



Palm Valley Community Association Growth Management/Traffic & Roadway Update

Presentation/Discussion: St John's Sheriff's Office

As a follow on to last meetings discussion with Sgt Lawing and Officer Chris Wensil , Cmdr. Brian Harrington who was unavailable at that time, attended the first part of the meeting to introduce himself as the new area commander for St Johns Sheriff's Office.

It was a productive discussion on local traffic issues which included an update that Cmdr Harrington was able to provide on Palmer Academy in that the School and the Parish are moving ahead with a program which will build out some of the adjacent property and provide for a "loop" inside the school grounds which will greatly facilitate reducing or eliminating the current congestion at drop-off and pick-up times.

In addition, there was a follow on 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. Cmdr. Harrington committed to following up with the Traffic Enforcement to help prioritize Roscoe and Palm Valley roads.

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

Cmdr. Brian Harrington
bharrington@sjsso.org
cell 904 209 1452
office 904 669 6803

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 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. It is currently expected that the estimate should be available later this month for possible review at next months meeting.

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).

A meeting was held with SCJ Growth Management, Traffic & Roadways and Parks& Recreation leadership On October 26th to brief those agencies on the initiative and to look for feedback and support. The meeting was productive and the agencies were supportive and provided feedback on how to approach the continued analysis. In addition, the agencies offered resources to assist in the further definition and research on the properties included in the proposed route.

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

Currently three of the six development that have been tracked have been approved by the PZA and the BCC. Palm Valley Gardens, Possum Trot and Eagles Cove are all proceeding.

A major project, Resort Lifestyles is proceeding through a number of reviews this month

ARC: 11/18 (Non Zoning Variance for a recommendation)

PZA: 11/19 (Zoning Variance for a recommendation)

BOCC: 12/15 (NZVAR and ZVAR for a determination)

Attached in the email with these minutes is a PDF of the site plan. Those members who wish to comment on the development should submit comments to the PZA and BCC members. Individuals are also encouraged to attend the meeting to express their views.

Meeting location and times can be found on the following link for SJC.

<http://www.co.st-johns.fl.us/Calendars+/gm.aspx>

Contact information for PZA Members:

<http://www.sjcfl.us/Operations/pzaboard.aspx>

Contact information for BCC members:

<http://www.co.st-johns.fl.us/Commissioners/index.aspx#.Vj9ReoSg-i4>

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. See hearing dates listed above and attached PDF of site plan.

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 from 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

Garry Philips provided an update on the Citizens Traffic Task Force. On that topic, a meeting between the CTF, the TTF (Traffic Task Force comprised of SJC County, FDOT, SJ Chamber of Commerce, TPO) is scheduled for November 12 with the intended purpose of focusing on next steps including funding for a comprehensive traffic study for the Ponte Vedra/Palm Valley area.

Open Discussion/New Topics

No new topics

Next Meeting: Tuesday, December 1, 7-9pm Palm Valley Community Center

Scheduled Development Presentation - None at this time