



Palm Valley Community Association Growth Management/Traffic & Roadway Meeting Minutes

The committee meeting was held at 7:00 pm in the Community Center on August 25th.

Attendees:

Brian Hurdis
Erica Marino

Brian Anderson
Deb Chapin

Tyler Nilsson
Martha Harden

Pam Marrot
Garry Phillips

Developer Presentation

No Developer Presentation

Review of Action Teams

Sidewalk

Since the defeat of the sales tax bill and summertime conflicts, the effort related to the sidewalk on Palm Valley Rd has been on hold. Related to that, a related parallel effort is underway related to the potential for a Pedestrian Pathway has been initiated. The plan is to convene a meeting of the Sidewalk Action Committee before the next GMTRAC meeting to reassess the approach.

Pedestrian Pathways

As previously mentioned, an exploratory effort is underway championed by Deb Chapin to explore the feasibility of a multi-use pathway.

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.

Next Steps include scheduling meeting with SJC, PGA, FL Park & Rec & the ECGA (East Coast Greenway Alliance).

PVCA Position Letter

As noted in previous meetings, a letter related to the PVCA position on density and related traffic was created as a result of the survey which was conducted earlier this year. The letter was circulated to the GMCTAC for comments and was subsequently reviewed and approved by the PVCA board for distribution. Since then the letter has been distributed to Suzanne Konchan and the SJC Growth Management Team as well as to County Commissioner Jay Morris as part of a meeting that Garry Phillips and Brian Hurdis had with him regarding developments within District 4 and related traffic issues.

Development Tracking Update

The current active developments were discussed. Since the last meeting, with one exception, there has been no major changes in the status or definition of any of the developments.

The one development that has progressed in the approval process (Palm Valley Gardens) is scheduled to go before the Planning & Zoning Agency Board on September 3rd. Brian Hurdis & Greg Leonard plan on attending and representing the PVCA position.

Current Developments:

Waters Edge (South of 210 Bridge) - 14 units on 2.8 acres. No new date has been requested for PZA review. Request remains for rezoning from Commercial to RS-3 as part of a PUD. Key variances are density as well as issues related to buffer space and recreational areas.

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. No hearing date has been scheduled.

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 - Rezoning request form OR (Open Rural to a Planned Unit Development (PUD) consisting of 24 units on 13.3 acres. No variances currently identified. Concurrency review complete

Palm Valley Gardens - (North Roscoe between Canal and Solano) - Rezone from OR to PUD consisting of 8 units on 5 acres. Variance is density with 3 additional units being requested as part of credit related to a separate affordable housing development (PZA hearing scheduled for 9/3)

Eagles Cove - (4601 - 4635 Palm Valley Rd) 18 units on 10 acres. Hearing related to variances for Eagle Sanctuary was held on 6/18. Results from the meeting have not been communicated. No other hearing have been scheduled.

Twin Creeks - North and South of SR-210 between US-1 and I-95. Although the development is outside of Palm Valley it represents 1,250 single-family residential dwelling units, 1,030 multi-family residential dwelling units, 120 hotel rooms, 1,950,000 SF of flex industrial space, 989,000 SF of commercial space, and 700,000 SF of office space adjacent to Nocatee.

Traffic & Roadway

CTTF (Citizens Traffic Task Force) - Gary provided an update related to the current status. Since the last GMTRAC meeting a meeting with the NE FL TPO (Traffic Planning Office) was held to review the strategy with Greg Shiffield and his staff which included a number of related agencies including FDOT. The purpose of the initial meeting was to introduce the CTTF strategy and to work out terms of engagement going forward. A follow up meeting is scheduled on 9/4 to review action items and the potential for expanding the existing traffic study approved for North Ponte Vedra Beach & Ponte Vedra Lakes to cover the Palm Valley area.

Traffic Concerns

A brief discussion was held regarding a general list of traffic management/enforcement concerns related to stop sign adherence and speed control. As part of that, it was discussed that it would be helpful to gain an introduction at a future meeting to the new area commander, for the SJC Sheriff's Office that is now assigned to the Palm Valley area. Brian Hurdis will coordinate with Sam Williams to coordinate.

Open Discussion Items

None

Next Meeting:

**September 29th 7-9pm Palm Valley Community Center
Scheduled Development Presentation - None at this time**