



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**VILANO BEACH TOWN CENTER OVERLAY DISTRICT**  
**November 8, 2023 Public Meeting**  
**VBTCDR 2023-06 - 176 Vilano Roof Replacement**

**To:** North Coastal Design Review Board  
**Staff:** Teresa Bishop, AICP, Planning Manager  
**Date:** November 3, 2023

**Applicant:** Brian and Mary Neligan  
176 Vilano Road  
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 to remove and replace an existing shingle roof with a new metal and panel roof.

**DRB Review:** Applicant is requesting design approval to remove and replace an existing shingle roof with a new metal and panel roof.

**Staff Review**

**Planning Division:** The applicant is requesting DRB review to remove and replace an existing shingle roof with a new metal and panel roof. The applicant is proposing a Metal Roof with an Ash Gray color. The property is located at 176 Vilano Road. Section 3.10.03.C.4 exempts replacement of roofs with similar roofing materials. The existing roof is a shingled material and is being replaced with a metal and panel roof, which requires DRB review. Section 3.10.05.G.11 provides pitched roofs are allowed and where used shall be of silver metal. According to the application, the applicant has chosen an Ash Gray color. The DRB will need to determine if this color is consistent with the Vilano Beach Town Center.

**Applicable Code Sections:**

Section 3.10.03.C. (in part). Exemptions: The following activities shall be exempt from review as required by this Part. In the event of any conflict related to an exempt activity, it shall be the responsibility of the County Administrator to determine that a proposed exempt activity is in compliance with this Part.

Section 3.10.03.C.4. Replacement of roofing with like roofing materials.

Section 3.10.05.G.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.

Section 3.10.08.C. Application and Permitting Requirements. The applicant submitted the required documents for DRB review, which include the following:

Application

Pictures of existing building and shingle roof

Color Pallet and desired color

**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 2023-06 - 176 Vilano Road Roof Replacement**, 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 2023-06 - 176 Vilano Road Roof Replacement**, 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.*



Application for Overlay District Review  
 Growth Management Department  
 Planning and Zoning Division  
 4040 Lewis Speedway, St. Augustine, FL 32084  
 Phone: (904) 209-0675; Fax: (904) 209-0576

RECEIVED  
 OCT 02 2023  
 BY: AH 1:28p

Date 9/29/2023 Overlay District Vilano Beach Property ID No (Strap) 1481900090  
 Applicant  Brian Neligan, Mary Neligan Phone Number 904-568-8145  
 Address 176, Vilano rd Fax Number N/A  
 City St. Augustine State FL Zip Code 32084 E-mail neliganproperties@gmail.com

Project Name 176 vilano rd roof replacement

Project Address & Location 176 vilano rd St. Augustine FL 32084

Type of Review  Commercial Use  Multi-family Use  Other:

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: Roof Replacement

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

Remove and Replace existing shingle roof with new metal panel roof.  
manufacturer - Armour Product description - metal panel .032 Aluminum  
FL Product Approval # - FL24397.4 color - ~~Grey~~ Ash Gray

Armour  
R16

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

Mary Neligan  
 Signed By

Printed or typed name(s) Brian Neligan & Mary Neligan

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

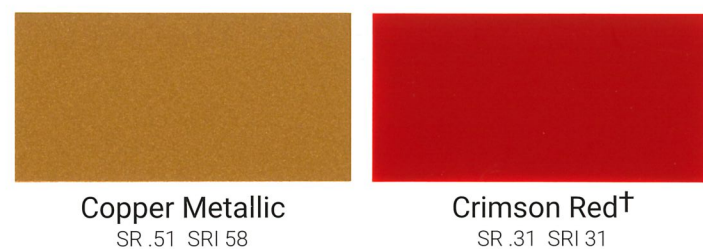
Please notify the Planning and Zoning Division at (904) 209-0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

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:

## Standard Colors (29 GA & 26 GA)



## Premium Colors\*



Please make final color selection from actual metal chips.

\* Extended lead times and minimum orders apply. † 26 gauge only.

**WARRANTY INFORMATION** 25 year Galvalume warranty, 30 year Aluminum warranty, 40 year limited paint warranty.



1<sup>st</sup> Coast Metal Roofing Supply • 186 SR 207 • East Palatka, FL 32131  
Phone: (386) 325-0242 • Fax: (386) 326-4260 • www.1stcoastmrs.com

© 2021 1<sup>st</sup> Coast Metal Roofing Supply  
All rights reserved.

## Kynar Colors



## Metallic Finishes



\*Premium color



Current Shingle Roof @ 176 Vilano rd