



Palm Valley Community Association Growth Management/Traffic & Roadway Update

Presentation/Discussion:

As noted on the agenda, the primary focus one the meeting was related to community concerns regarding the Resort Lifestyle Development proposed for the corner of Landrum and Palm Valley Rd.. Attendance included over 60 local residents.

An overview of the development along with the requested variances was provided as follows:

- Scope :** 124 unit assisted living facility on 8.32 acres located on the corner of Landrum Lane and Palm Valley Rd.
- Building Height :** Variance for 48ft vs. code of 35ft
- Building Length:** Variance to allow overall length greater than 1,000ft vs. code of 120
- Gross Floor Area:** 19,000 sq. ft./acre vs. code of 10,000 sq. ft./acre
- Number of Stories/
Minimum Yard
Requirements:** Current code does does not stipulate # of stories, as such the developer is seeking a variance to abide by a 2 story structure which has a requirement of 50ft.
- Accessory Use:** Current code does not allow for accessory structures or use to be closer to the roadway than the main structure. Developer is seeking variance to locate garage and parking closer to Landrum Lane.
- Required Separation:** A minimum distance of eight feet shall be provided between any building and its parking area. The applicant is seeking a Non-Zoning Variance to this provision to allow for a porte cochere.

The floor was opened to allow for comments and questions related to the development. The discussion centered around the specifics of the development, the variances being requested and the overall concern by the attendees regarding the impact of such a development in the community.

As a note, when polled through a show of hands, there was unanimous concerns to the development with strong objections to allowing the approval of the variances being requested.

Following the Q&A and general discussion, the focused was shifted to the development of a communication strategy to ensure broader public awareness and to effectively communicate community objection to the Board of County Commissioners prior to the December 15 meeting.

The strategy centered on a focused communication, via email or phone call, to each of the BCC members prior to the 12/15 hearing. Attendees were encouraged to inform their friends and neighbors about the development and/or to work with their HOA's to increase greater awareness and involvement.

In addition, the discussion focused on the need for a large contingent of citizens to be present and speak at the hearing. As part of that discussion, via a show of hands, approximately 2/3rds of the attendees anticipated that they would attend the hearing and present their concerns and objections.

Attached to these minutes are additional details related to the development as well as sample letters that were received by the PZA from citizens objecting to the development.

A link to the SJC BCC web site is:

<http://www.co.st-johns.fl.us/Commissioners/index.aspx#.VI8aVISg-i4>

Specific Contact information for the county commissioners is as follows:



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BCC Meeting Details:

Date: 12/15/15

Time: Meeting begins at 9:00.
A detail agenda will be provided as soon as it is published.
Location: County Auditorium, 500 San Sebastian View, St Augustine, FL

Review of Action Teams

Sidewalk

Anastasia O'Connor provided an update on recent discussions that she has had with SJC Roadway & Bridges related to the potential for some public/private funding of sidewalks extending from Bear Pen Rd. , down the east side of Palm Valley, to Landrum. The discussion centered around having a detailed estimate of the construction costs which the county has agreed to have performed by one of their primary contractors.

The update provided by the SJC and the contractor is that to complete a segment on the east side of Palm Valley Rd. between Sawbill Palm Dr. to Bear Pen Rd is approximately \$150K. As part of the discussion, an alternative approach was reviewed that would divide this into two smaller projects.

Section 1 would provide a segment on the east side of Palm Valley Road that would fill in a gap between two developments, Las Palmas and The Estate. Section 2 would provide for a segment on the west side of Palm Valley Rd. between the Presbyterian Church that would include a cross-walk to the existing sidewalk on the east side at Strong Branch Dr. and another crosswalk at Bear Pend Road. The ball park estimate for that alternative is currently between \$30-\$45K.

The proposal will be evaluated at completion and presented to participating HOA's and the PVCA for consideration and further discussion with SJC on funding approaches.

Pedestrian Pathways ("Palm Valley Greenway Connection")

Deb Chapin, Jennifer Bruno provided an update on the ongoing research related to potential feasibility for a pedestrian pathway through Palm Valley. As stated in last months minutes, preliminary discussions have been held with the East Coast Greenway Alliance as well as other agencies to better understand what other communities have done and how to best structure such an initiative for Palm Valley. Further discussions are being planned with the TPO and SJC County Organizations. Next Steps include scheduling meeting with SJC, PGA, FL Park & Rec & the ECGA (East Coast Greenway Alliance).

The next step for the initiative is focusing on scheduling an informational meeting that would include HOA's in the community to gain their explicit support. The current expectation is that this meeting would be held in the Nov/Dec timeframe. A subsequent meeting would be scheduled with the PGA as a follow on to formally gaining explicit HOA support.

Background on Path Ways Initiative

The overall vision of the PVGC (Palm Valley Greenway Connection) is to identify access and develop recreational pathways that enable connectivity to residents/communities. This infrastructure could provide recreational pathways for pedestrian, bicycle, and possibly equestrians. The access-way(s) will provide a safe route free from high-speed vehicle use (traffic-separated greenway). These pathways will further provide opt-in access to several neighborhoods.

The team has identified a proposed access-way that '*mainly*' encompasses land being acquired and owned by PGA/TPC, easement of power lines - controlled by Players Club, small easement of one owner on S. Wilderness Trail. The path could provide potential access to neighborhoods and residents in Palm Valley including Payasada, Sawgrass, St. John's Plantation, Palm Valley Gardens, Montura, Roscoe Richmond Homes development?, Hanover Forest, various residents on the west side of Roscoe/Intercoastal area, TPC Future Dev. and more. Additionally, the path could provide connectivity to several community schools and services such as Ocean Palms, Landrum (incl. rec fields), Accotink, Bolles School, TPC, YMCA, PGA Senior Comm. Ctr. Further "tie-ins" through sidewalk development can provide access to Palmer Academy, Old Palm Valley, churches and other neighborhoods, to be identified. Once main pathways are established, the existing sidewalk infrastructure could enable pedestrians and bicycles to continue to the Palm Valley Bridge, Mickler Beach, A1A and on to Nocatee and additional trails that exist throughout Nocatee and Guana.

Development Tracking Update

Current Developments:

Waters Edge (South of 210 Bridge) - 14 units on 2.8 acres. No new date has been requested for PZA review. **An updated proposal has been resubmitted to the Growth Management as of 10/2 and is currently under review.** Initial observations is that the developer is still proposing the same level of density.

Resort Lifestyle (Landrum & Palm Valley Rd.) 130 Unit Assisted Living Facility on 8.4 acres. Variances include, building length, height, buffer, etc. Recent engineering and other materials have been provided to the county planners along with specific responses. BCC hearing scheduled for 12/15.

Palm Cove (Palm Valley Rd next to Presbyterian Church) - 37 units on 10.3 acres. Variances relate to density. Developer is looking to leverage LEED (Energy Credits) to

increase density from the allowed 27 units to the current request. No major changes related to key variances have been noted. No hearing date has been scheduled

Possum Trot - Approved

Rezoning request form OR (Open Rural to a Planned Unit Development (PUD) consisting of 24 units on 13.3 acres. N

Palm Valley Gardens - Approved

(North Roscoe between Canal and Solano) - Rezone from OR to PUD consisting of 8 units on 5 acres.

Eagles Cove - Approved

(4601 - 4635 Palm Valley Rd) 18 units on 10 acres. Hearing related to variances for Eagle Sanctuary was held on 6/18.

Traffic & Roadway

Rita Friedman provide an update on SJC Sherrif's traffic management activities within Palm Valley.

As requested, Traffic management has conducted two speed enforcement activities on Roscoe and 210 in an effort to reduce speeding. The actions resulted in numerous warnings and speeding tickets. Addition actions scheduled for December include speed warning trailers to be positioned on Roscoe and 210 in conjunction with additional speed enforcement activities.

Open Discussion/New Topics

No new topics

Next Meeting: **Tentative Date, Tuesday January 19th, Palm Valley Community Center. Meeting date and time to be confirmed in early January**

Scheduled Development Presentation - Palm Cove at January Meeting