

Palm Valley Community Association Survey Results

Overview

In representing the community's sentiment based on past surveys, the Palm Valley Community Association has taken a consistent stance with St Johns County that residents are against any increase in housing density over what is allowed in the current zoning.

A proposed development located on Palm Valley Road between Landrum Lane and the Presbyterian Church by the name of Palm Cove is currently approved for 20 units on approximately 10 acres. However, the developer is proposing a total of 35 units on the same acreage based on "green credits." These credits allow developers to achieve up to 2x density if they can certify that their construction meets specific criteria as put forth by the Florida Green Building Code Coalition. The certification focuses on overall energy efficiency of the development and its related infrastructure.

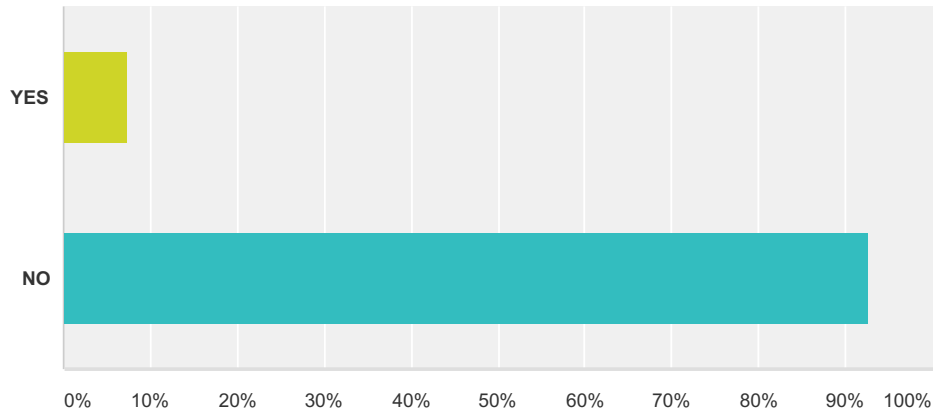
While the achievement of this certification could entitle the developer up to 2x the number of units, the granting of a bonus still remains at the discretion of the Board of County Commissioners.

The Palm Valley Community Association is requesting your feedback as to whether or not this type of development should be treated as an exception and supported by the community when attached to a request for increased density.

For more information, the presentation about the proposed Palm Cove development can be found here: [Palm Cove Development presentation](#) and the technical description can be found here: [Palm Cove PUD description](#).

The results and comments can be found on the next page.

Q1 Do you support the granting of increased density in Palm Valley for the Palm Cove development based on the current policy of “green credits”?



Answer Choices	Responses
YES	7%
NO	93%

Note: Not all residents left a comment. Those that did are reflected below. Names have been removed.

#	Would you like to leave a comment?	Date
1	Palm Valley road cannot handle the traffic it has as is. Also with no shoulder, or sidewalk it further deters from more development.	3/28/2016 3:25 PM
2	Take a look of what mr west did when he developed Old Palm Valley PD.....mixed nature(guna) with housing!,,,why was the land just south of us was allowed to be raped compared to mr west' new project to the north of us?	3/21/2016 7:59 PM
3	Development need to slow down as our schools are over crowded.	3/21/2016 6:59 PM
4	No!! it has too much of an impact on our infrastructure and its just a perk/out for builders to conform to current density at a huge cost/detriment to our community	3/21/2016 12:43 PM
5	We need to end the ongoing development in Palm Valley until the infrastructure can maintain the current increase in traffic and population.	3/21/2016 11:25 AM
6	So, we have "green buildings" adding many more automobiles to our already overcrowded 2 lane streets. Where is the density impact study?	3/21/2016 9:52 AM
7	Why have any restriction if you grant exceptions. To do so invites "gaming the system" with all sorts creative exceptions.	3/20/2016 8:19 PM
8	Traffic is terrible on Palm Valley Rd. now. After 4 PM I now go A1a South to Micklers so I hit the circle before the cars coming South on PVR. Get into the circle before them as they back up passed Landrum. More homes, more cars, more trips per day!	3/20/2016 1:40 PM
9	Hell no.	3/20/2016 11:14 AM
10	If 2x the number of units is allowed on this project it will be a stepping stone for more units in the future.It is getting crowded enough in Palm Valley and we don't want to lose the charm of living here.	3/20/2016 9:30 AM

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11	It is not a green development if it almost doubles the density.	3/20/2016 7:56 AM
12	Green credits won't do St. Johns County a lick of good and we will be left with a project that equates to fitting a round peg in a square hole. We should hold firm to the rules that are in place. Green doesn't always mean better; energy efficiency, while commendable does zero for more people, more cars, etc. Just like the label organic doesn't always mean better. Heck, I don't even support the approved 20 unit project!	3/20/2016 2:02 AM
13	This continued increase in density has got to stop. Our roads are insufficient as they are and cannot be widened to carry more traffic. Please stop the madness and let property values increase. My home is still below its 2005 value!!	3/19/2016 8:39 PM
14	Is there a compromise number between 20 and 35. That would seem a good way to utilize the credits without as much density increase.	3/19/2016 6:48 PM
15	Our roadways are already overloaded and we do not need to give exceptions for ANY reason.	3/19/2016 6:00 PM
16	our traffic is continuing to increase, this needs to be addressed. No extra homes are needed	3/19/2016 4:58 PM
17	Green credits do not enhance the area's highway infrastructure which is already congested from increasing development.	3/19/2016 4:33 PM
18	The green buildings techniques are great but they do not alleviate impacts on traffic, schools, congestion etc. The developer should allow the market decide the value of green building without the larger community experiencing the costs of higher density when the developers and homeowners of the community realizing most of the benefits.	3/19/2016 4:30 PM
19	Already Roscoe Rd. Is over taxed with the increase in traffic due to the Nocatee commuters. I really think the infrastructure is already at its max and the increase of an additional traffic would over burden the community. Further, the increase in sewage may not be able to be absorbed.	3/19/2016 4:22 PM
20	It's good they are green but keep the density low.	3/19/2016 3:45 PM
21	I do not like the increased density but I would encourage the green credits regardless.	3/19/2016 3:38 PM
22	The area already has an abundance of traffic related issues. There are no safety measures for children in regards to the excessively busy Palm valley Rd and no infrastructure to deal with this increase in traffic. There already seems to be an oversupply of houses with houses remaining unsold for expenses period of times	3/19/2016 3:32 PM
23	Sadly, we have too much traffic on that road already..	3/19/2016 3:28 PM
24	This will increase traffic on Palm Valley as well as limit the size of the homes. Traffic is already a problem with Nocatee growing. And smaller homes hurt comps for resale in the areas.	3/19/2016 3:21 PM
25	This request is in keeping with our community's goals regarding how we wish it to look in the future.	3/19/2016 2:19 PM
26	Would need more information to make a decision	3/19/2016 2:14 PM
27	Wouldn't that corner be a great location for a small community park? What a great investment in the future and an improvement to the quality of life for Palm Valley residents.	3/19/2016 1:03 PM
28	Thanks for all you do.	3/19/2016 12:19 PM
29	Too variance excepts waters down the community's appeal and hurts the entire community in the long run.	3/19/2016 11:32 AM
30	I am against any dwelling density increase, because it is detrimental to the already congested traffic on Palm Valley Rd. and over-crowded schools.	3/19/2016 11:14 AM
31	No to the increased density. Would prefer no more housing developments along 210, due to traffic congestion.	3/19/2016 10:59 AM
32	no matter how energy efficient it is, the increase in traffic load is becoming unbearable. Much more and I will need a stop light to get out of my driveway.	3/19/2016 10:54 AM
33	Our elected officials need to support the community and our desire to keep our quality of life.	3/19/2016 10:46 AM
34	Some increase may be appropriate for being but 2X seems too high; particularly since most new high end homes should be green anyway...	3/19/2016 10:41 AM
35	Yes, but only if there's a compromise between the 20 approved and the 35 units proposed	3/19/2016 9:50 AM
36	Absolutely not in favor of this. Palm Valley already has issues with school overcrowding and traffic with current levels. Should have a moratorium on new housing developments until these issues are addressed.	3/19/2016 9:44 AM
37	We do not have the land to increase our roads for the increased traffic. Stop any further development in palm valley and ponte vedra beach	3/19/2016 9:35 AM
38	Green credits are fine, but density in Palm Valley is the issue.	3/19/2016 9:34 AM

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39	Roads in this area are not able to handle the traffic on them at this point. Adding more density to the area would only make the situation worse.	3/19/2016 9:29 AM
40	make that hell no.	3/19/2016 8:56 AM
41	Any further development on 210 has to underwrite the widening of the road, properly provide water drainage and push through a sidewalk for the entire road. The county is not being proactive enough to manage the growth of 210/Palm Valley Rd.	3/19/2016 8:54 AM
42	Increasing the density of this development by nearly 2-fold will bring more people, pollution and transportation safety challenges to our community. Why would this benefit existing residents?!	3/19/2016 8:25 AM
43	Traffic is already too heavy in that area. 20 units is more than enough	3/19/2016 8:21 AM
44	The traffic in Ponte Vedra is already heavy. More density anywhere will only make things worse.	3/19/2016 8:21 AM
45	Thanks for all that you do!! We are really impressed with the professionalism that you guys have develop for the PVCA...your work is not going unnoticed and we really appreciate it!	3/19/2016 7:52 AM
46	We need to emphatically fight ALL multi-unit developments in Palm Valley	3/19/2016 7:49 AM
47	How much more traffic can our area handle?	3/19/2016 7:43 AM
48	The growing traffic density through Ponte Vedra Beach and Palm Valley argues strongly against permitting any development that will include housing units in excess of the number permitted under current zoning. Albert Aftoora	3/19/2016 7:39 AM
49	1. This request sets a dangerous precedence without addressing the stress it adds to the crowded roadways and wear on the community infrastructure. 2. Using LEED standards as method to gain greater profit from the land development circumvents the need to remain dedicated to the true rural character of the community in Palm Valley. This is not good for the community at large.	3/19/2016 7:35 AM
50	Unless the county plans on plowing a 4 lane road through the state park from the bridge to A1A then your looking at grid lock every morning on Palm Valley Road	3/18/2016 7:41 PM
51	Traffic is bad enough on Roscoe and Palm Valley Rd.	3/18/2016 4:05 PM
52	Palm Valley does not have the infrastructure in place for any more of these large developments. CR 210 is only a two lane "Country Road". The community was not intended for this amount of density. In addition, developers are taking down hundreds of trees and we are losing our wildlife. Our community is becoming sonovercrowded that we cannot exit our own neighborhoods as fast as we used to be able to due to the increased amount of on CR 210. I cannot and do not want to imagine what it would be like here if there was an emergency evacuation.	3/18/2016 3:05 PM
53	Although I support green construction and initiatives, I cannot support increased density. That just doesn't work in our community, there are no public transportation options or even sidewalks in place. These folks will be driving everywhere.	3/18/2016 2:08 PM
54	What we love about Palm Valley is rapidly disappearing. Developement can happen without cramming more and more into smaller spaces.	3/18/2016 7:21 AM
55	I am very concerned about increased light pollution, traffic on Palm Valley which is only one lane in each direction, and maintaining the characteristics that have made this a desirable neighborhood which is not increased density. Isn't this plot of land where there is an American bald eagle nest?	3/18/2016 7:06 AM
56	I actually believe the present zoning of a 1/2 acre per lot built should be increased to 1 acre per actual lot. In this way we will slow development but more importantly we will maintain our property values. Thus keeping Ponte Vedra Beach/Palm Valley the special place it is.	3/18/2016 2:22 AM
57	If we would only go by the guidelines already in place this would be a non issue.	3/17/2016 10:29 PM
58	There are too many developments going up on PVR. People do have the right to sell their land, however Palm Valley does not have the proper infrastructure for another huge development. We do not have walkways. CR210 is only a two lane road. If developers are taking advantage of the "green credits" then they are not at all interested in our beautiful green community. They are interested in filing their pockets only.	3/17/2016 9:04 PM
59	The environment is being recklessly destroyed by overbuilding. The roadways are becoming congested. Our safety is at risk because there is no way that we can escape a raging fire or flash flooding.	3/17/2016 8:58 PM
60	We really can't handle any more cars and once and exceptions made more will follow	3/17/2016 8:35 PM
61	Over building in smaller areas is only going to add to our already increase traffic, over crowding of schools, and not good for the environment.	3/17/2016 8:25 PM

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62	Green credits has no correlation to the significant increase in density and additional strain on existing resources. Why is it that every development immediately seeks variances after getting original design plans approved. Hold the developers to their original request. Draw the line in the sand, once we waiver on one we have then set a precedent for every other developer to request additional density based on "green credits"	3/17/2016 7:55 PM
63	We need to preserve the truly green space in the way of trees. Green construction is not a replacement for these things.	3/17/2016 7:40 PM
64	The county needs to hold the line on what the original zoning calls for!	3/17/2016 7:20 PM
65	Quit being so anti-development and quit wording survey questions that are so slanted and biased. A density of 3 to 3.5 units per acre is very low by any development standard. 4 to 6 per acre are common for townhomes and patio homes so 35 units on 10 acres is great. 20 units on 10 acres is ridiculous.	3/17/2016 7:15 PM
66	The idea of green credits is a very good one but it is not one size fits all. The overriding environmental factor in Palm Valley is that roadway to service the area is not adequate to current density. No amount of green credits address this issue. In fact their approval will serve to compound the problem.	3/17/2016 7:14 PM
67	We don't have the space, the roads, the sidewalks, the infrastructure to increase density. Keep all developments at a minimum number of units. Lower supply equals higher prices. Good for those of us already here.	3/17/2016 7:12 PM