



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT

August 14, 2024 Public Meeting
VBTCDR 2024-07 Haley's Court

To: North Coastal Design Review Board
Staff: Evan Walsnovich, Planner
Date: August 1, 2024

Applicant: Damon Lee
161 Lawn Ave.
St. Augustine, FL 32084

Location: 150 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 improvements to the property located at 150 Vilano Road, known as Haley's Court. They are proposing changes that involve adding new parking spaces and associated landscaping.

Staff Review

Planning Division: Overall it appears the proposed aspects of the project comply with the purpose and intent of the Vilano Beach Town Center Overlay District. The current character of the property is a staple of the Town Center area, and it appears the character will be maintained through these proposed changes. All proposed changes can be seen in the attached documents.

Parking Spaces

The Applicant is looking to expand the amount of parking spaces offered to their guests and alleviate some of the parking strain in this area of the Vilano Beach community.

Landscaping

Through new landscaping, the applicant is looking to improve the site as it is seen from Vivian Browning Avenue. A mixture of trees, shrubs, and sod as shown in the provided site plan and planting schedule.

Applicable Code Sections:

LDC Section 3.10.04.A - General Standards (provided in part)

10. Chain link, barbed wire and similar fencing materials shall not be allowed within the District. *Proposed fencing complies with this standard.*

11. Exterior lighting shall be downward facing and designed to encourage outdoor activity during evening hours, although exterior lighting of parking areas shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Lighting shall not be directly seen at ground level more than one hundred (100)

yards from the light location. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures. *Informational; there is no lighting proposed at this time.*

LDC Section 3.10.05.L – Landscaping Standards (provided in part)

4. General Standards and Guidelines:

a. Plant Species:

(3) A minimum of 50% of the required trees shall be native species, or hybrids or cultivars of native species. No species excluded from the Protected Tree definition (except slash pines) may be used to meet this standard.

(5) Non-living ground cover, such as rocks, gravel, and mulch, may be used in combination with living plant material. The use of artificial plants shall not be permitted to meet any of the landscaping requirements.

b. Minimum Number of Trees: There shall be a requirement of at least eighty (80) Tree Inches per acre, unless technically infeasible as determined by the County Administrator. Additional regulations are required in Section 4.01.05.

h. Street Trees:

(1) Where required by this ordinance, a Street Tree shall be a Cabbage Palm (*Sabal palmetto*) with a clear trunk dimension of between twelve (12) feet and eighteen (18) feet when measured from the finished street elevation directly below the Street Tree.

(2) Street Trees required in a sidewalk area shall be planted in a random pattern within the required planting area on average twenty (20) feet on center. Required Street Trees not in a sidewalk area may be planted closer together, provided all other requirements of this section are satisfied.

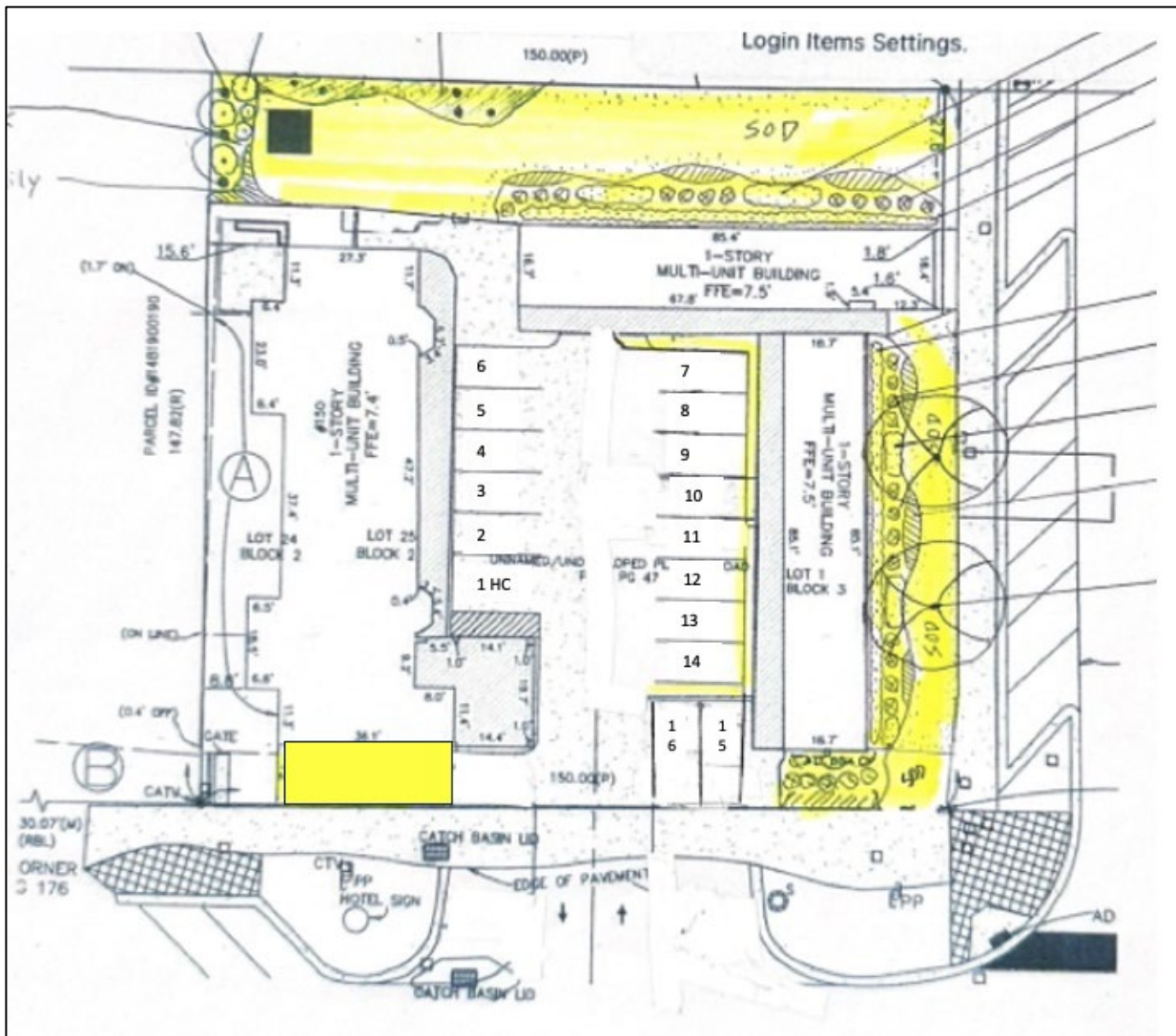
i. Shrubs: When used for screening purposes, shrubs shall be cold tolerant and non-deciduous and have a minimum height of twenty-four (24) inches at the time of planting and shall be spaced a maximum of three (3) feet on center.

j. Ground Cover Plants: Ground cover plants shall be spaced so as to present a finished appearance and have reasonably complete coverage within one (1) year after planting. The use of any non-living ground cover such as mulch, gravel, rocks, etc. shall be in conjunction with living plants so as to cover exposed soil.

Staff review shows there are no comments on this application. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

- Application
- Survey
- Proposed Changes

PROPOSED SITE PLAN



Sym	Qty	Trees	Specs.	Cont. Size
SP	3	Sabal Palm	10-16' ht.	B&B
QV	2	Live Oak	15' ht.	4"

Sym	Qty	Shrubs & Groundcovers	Specs.	Cont. Size
LI	5	Patio Ligustrum	Varying ht. and spd.	30 gal
PM	90	Podocarpus		7 gal
NO	45	Petite Pink Oleander		3 gal
JC	225	Blue Pacific Juniper		1 gal
SR	6	Silver Saw palmetto		15 gal
ZP	50	Coontie Fern		3 gal
DI	35	Flax Lily		1 gal
SA	50	Seasonal Annuals		

Sym	Qty	Other Material	Specs.	Cont. Size
IRRI	1	Irrigation System	Per Plan (Point of Connection Provided by others)	

Sym	Qty	Other Material	Specs.	Cont. Size
SOD1	5,500	Bimini Bermuda	Contractor to measure, field verify	Sq. Ft.
MULCH	105	Pine Straw	Contractor to measure, field verify	Cu. Yd.
Rock	2	Coquina Bolder	2-3'	

The applicant is intending to add parking spaces 7 through 14 as numbered on the plan above, spaces 1 to 6, 15, and 16 are already existing on the site. Those other areas marked with yellow are where they propose to add the new landscaping materials shown in the planning schedule that is also provided above.

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 2024-07 Haley's Court**, 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 2024-07 Haley's Court**, provided:

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