



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

The committee meeting was held at 7:00 pm in the Community Center on June 23, 2015.

Attendees:

Brian Hurdis	Patty West	Bill West
Sheldon Friedman	Rita Friedman	Jennifer Bruno
Brian Anderson	Tyler Nilsson	Pam Marrot
Ridge Bolgiano		

Developer Presentation

The first segment of the meeting consisted of a Developer Presentation for “Palm Valley Gardens.

Brad Wester was the primary presenter representing the owner/developer. With Brad was Brian Burke of Burke Design, Jason Parry representing Mountain Star Capital (Lazarra Family, owner), Maria Coppola from Coppola/PR also representing Mountain Star.

The property is located on 54 & 58 N. Roscoe. The proposed development is to construct 8 homes on the two parcels which, when combined, represent 5.3 acres. The proposed development is focused on maintaining as much of the existing tree canopy as possible and will also maintain and utilize the existing driveway as the only entrance to the development. The anticipated price of the custom homes will be in the \$700-\$800 dollar range. At this time the decision related to selecting a single builder vs. owner/buyers selected builders for the project is still being decided. The development will maintain the existing retention pond and will be adding sidewalks and a boardwalk walking path through the development. It will not be a gated development and the focus is to develop a landscape plan for the buffer area abutting Roscoe that conforms to the

surround style. With that in mind, the developer solicited input from the attendees on how to best create a style for the buffer area as well as thoughts on signage.

Overall, the reaction from the attendees was best described as positive related to the development assuming that design suggestions are followed through and that no other variances are requested.

One note related to the property is that the increased density is being requested as part of an "Affordable Housing" project that is being proposed by the same developer in St. Augustine which allows for "credits" related to density in separate market-price based developments. The controversy is the geographical separation of the developments which is not necessarily defined in the current ordinance. In this case, the credit is provide an additional 3 units vs. the 5 that the current R1 zoning would allow for.

The developer committed to work at incorporating the design suggestions and would also provide notification as to other public meeting that are intended to be scheduled for the property.

The tentative timing for the development is approximately 18-24 months from time of approval of the development.

Following the developer presentation, the formal meeting was convened.

Review of Action Teams

Palm Valley Style:

Brief discussion related to current lack of progress due to scheduling conflicts. Focus to resume through the summer with emphasis on completing attributes and the inclusion of photo examples where possible. Attached to these minutes is a current draft of the document and relates pictures. Anyone wishing to contribute ideas related to the style should send them to Brian at this time.

Development Tracking Update

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

Bill West provided clarification related to the Resort Lifestyle Assisted Living Center being proposed on the corner of Landrum and Palm Valley Rd. Bill provided information related to clarification/updates on the overall length of the building as well as the overall height. As noted, the building length, as measured by the linear length of the overall structure is over 1,100 ft, were if measured by the length of the foot print the building is closer to 800 ft given the s-shaped nature of the structure. The building

height has been reduced at the highest most section to 42ft. As a note, both items still exceed current zoning restrictions and are being requested as variances.

Several follow-on discussion related to the project covered topics such as remaining concerns about the traffic & congestion that the intersection currently has and how the development could further contribute to the issue raising safety concerns especially when considered in conjunction with the adjacent Palm Cove development.

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.

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

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.

New - 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

Sidewalks: Anestasia O'Connor/Brian Hurdis

The update included a discussion on the defeat of the County Sales Tax Referendum that was voted down by the Board of County Commissioners. Within the earmarks to be funded by the proposal was the completion of the sidewalk on Palm Valley Rd. With out that funding, the campaign will continue to capture additional support by completing the update to the website and will focus on working with the county to encourage the use of the policy which allows for new developments to contribute to a specific sidewalk fund to reduce the wasteful patchwork development of “sidewalks to nowhere” as well as direct conversations with developers and other involved parties to directly contribute to the construction.

CTTF (Citizens Traffic Task Force) - Brian provided an update related to the current status. Since the last GMTRAC meeting two meeting have been held to review the strategy with Mike Wanchick and his staff. The outcome of that meeting is to engage both county and FDOT planners in a “brain storming” session to identify roadway improvements, as well as additional roadways to support the current and future growth in traffic. The meeting is to be scheduled sometime in July.

Open Discussion Items

PVCA Survey Results- As mentioned in last months meeting an electronic survey was developed and successfully completed. The web-based survey was sent to over 400 email addresses within the community, with the majority of them being current or past members but, also included, were recent emails captured as part of the social media activities underway by the Communication Committee.

The survey solicited feedback related to density of developments and traffic. Attached with these minutes are the results of the survey.

PVCA Position on Developments: As discussed at the last meeting a draft of the letter that would be sent by the Board to the County Administrators and County Commissioners was distributed to the GMTRAC committee for feedback which has been incorporated. As decided at the last meeting, the decision was to hold of the release of the letter until the survey was completed to ensure that the general consensus of the letter was consistent with the results. As you will see by looking at the attached results, we had an exceptional level of responses overall given that we received over 150 responses. In general, the survey confirmed the concern related to density and traffic.

The next step will be to resubmit the letter to the PVCA Board for final approval and official submittal.

Next Meeting:

**August 25th 7-9pm Palm Valley Community Center
Scheduled Development Presentation - None at this time
No Meeting Scheduled for July - Summer Break**