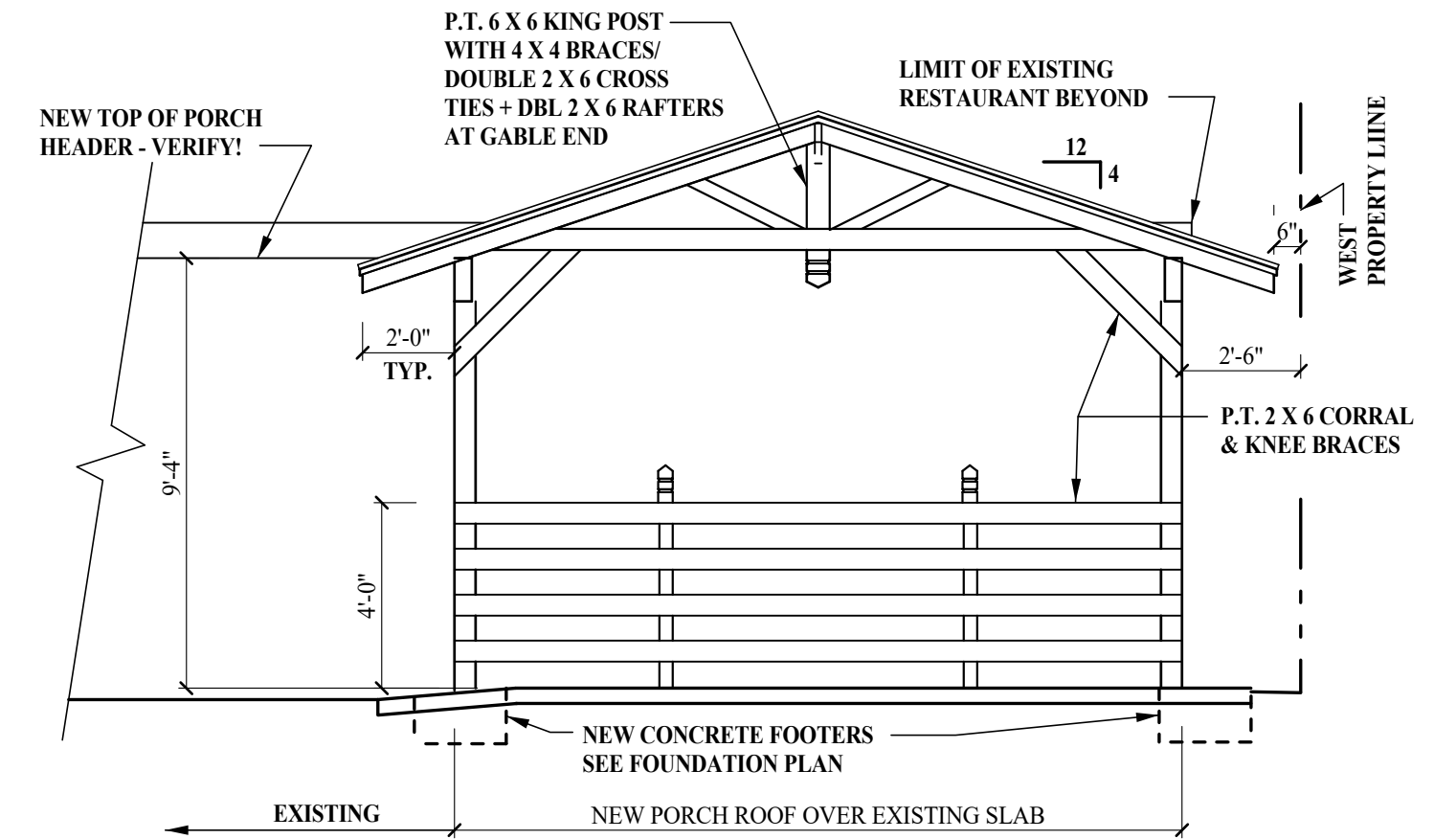
SOUTH GABLE END WALL DETAIL
SCALE: 1/2" = 1'-0"

GENERAL NOTES!

- THIS STRUCTURE IS DESIGNED FOR 132 M.P.H. NOMINAL 3 SECOND GUST WIND LOAD ACCORDING TO THE REQUIREMENTS OF SECTION 1609- FLORIDA BUILDING CODE - SEVENTH EDITION. WIND IMPORTANCE FACTOR I.0 - UNENCLOSED BUILDING - BUILDING CATEGORY AS PER TABLE 1-1, ASCE 7-05; II WIND EXPOSURE CATEGORY "D" - MEAN ROOF HT. 15' INTERNAL PRESSURE COEFFICIENT: 0.18+/- STRUCTURE IS OPEN ATTACHED PORCH WITH NO WINDOWS OR DOORS - STRUCTURE IS LOCATED IN WIND BORNE DEBRIS REGION
- MATERIAL STRESSES SHALL BE MINIMUM: CONCRETE: Fc > 3,000 P.S.I. SAWN TIMBER: #1 SYP Fb > 1,650 P.S.I. 2 X 6 RAFTERS #1 SYP Fb > 1,650 P.S.I.
- ALL STEEL PLATE CONNECTORS NOTED SHALL BE SIMPSON STRONG TIE STAINLESS STEEL. ALL NAILS ARE RING SHANK STAINLESS STEEL.
- ALL WOOD SHALL BE PRESSURE TREATED FOR MARINE USE CATEGORY UC3 AS PER AWPAS STANDARD U-109. SERVICE CONDITIONS SALT & BRACKISH WATER ADJACENT MUD ZONE SOUTH OF GEORGIA

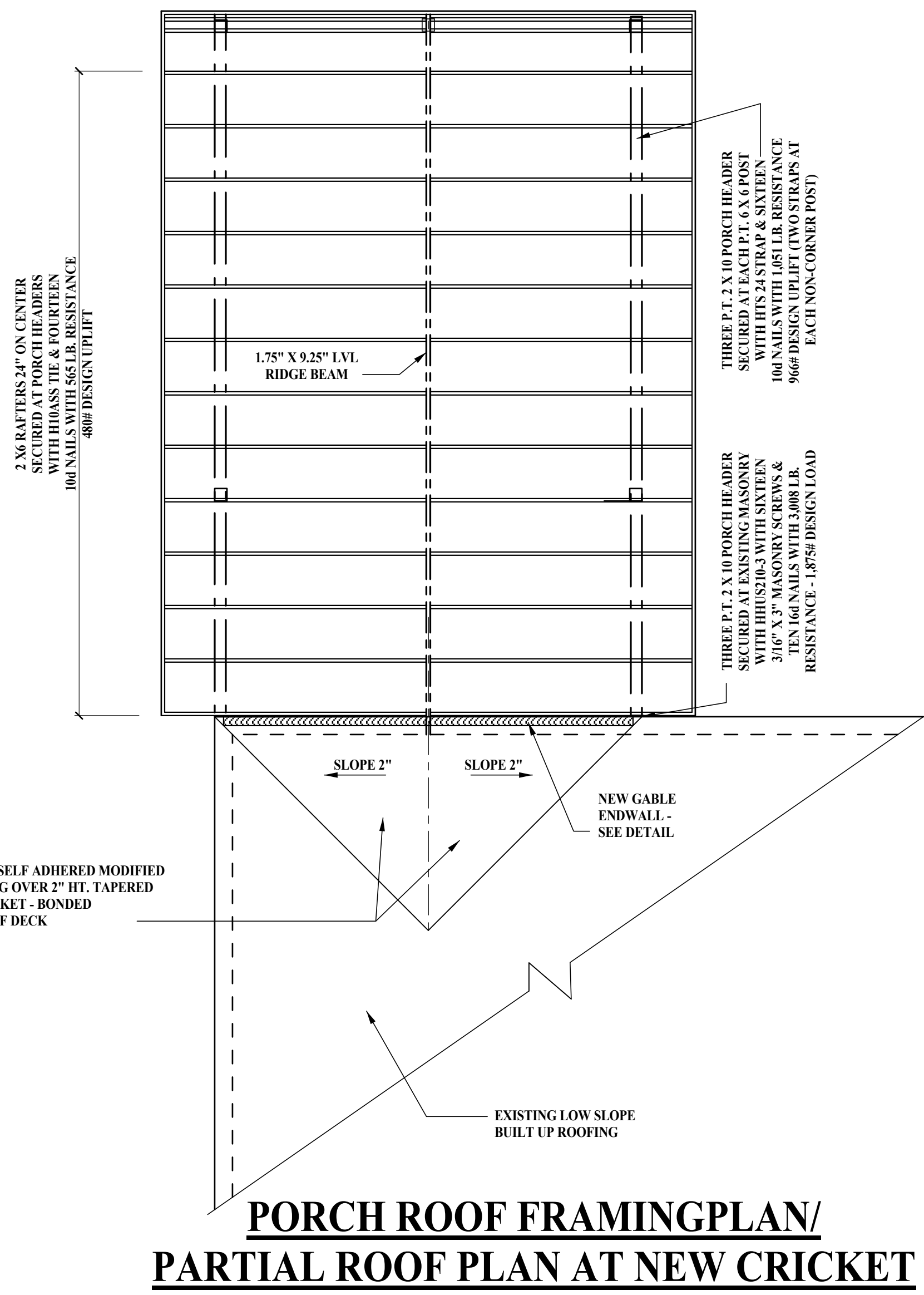


EAST ELEVATION (WEST ELEVATION SIMILAR O.H.)
SCALE: 1/4" = 1'-0"

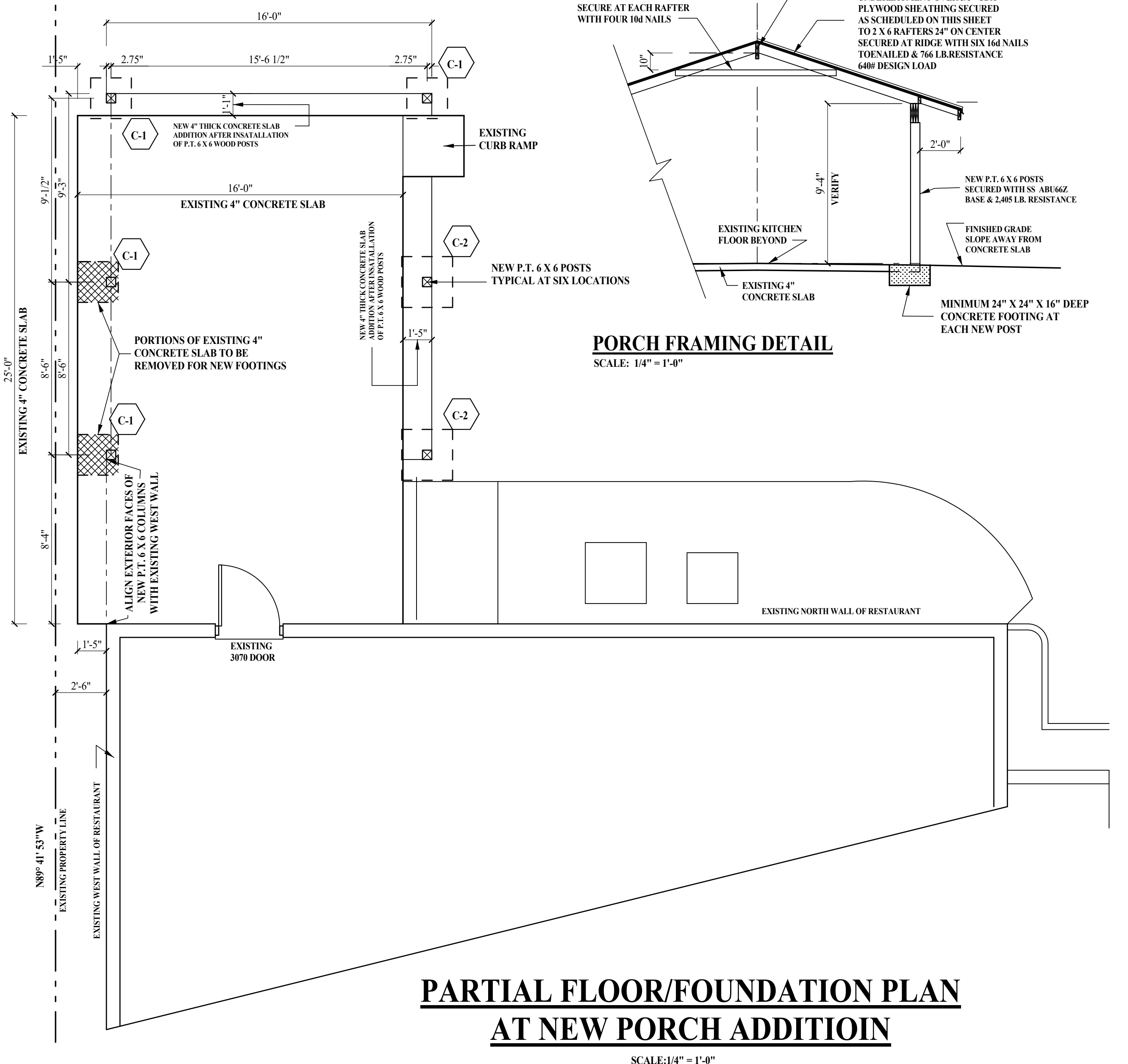


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	FOOTING SIZE	REINFORCEMENT	HOLDOWN ANCHORS
C-1	24" X 24" X 16" DEEP SPREAD FOOTING	NO. 5 DIAMETER 12" ON CENTER EACH WAY	ABU66Z BASE SECURED WITH 58" DIA. SS THREADED ROD EMBED MIN. 8" INTO CONCRETE
C-2	30" X 30" X 16" DEEP SPREAD FOOTING	NO. 5 DIAMETER 12" ON CENTER EACH WAY	ABU66Z BASE SECURED WITH 58" DIA. SS THREADED ROD EMBED MIN. 8" INTO CONCRETE



**PORCH ROOF FRAMING PLAN/
PARTIAL ROOF PLAN AT NEW CRICKET**
SCALE: 1/4" = 1'-0"



**PARTIAL FLOOR/FOUNDATION PLAN
AT NEW PORCH ADDITION**
SCALE: 1/4" = 1'-0"

REVISIONS	BY

DAVE MANCINO ARCHITECT
2450 Old Montic Road St. Augustine Florida
PHONE/FAX: (904) 797-5553

David A. Mancino
Item has been electronically signed & sealed by David A. Mancino on 10/04/2022 using a Digital Signature.
AR 0010455

OUTSIDE ADDITIONS FOR:
180 VILANO GRILL
180 VILANO ROAD FLORIDA
ST. JOHNS COUNTY

Date	10/04/2022
Scale	AS NOTED
Drawn	DAM
Job No.	
Checked By:	DAM
Sheet	A-1
Of	Sheets