



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT
February 14, 2024 Public Meeting
VBTCDR 2024-01 – 176 Vilano Road Exterior Finishes

To: North Coastal Design Review Board
Staff: Teresa Bishop, AICP, Planning Manager
Date: February 7, 2024

Applicant: Brian Neligan
450 SR 16
St. Augustine, FL 32084

Location: 176 Vilano Road
FLUM: TCMUD
Zoning: TCMU

Applicable Land Development Code Standards: [Section 3.10](#) – Vilano Beach Town Center Overlay District.

Summary of Request: Applicant is requesting design approval for paint, landscape modification, entry doors, fences, and signage for an existing building.

DRB Review: Applicant is requesting design approval for paint, landscape modification, entry doors, fences, and signage for an existing building.

Staff Review

Planning Division: The applicant is requesting DRB review and approval for paint, landscape modification, entry doors, fences, and signage for an existing building. According to the application and plans, the applicant is renovating a portion of 176 Vilano Road to accommodate an Irish Pub. The property is designated TCMUD and zoned TCMU, which allow for restaurants, bars, and pubs and night clubs. The applicant is requesting DRB approval for paint, landscape modification, entry doors, fences, and signage.

Building Type

Type II, commercial building. The existing building design does not appear consistent with Florida Vernacular, Art Moderne, or Art Deco, which are the three preferred architectural styles; however, the building is existing with a history in Vilano Beach.

According to the Cultural Resources Division review of this application, the 1949 structure is documented with the Florida Master Site File under ID SJ03941. In 2000 it was recorded and marked as eligible as a contributor to a district but not for individual listing. However, since 2000 the Vilano Town Center area including Vilano Road has changed, potentially affecting the eligibility of a historic district. Additionally, the structure does not meet the criteria for a Significant Cultural Resource as defined by Section 3.01.04C in the St. Johns County Land Development Code (LDC). It is 50+ years old, and meets one of the seven qualities of integrity (location). To be eligible for a Significant Cultural Resource a resource must meet 3 of the seven qualities and at least one of the 9 criterion described in section 3.01.04.c.a-i of the LDC. The proposed paint, landscape modification, entry doors, fences, and signage is therefore permissible for 176 Vilano Road as it will have no adverse effect to a Significant Cultural Resource and does not impact the eligibility to contribute to a potential district.

Architectural Style

The existing building design does not appear consistent with Florida Vernacular, Art Moderne, or Art Deco, which are the preferred architectural styles; however, is an existing building with history in Vilano Beach. Due to the request being for paint, landscaping, entry doors, fencing, and signage for an existing building, the County did not request an independent architectural study.

Color Options

The Applicant has provided a color pallet for the DRB consideration and approval. The rendering show the details and use of the colors on the existing building. The colors appear consistent with the Vilano Beach Town Center. The applicant has requested:

Cotton White SW 7104 for the building
Shamrock SW 6454 (dark green) for the panels
Kingdom Gold SW 6698 for the panel accent
Dark Walnut SW 2716 for the new entry doors.

Signage

The applicant proposes one 12” metal signage stating IRISH PUB and street address signage. This signage complies with the LDC standards.

Parking

The proposed site plan provides 18 parking spaces. The building contains approximately 824 square feet. Section 3.10.05.J.1 of the LDC requires in part, there shall be a minimum of 2 off street parking spaces per 1,000 square feet of non-residential space.... There appears to be sufficient parking.

Landscape

The applicant did not provide landscape plans. The following landscape requirements per Section 3.10.05.L of the LDC apply to the project.

- a) Minimum tree planting size is 8-10' in height, 3".
- b) Where palms are used, only palms up to 60% of the total required trees will receive tree inch credit.
- c) Palms may be substituted for canopy trees, provided that each required canopy tree is replaced with a cluster of 3 or more palms.
- d) Street Trees shall be Cabbage Palms with a clear trunk of 12-18'.
- e) A row of parking spaces not abutting perimeter landscape areas shall be terminated on each end by a terminal tree island no less than 5' in width. At least one tree is required in the islands.
- f) Within each parking area 5,000 square feet or larger there shall be a minimum of 10% landscape area.

Landscaping will need to be reviewed by the DRB in future.

Applicable Code Sections:

Section 3.10.04.A.4. The existing building appears to be Building Type II, Commercial.

Section 3.10.04.A.8. HVAC shall be screened in accordance with this section and will be reviewed with the construction plan review.

Section 3.10.04.A.9. Transmission, phone and cable boxes will be placed in the rear of the development and decorated in a manner compatible with the architectural style of the building. These utility elements are not shown on the site plan. The DRB may want to ask the applicant to provide where such utility elements are located and how those are screened.

Section 3.10.04.A.10. Chain-length, barbed wire or similar fencing is not proposed with this plan. The applicant should provide further details of the proposed 36" screen fence with composite cover.

Section 3.10.04.A.11. The applicant provided a lighting plan showing wall mounted light features, recessed uplight, recessed step light, and pennant drum features. The applicant did not provide pictures of these light features. In addition, all exterior and 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.

Section 3.10.04.A.12 & 13. Pedestrian accessways and streetscape elements were provided with the construction plans and may require modification for compliance with the Land Development Code.

Section 3.10.04.A.14. Balconies, windows and porches are provided in the renderings and elevation drawings for your review.

Section 3.10.04.A.15. There are no drive-in facilities.

Section 3.10.04.A.16. Signage plans were submitted. Please see above staff comments.

Section 3.10.04.A.17. Accessways, driveways and access points are shown on the site plan.

Section 3.10.04.A.18. Gas station is not proposed.

Section 3.10.05.A-F Site Development Criteria. The existing building appears to be Building Type II, Commercial.

Section 3.10.05.G. Architectural Standards. Three styles are allowed within the Vilano Beach TCMU, Art Deco, Art Moderne, or Florida Vernacular also known as Old Florida Beach. The DRB must approve new buildings and renovations according to these styles. The DRB shall consider:

1. expert testimony regarding the authenticity of the architectural design,
2. documented patterns for Art Deco, Art Moderne, or Florida Vernacular,
3. the aesthetics of the proposed building or renovation,
4. its contribution to the objectives of the VBTC Overlay District.

The building and the proposed improvements have elements of the Art Deco architectural style, which is acceptable for the Vilano Beach Town Center. Overall, it appears the design components are compatible with the character of the Vilano Beach Town Center.

Section 3.10.05.J. Parking. Parking complies with the LDC.

Section 3.10.05.L. Landscape. Landscaping will need to be reviewed by the DRB.

Section 3.10.08.B. Required Pre-application Meeting. A Pre-Application with the DRB Meeting was not held.

The applicant submitted the required documents for DRB review, which include the following:

Site Plan
Floor Plan
Elevation Plans
Color Pallet
Application

CORRESPONDENCE

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **VBTCDR 2024-01 – 176 Vilano Road Exterior Finishes** as described within the application, provided:

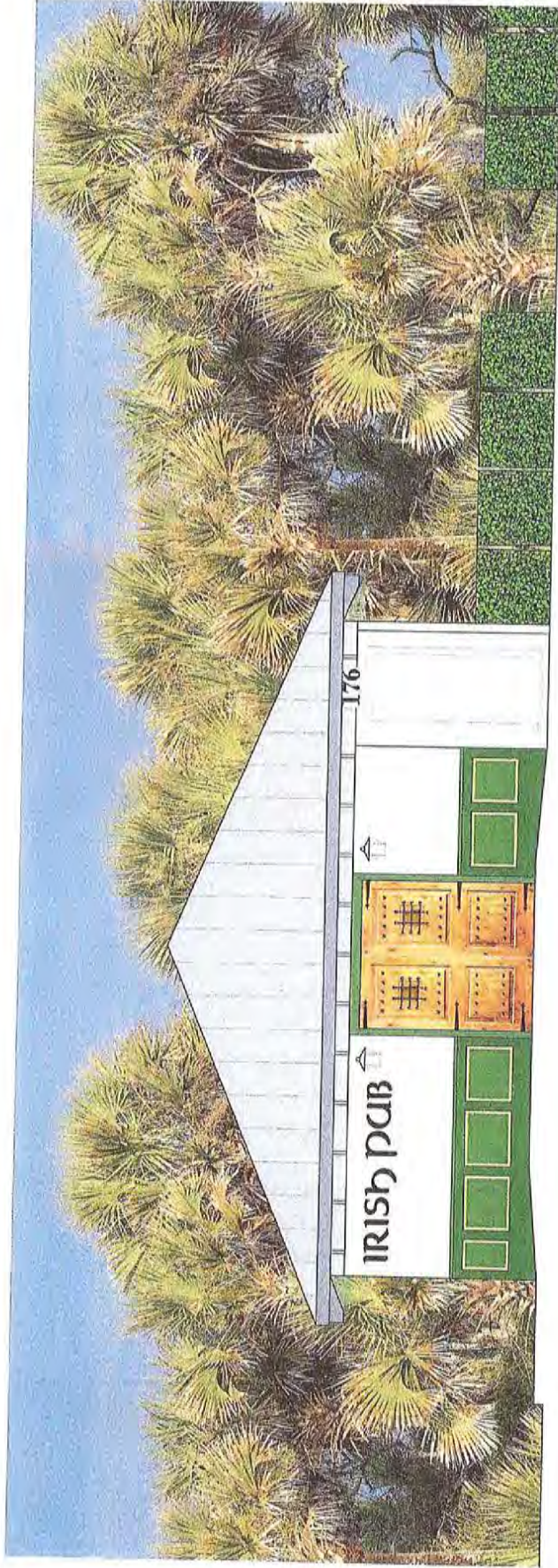
- The request complies with Section 3.10 of the St. Johns County Land Development Code, and is consistent with the intent and purpose of the Overlay District.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny, **VBTCDR 2024-01 – 176 Vilano Road Exterior Finishes** as described within the application, provided:

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

The Board may consider additional conditions and findings.



ENTRY ELEVATION

PAIN T COLORS :

Body : "COTTON WHITE" SW 7104

PANELS, TRIM, CASES : "SHAMROCK" SW 6454 (Dark Green)

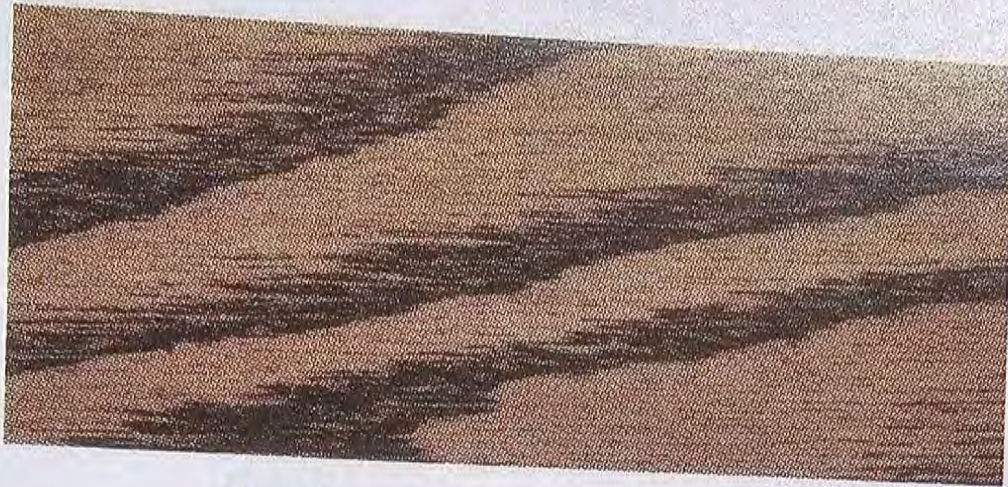
PANEL ACCENTS : "KINGDOM GOLD" SW 6698

NEW ENTRY DOORS "DARK WALNUT" 2716 (STAIN)

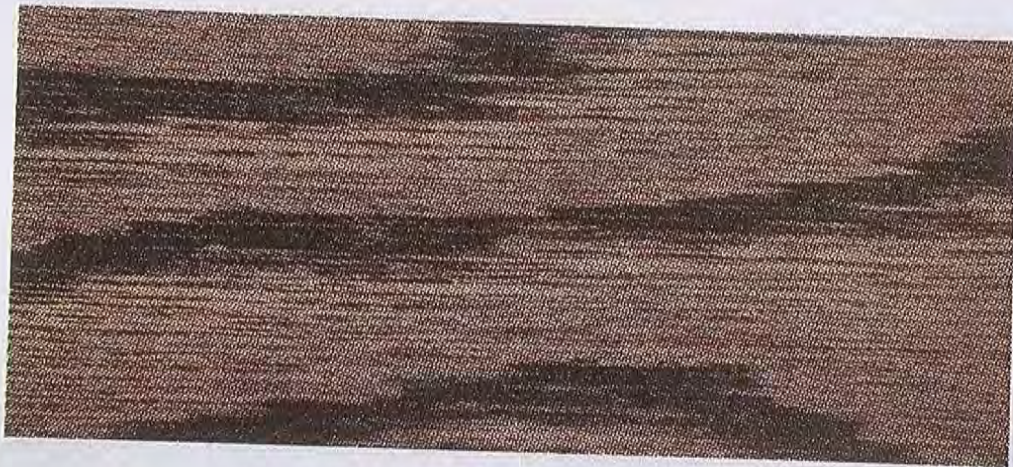


ENTRY ELEVATION

Walnut 439



Red Mahogany 225



Dark Walnut 2716

SW 6454
Shamrock

158-C7

SW 6698
Kingdom Gold

137-C5

SW 7104
Cotton White

265-C1



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 12-14-23 Overlay District VILANO BEACH Property ID No (Strap) 1481900090
 Applicant BRIAN NELIGAN Phone Number 904 568 8700
 Address 450 SR 16 Fax Number _____
 City St Aug. State FL Zip Code 32084 E-mail neliganproperties@gmail.com

Project Name EXTERIOR FINISHES

Project Address & Location 176 VILANO ROAD ST AVE 320

- 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)

EXTERIOR PAINTING / LANDSCAPE MODIFICATIONS
ENTRY DOORS / FENCES / SIGNAGE

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

[Signature]

Signed By

Printed or typed name(s) BRAND NELIGAN

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

Phone Number 904 568 8700 Fax Number _____ E-mail neliganproperties@gmail.com
 Postal Address 450 SR 16 Name BRIAN NELIGAN
 City St Aug State FL Zip Code 32084

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: _____