



## Palm Valley Community Association Growth Management/Traffic & Roadway Update

### **Presentation/Discussion: St John's Sherrif's Office**

Sgt. Jay Lawing and Officer Chris Wensil were both in attendance and provided a valuable overview of the support structure for NE St John's County and specifically Palm Valley.

Following the overview, specific traffic issues related to Palmer Academy, Ocean Palms and Landrum schools were discussed. The officers provided insight as to what steps have been taken to best optimize the traffic situation and the difficulty of implementing further control measures given the increase in overall volume of both traffic and students.

In addition, there was specific discussion relating to the increase in traffic speed and illegal passing incidents that is taking place on Roscoe along with the observation that traffic enforcement has not been as active with radar in the past months. Sgt. Lawing committed to following up with the Traffic Enforcement to help prioritize Roscoe and Palm Valley roads.

As part of the discussion, Sgt. Lawing provided his contact information below for residents to communicate any concerns or future questions:

Sgt. Jay Lawing  
[JLawing@sjsso.org](mailto:JLawing@sjsso.org)  
904 824 8304

### **Review of Action Teams**

[Pedestrian Pathways \("Palm Valley Greenway Connection"\)](#)

Deb Chapin, Pam Marrot and Jennifer Bruno provided an update on the ongoing research related to potential feasibility for a pedestrian pathway through Palm Valley. 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).

#### 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**

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) went before the Planning & Zoning Agency Board on September 3rd. Brian Hurdis & Garry Philips attended and represented the PVCA's objection to the variances being sought and the application of Affordable Housing Credits as a means to increase density in a non-adjacent development.

## **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. 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 from OR (Open Rural to a Planned Unit Development (PUD) consisting of 24 units on 13.3 acres. No variances currently identified. Concurrency review complete. Hearing scheduled for BCC Hearing on 9/15

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 held on 9/3. Brian Hurdis & Garry Phillips represented PVCA and expressed concerns over density and application of density bonus. PZA vote was unanimous in favor of development. **BCC hearing scheduled for 9/15.**

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.

## **Traffic & Roadway**

Jim Sabo and Brian Hurdis provided an update on activities. As discussed, a press release outlining the current status of the CTF was released this week to local papers which will cover the recent meetings with TPO, FDOT and SCJ along with efforts that are underway with county and state agencies to budget for a traffic study for this section of SJC.

## **Open Discussion/New Topics**

### Planning & Zoning Agency Update

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 GMTRAC for comments and was subsequently reviewed and approved by the PVCA board for distribution.

As a follow up to the letter, Garry Philips and Brian Hurdis attended a recent SJC Planning & Zoning Agency hearing which they voice community objection to the Palm Valley Gardens development which is seeking to increase density over current zoning through a creative use of Affordable Housing Credits that would be derived from a development in St. Augustine.

With apparent little regard to community input, the PZA unanimously approved the proposal and related variances that, from the perspective of the PVCA, is a continuance of the pro-development/growth perspective of the PZA. In addition, there is the added concern that this could set a precedent for other developers to earn density credits using similar tactics.

The issue is that in order to generate sufficient influence and recognition, Palm Valley needs increased communication from our members and residents to both the PZA and the BCC to gain their attention and to ensure that our interests as residents and tax payers are being represented. In addition, greater representation at PZA and BCC meetings is critical to reinforce the messages as well.

Please keep in mind that the reality of the situation is that the PZA is on a first name basis with many of the developers and attorneys that present in front of the commission on a monthly basis. That being said, there is far less familiarity with the members of the communities that are being affected unless we make a concerted effort to express our views.

Going forward, we will be sending out notifications via email and the PVCA Website on upcoming meetings of both the PZA and BCC when there are specific developments that we, as a community organization, have objections to. In addition we will include contact information for both the PZA and BCC members such that calls and emails can be directed to them directly.

With that in mind, the BCC hearing on October 20th will have on its agenda a review of the Palm Valley Gardens development. Please send you concerns regarding the development to the Commissioners before the meeting and, if possible, plan on attending. Please reference the PVCA website ([palmvalleycommuntiy.org](http://palmvalleycommuntiy.org)) which will have links to the contact information of both PZA and BCC members as well as the meeting times and dates.

**Next Meeting: November 3, 7-9pm Palm Valley Community Center**

**Scheduled Development Presentation - None at this time**