



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**VILANO BEACH TOWN CENTER OVERLAY DISTRICT**  
**January 11, 2023 Public Meeting**  
**VBTCDR 2022-09 Vilano Beach Townhomes**

**To:** North Coastal Design Review Board  
**Staff:** Sloane Stephens, Planner  
**Date:** January 3, 2023

**Applicant:** Russ Ervin  
ELM, Inc.  
Jacksonville, FL 32207

**Location:** 145 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.B – Building Height  
Section 3.10.05.G – Architectural Standards

**Summary of Request:** This item was tabled from the December 14, 2022 meeting. Request for design approval of the vertical development of 49 townhomes in the "Florida Vernacular Style", revised from VBTCDR 2021-03.

**Staff Review**

**Planning Division:** The applicant took the advice of the Board that was heard on December 14, 2022 and made alterations to the renderings for this updated submittal. The north elevation appears to have a more variable façade than was previously proposed per the request of the Board. Such changes appear to be consistent with LDC Section 3.10.05.G. Attached for review is a letter from the Applicant explaining the proposed changes, elevations of all four sides of the 3-unit building, and a comparison of the previously approved design to the newly proposed design.

Additionally, they have provided renderings of the 8-unit townhome to be discussed as a Workshop item. The Applicant has been advised to present renderings of all four sides of the 8-unit building on January 11. All renderings that have been provided by the Applicant thus far are attached to this Staff Report.

The proposed height options for the building remains the same as was presented at the December 14, 2022 meeting:

The applicant has provided two options regarding height. The first option has the roof of the three story building at a height of 37'6", with rooftop structures 10' above the roof, at a total height of 47'6". This option is in compliance with LDC Section 3.10.05.B8, stating, structures for rooftop uses shall be exempt from the height limit provided however that such structures do not extend over ten (10) feet in height above the roof nor cover more than twenty-five (25%) of the roof area.

The second height option shall require approval from the DRB. Per LDC Section 3.10.05.B6, for Florida vernacular design structures, the peak of the highest point of the roof shall not exceed 10 feet above the eave of the roof without approval of the Design Review Board. In this option, the height of the roof remains the same at 37'6", and proposes rooftop structures 10'5" above the roof, with the total height being 47'11".

### LDC Section 3.10.05.B – Building Height

1. Buildings shall be a maximum of three (3) stories above grade, and have a maximum height of 40 feet.
2. Buildings shall be a minimum of two stories above grade at the frontage line.
3. Where first floor residential uses are allowed and proposed, the first floor shall be raised above grade a minimum of 18”, with the building entrance accessed by a stoop, raised porch or raised or raised arcade.
4. The maximum height of a building shall be measured as the vertical distance from the lowest point of the established grade surrounding the perimeter of the building up to the top plate for the Florida Vernacular design structure or the roofline for Art deco design structures.
5. The height limitations for Art Deco and Art Moderne design structures do not apply to parapet walls provided that such walls do not exceed 10 feet above the roof.
6. For Florida vernacular design structures, the peak of the highest point of the roof shall not exceed 10 feet above the eave of the roof without approval of the Design Review Board. *Applicant is seeking DRB approval for a design option with the highest point of the roof exceeding 10 feet above the eave of the roof, at 10’ 5”.*
7. Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten (10) feet in height. Height limitations shall not apply to decorative vertical projections such as monuments, spires, cupolas, clock towers and observation towers as long as the tower is appropriately proportioned to the scale of the building, less than 225 sq. ft. in area, and the highest point of the tower does not exceed 60 feet above grade. *Applicant is seeking DRB approval for a design option with the highest point of the roof exceeding 10 feet above the eave of the roof, at 10’ 5”.*
8. Structures for rooftop uses shall be exempt from the height limit provided however that such structures do not extend over ten (10) feet in height above the roof nor cover more than twenty-five (25%) of the roof area. *Applicant is seeking DRB approval for a design option with the highest point of the roof exceeding 10 feet above the eave of the roof, at 10’ 5”.*
9. The ground floor story shall be no less than 12 feet in height from finished floor to finished ceiling.
10. Parking garages shall be measured in levels, with each level being counted as a story. Any parking garage levels that are fully concealed by a habitable story and use for a minimum depth of 20 feet from the frontage line are not restricted in the number of levels, provided that the overall height of the garage does not exceed the overall height of the habitable stories at the frontage line. *Not applicable, there is no proposed parking garage with this application.*

### 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. *Submitted drawings show ground floor height is 12 feet.*
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.
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. *Please see provided drawings/color pallette for exterior finish materials.*
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. *Exterior finishes appear consistent on all sides of the building.*
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. *The north elevation of the building appears to include fenestration on at least 25% of the façade.*
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.
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.
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.
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. *Where roofs are pitched, it appears proposed material is silver colored metal.*
12. Windows shall be recessed a minimum of two (2) inches and shall be vertical or square in proportions.
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.
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.
15. If shutters are used, they must be operable, sized to match the opening, and provided for all windows on a given wall.
16. All exterior doors, except garage doors, shall be hinged. All windows, except storefront windows shall be operable.
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.
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.

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.

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.

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.

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.

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  
Drawings

#### **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 2022-09 Vilano Beach Townhomes**, 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 2022-09 Vilano Beach Townhomes**, provided:

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



December 22, 2022

Ms. Sloane Stephens  
Planner | Growth Management  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine, Florida

Re: Breakwater Townhomes – Vilano Beach Town Center Architectural Review  
(VBTCDR) # 2022000009

\*Related applications: VBTCDR2021000003, VBTCDR 2019-04 VBTC Townhomes, NZVAR 2019-07  
VBTC Townhomes (These numbers are located in our Overlay District Review Application)

Ms. Stephens:

Please find attached updated architectural renderings for Breakwater Villas in the Vilano Beach Town Center. This is a follow-up submittal of the Three Unit townhome building along Vilano Road. ELM has incorporated design refinements based on comments and feedback from the December 14<sup>th</sup> public hearing. To clarify further, we are resubmitting the entire package (all buildings) identical to what was already approved, with the only modification and actual request to the DRB being the changes to the exterior façade of the three-unit building(s). Our intent is to obtain approval from DRB for the three-unit building which will allow us to commence vertical construction, and then follow up with the DRB shortly thereafter to present the remaining building layouts in keeping with adjustments made and approved in the three-unit building. The following is a list of design changes in the three unit building along with some architectural clarifications:

1. Third floor balcony on the front elevation has been reduced in size to break up the “long balcony” appearance as requested by the board.
2. With the balcony change there is a subtle adjustment to the terrace railings on the front façade. These railing openings have been repositioned to be centered over the balcony roofs below.
3. Window patterns have been adjusted creating more design variety with new window patterns. This provides more architectural variety in each townhome façade.
4. Side shutters have been added to a couple of the windows for more variety.
5. Colors and materials are the same as the original approved design except for painted fiber cement board siding on the upper levels. This is a value-add to the townhomes as fiber cement board siding is a more expensive solution compared to stucco, but much more durable and less susceptible to water intrusion in this coastal environment. (Stucco has been problematic in coastal Florida environments with water intrusion, cracking, and potential mold when used on large expanses.) Cement board has been proven to be superior and is appropriate as a Florida Vernacular exterior material.



6. Rooftop pergolas have been corbelled from the building (as opposed to attaching to the flat roofing material) in order to minimize the potential for water intrusion.
7. The first-floor wrap-around porch has been removed too because it doesn't fit on the site and removing it also facilitates better drainage.

As a part of the approval process the board requested proposed elevations of the eight-unit townhome. Although we will be seeking design approval for this building very soon, we are not in the position to submit it for final approval (along with the balance of Breakwater buildings). However, we are attaching to this submittal and conceptual elevation of the 8-unit building to capture the application of these same changes made to the three unit building so that the board can conceptualize how we view the largest building in our development. It is our intent to review this as a workshop item prior to submittal for final approvals, and would request that any comments, questions or concerns around the 8-unit building not be tied to any approval process in relation to the three unit building, but rather allow us to take any comments and implement them into our final submittal for the remaining site, while not slowing down vertical activity on the three unit building. With this directive we have developed a front elevation for the eight-unit townhome utilizing design components from the three-unit townhome.

We have provided the original approved eight-unit townhome elevation for comparison. It is our opinion these elevations are as close to the original as possible while still ensuring we create homes that are safe and low maintenance in our coastal environment.

We are very proud to present these townhomes and the value add they will bring to the Vilano Beach community. Please let us know if you need any further information or have any questions. We look forward to the next board meeting on January 11 and sharing these designs refinements with the board for final approval of the three-unit townhome.

Sincerely,

Russell Ervin  
Partner



Original Front Elevation



Proposed Front Elevation (North)



Front Elevation (North)



Side Elevation (East)



Side Elevation (West)



Rear Elevation (South)



Front Elevation (East)



Side Elevation (South)



Side Elevation (North)

# MATERIAL AND COLOR PALETTE LEGEND

①  <b>Raised Seam Metal Roof:</b> Berridge Prewathered Galvalume	②  <b>Stucco or Horizontal Siding:</b> Benjamin Moore 2140-70 Winter White	③  <b>Decorative Handrails:</b> Dark Bronze	④  <b>Bahama &amp; Decorative Shutters:</b> Benjamin Moore 2136-50 Colorado Grey Option 1	⑬  <b>Garage Doors:</b> Brown Wood Paint Option 1
⑥  <b>Windows:</b> Aluminium Clad or Vinyl Dark Bronze	⑦  <b>Chimneys (Optional):</b> Benjamin Moore 2140-70 Winter White	⑧  <b>Rooftop Trellis (Optional):</b> Benjamin Moore CSP-30 Espresso Bean	⑤  <b>Bahama &amp; Decorative Shutters:</b> Benjamin Moore 2144-30 Rosemary Sprig Option 2	⑭  <b>Garage Doors:</b> Painted Match Shutter Color Option 2
⑨  <b>Decorative Beams / Brackets:</b> Benjamin Moore CSP-30 Espresso Bean	⑩  <b>Sailcloth / Drapery (Optional):</b> TBD	⑪  <b>Decorative Front Doors:</b> Fiberglass Option 1	⑥  <b>Bahama &amp; Decorative Shutters:</b> Benjamin Moore 2150-40 Spring Dust Option 3	⑮  <b>Garage Doors:</b> Dark Bronze Option 3
⑫  <b>Patio Doors:</b> Aluminium Clad or Vinyl Dark Bronze	⑬  <b>Precast Stone Caps:</b>	⑫  <b>Decorative Front Doors:</b> Painted Match Shutter Color Option 2	⑦  <b>Bahama &amp; Decorative Shutters:</b> Benjamin Moore 2144-20 Eucalyptus Leaf Option 4	⑯  <b>Board &amp; Batten:</b> Benjamin Moore 2140-70 Winter White
⑭  <b>Decorative Columns:</b> Benjamin Moore CSP-30 Espresso Bean	⑮  <b>Fascia:</b> Benjamin Moore CSP-30 Espresso Bean	⑬  <b>Decorative Front Doors:</b> Dark Bronze Option 3	⑧  <b>Bahama &amp; Decorative Shutters:</b> Benjamin Moore 2140-10 Fatigue Green Option 5	