



Palm Valley Community Association Growth Management/Traffic & Roadway Update 2/24/16

Developer Presentation/Discussion:

As noted on the agenda, Representatives for the Palm Cove Development provided an updated presentation on the project. The presentation included additional detail on their intended “Green Certification” which supports a number of environmentally beneficial technologies in the infrastructure of the development as well as, in the construction of the individual homes.

As noted in past presentations and discussion, the development is currently approved for 20 single-family units on 10.3 acres (9 acres are buildable). Based on that initial approval, the developer is now seeking an additional density of 15 single-family units based on provisions in the SJC Land Development Code which provide for “Green Credits” that allow for up to 2x the density when certified and approved by the Board of County Commissioners. A key point that should be emphasized is that even though the SJC Land Use Code spells out the the density bonus and its application, the granting of such a bonus is at the discretion of the BCC and is not a direct entitlement.

Attached to these minutes are the presentation materials as well as the PUD description for the development.

Following the presentation, there was significant Q & A by the 45+ attendees related to the development and the continued general concern over developments requesting increased density.

Following the presentation the formal committee meeting opened with an open discussion related to the development. The discussion centered around the specifics of the development and the potential benefits to the community and, whether or not,

the benefits would justify the PVCA altering its current stance against requests for increased density. As a note, when polled through a show of hands at the meeting, there was near unanimous opposition related to the request for increased density.

As an action item, a broader electronic survey will be conducted over the next few weeks as a measure of more accurately capturing the perspective of the broader community.

Review of Action Teams

Pedestrian Pathways (“Palm Valley Greenway Connection”)

Deb Chapin provided an update on the ongoing research related to potential feasibility for a pedestrian pathway through Palm Valley. As stated in past 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 continuing 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.

Sidewalk

Anastasia O’Connor provided an update on recent discussions that she has had with SJC Roadway & Bridges related to the next steps. At this time, SJC has stated that there is a need for a detailed engineering study to develop the necessary requirements and estimates for completing the sidewalk on west side of Palm Valley Rd. With that in mind, the current challenge is to work with the county and private sources to raise the estimated \$50K.

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. As a note, there has been some level of renewed activity surrounding the original Commercial development that had been proposed for the property. No additional specifics are available on that at this time.

Palm Cove (Palm Valley Rd next to Presbyterian Church) - 5 units on 10.3 acres. Developer is looking to leverage “Green” (Environmental/Energy Credits) to increase density from the approved 20 units to the current request. No major changes related to

key variances have been noted. No hearing date has been scheduled. Potential dates for hearings begin in the April/May timeframe.

Traffic & Roadway

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

As requested, Traffic management has conducted speed enforcement activities on Roscoe and on 210 in an effort to reduce speeding. The actions resulted in numerous warnings and speeding tickets. Addition actions scheduled for February/March include additional speed enforcement activities on the 210 bridge and Neck Road.

Open Discussion/New Topics

Commercial Operations on 86 S. Roscoe

Significant concern was expressed by numerous attendees about the type of operation being conducted on the property. As discussed, the property is zoned as open real and, as such, can legally support a nursery operation under the current land use policy. The concern is that the observed nature of the operation is not in conformance with the land use designation. County officials are engaged and focused on ensuring clarity on the land use definitions and their specific application to this operation and are currently investigating a possible enforcement action. Local residents are encouraged to continue to contact SJC Code Enforcement when specific concerns are observed.

Next Meeting: TBD - Tentatively planned for 1st week in April.