



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT
August 14, 2024 Public Meeting
VBTCDR 2024-09 Breakwater Villas Fountain Replacement

To: North Coastal Design Review Board
Staff: Trevor Steven, Planner
Date: August 1, 2024

Applicant: Jason Tankersley
ELM, Inc.
Jacksonville, FL 32207

Location: South side of Vilano Road, west of Loja Street
FLUM: Town Center Mixed Use (TCMU)
Zoning: TCMU

Applicable Land Development Code Standards: Part 3.10.00: Vilano Beach Town Center Overlay

Summary of Request: Requesting design approval for the replacement fountain located within Breakwater Villas (AKA Vilano Beach Townhomes).

STAFF REVIEW

Planning Division: The architectural design for the last portion of the Breakwater Villas Townhome development was discussed and approved at the April 12, 2023 NCDRB meeting. At that time, there was also discussion over the fountain that would be provided. The Board approved the design of the townhome development as submitted, with one exception being the fountain replacement, which would be reviewed at a later date.

Landscape/Hardscape & Fountain

Environmental Staff shall complete full review of landscape plans with future construction plan submittals.

The streetscape of the sidewalks surrounding the project are proposed reused glass pavers and coquina sidewalks, which would match the streetscape design throughout the balance of the Town Center.

The proposed fountain is to replace a previously existing streetscape fountain. Per LDC Section 3.10.05.A.13, fountain elements are encouraged in the Vilano Town Center area to provide for bicycle and pedestrian activity. The proposed fountain appears to have the same mosaic tile pattern as the previous fountain, adds some optional seating for pedestrians, and will be visible from all sides of the walkway. Please see the below comparison of the fountain that used to exist with the two proposed replacement options:

Previous Fountain Design



Proposed Fountain Design



Proposed Fountain with Art Wall



Land Development Code Sections – for reference

LDC Section 3.10.04.A. – General Development Standards and Guidelines (provided in part)

13. All new development is encouraged to include streetscape elements that provide for bicycle and pedestrian activity, such as outdoor seating, bicycle racks, fountains, and public art. These elements should facilitate an increased level of activity during daytime and evening hours.

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.

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
Supporting Documents

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 2024-09 Breakwater Villas Fountain Replacement**, 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 2024-09 Breakwater Villas Fountain Replacement**, 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:
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:

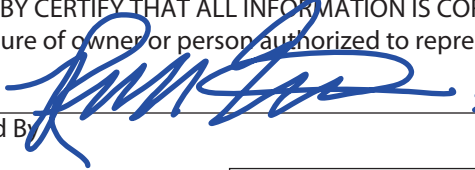
Describe Project and work proposed to be done (Provide additional information by attachment as needed)

Vilano Beach Townhomes (aka Breakwater Villas) is an infill development of forty-nine (49) townhomes comprised of ten (10) buildings located in Vilano Beach Town Center on 3.37 acres at the intersection of Loja Street and Vilano Road.

This submission is for the fountain replacement. The fountain has been relocated the western unit north of building #3. This item was initially reviewed as a workshop item at the April 2023 meeting. Two comments that directed the formal submission were:

1. A horizontal projected fountain stream was not desired. A cascading fountain stream was discussed and recognized.
2. Due to possible maintenance concerns in the future, a non-fountain replacement would also be recognized.

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:



