

PALM VALLEY COMMUNITY ASSOCIATION

MEETING MINUTES

APRIL 9, 2018

The meeting was called to order at 7:12pm. Mike Campbell updated us on the treasurer's report. Income for the month was greater than expenses. It consisted mostly of rent (PV Baptist Church, Davin Reed Karate and Farmer's Market). Expenses were due to some building repairs and extensive landscape maintenance.

Coalition update presented by Mary Kohnke

Meeting on April 17th with special guest SJC Tax Collector Dennis Hollingsworth, he will discuss the procedures involved with short term rentals and how the taxing unit is designed. He will also be able to address any other possible tax questions. May 21st and June 25th meetings will involve the SJC 2018 elections. The commissioner debates will be held in May and the June meeting will host school board members.

Oak Bridge presented by Nick Stamm and Hidden Oaks homeowners

There was a power point presentation outlining the proposed project. It involved the project proposal, overall project concerns and a call to action.

Project Proposal- 330 residential units, 15,000 sq. ft. of commercial and an increase in building height

Project Concerns- Traffic impact- No impact study as of yet and some roads and intersections are at critical capacity.

Environment- Majority of parcel covered by hardscape replacing green space. Developer is requesting a 20 year development window for project.

Drainage and Flooding- Additional strain on existing drainage and flood protection systems.

Building Height- Requesting a height variance of 58 ft., 35 is the current coastal code restriction.

Call to Action-

Group is requesting that concerned citizens reach out to county commissioners via email, letters or phone calls prior to BCC May 15th meeting.

Property owner David Miller was present at meeting and commented on a few key points. He remains focused on a 55 and over housing development along with some variation of commercial. He has reinvested approx. 2M into the golf course, tennis courts and surrounding Oak Bridge properties and is currently in the process of working with the county to revise the MDP Master Development Plan. This project will revisit the BCC on May 17.

GMTRAC update presented by Jayne Evans

Global Home of the PGA TOUR- Corporate offices will be located off of Palm Valley road on a portion of the current TPC parking lot. The proposed entrance will be situated near the county annex which was sold to the tour. This also includes the repositioning of the communication tower.

ARCCC 2018-06 Global Home of the PGA Tour Design approval for a 187,000 square foot office building with ponds, parking, and landscaping at the site on the northwest side of Palm Valley Road, northeast of Stadium Course Way and south of Corridor Road.

Panera Bread- Located in the mall parking lot just south of Bogey Grille. Project will go before the PV ARC again on April 25th at 5pm.

ARCCC 17-35 Panera Bread Café Design approval for new 3100 sf. restaurant building within the existing parking lot in the PV Point Shopping Center, plus associated parking, landscaping and signage; located at 880 A1A N.

Palm Valley Vet Hospital- Located in the Palm Valley Shops located off Mickler Rd. This item will be in front of the PZA Board in May.

ARCCC 2017-33 Palm Valley Vet Hospital Design -approval for 6,735 square foot addition to an existing 2,988 square foot building resulting in total of 9,733 square foot structure with associated parking and landscaping at 3783 Palm Valley Road.

Nominating Committee presented by Frank Eckstein

3 Board positions are up for election this year, president, treasurer and one member at large seat.

Current held seats are as follows-

President Deborah Lamir
Treasurer Ethel Campbell
Member at large Jim Sabo

Elected seats-

President Garry Phillips
Treasurer Ethel Campbell
Member at large Anastasia O'Connor (future secretary)

Public comment-

- Discussion involving increasing communication with area HOA's. Once again inviting them to have a seat at our monthly community meetings where vital information can be gained and shared with their HOA Homeowners.
- Are there any proposed changes for the Mickler Roundabout from a traffic standpoint based on the traffic survey conducted by the NFTPO? No, not at this time.
- PVCA 2018 survey is going to be shared and conducted with the Ponte Vedra Community Association. PVCA will revisit survey action plan at a later date.

Next PVCA meeting will be May 14th, 2018 at 7pm Comunity Center 148 Canal Blvd.

