

**NOCATEE MITIGATION CONTRIBUTION OPTIONS: CORRIDOR**  
**IMPROVEMENTS AND SIDEWALKS**  
**STAFF REPORT AND RECOMMENDATIONS**  
**February 11, 2011**

**BACKGROUND**

In November, 2010, St. Johns County received \$6,494,400 from the Parc Group in compliance with the Nocatee Development Order. The Nocatee Development Order (see excerpt below as “Appendix A”) specifies the use of these funds to “Widen and construct 4-lane improvements along the existing alignment of CR 210 from the new 4-lane Intracoastal Waterway Bridge east to the intersection of CR 210 and Mickler Road...” Should this project not be implemented, the Development Order further states that “...the developer shall contribute to the County \$5,500,000 in full satisfaction of the conditions set forth in this subsection (a) (iii) for improvements identified in the County Road 210 Corridor Study.” With the funds now in hand, decisions regarding the use of the funds are the prerogative of the Commission.

The Recommended Priority Listing of Improvements from the 2001 County Road 210 Corridor Study is included below as Appendix B. Progress on some projects has been made in the years since this study was completed and the study’s findings and priorities remain valid. Staff comments regarding the status of each listed project are provided below, numbered consistent with the original list:

1. The interim improvement on CR 210 from Sampson Creek to C.E. Wilson Road has been completed.
2. Improvements to CR 210 from U.S. 1 to the Intracoastal Waterway (ICW) have been completed in the form of Nocatee Parkway.
3. Improvements to CR 210 from I-95 to U.S. 1 including the interim realignment of the west leg of the CR 210 / U.S. 1 intersection have not been constructed. These improvements were a part of the Twin Creeks DRI Development Order (DO), now out of date and acknowledged by all parties to require extensive renegotiation. Absent this DO, there is no plan, schedule or funding for these improvements.
  - a. Construction cost estimate: \$12 million
  - b. Right-of-way cost estimate: \$5 million
4. Improvements to CR 210 from the ICW to Mickler Road have not been designed, permitted, scheduled or funded. This is the project for which these funds were originally intended. Previous discussions of expanding this section of roadway to 4 lanes have generated significant public opposition.
  - a. Construction cost estimate: \$9,000,000 if built entirely within the County’s existing 83 foot right-of-way.

5. Construction of a grade separated interchange at CR 210 and U.S. 1 has progressed through the planning stage, a Project Development and Environmental Study has been completed, the design is approximately 60 % complete and much of the right-of-way has been acquired. The project has been designed in a manner that will allow the overpass to be built first as a stand-alone project, and the interchange ramps to be constructed later as a separate project.
  - a. Phase I overpass right-of-way and construction cost estimate: \$36 million
  - b. Phase II Connecting ramps right-of-way and construction estimate: \$54 million.
  
6. Four-lane improvements to CR 210 from Greenbriar Road east to the CR 210 intersection with St. Johns Parkway (aka CR 2209, previously known as the North / South Corridor) have been constructed from Cimarrone Blvd. to CR 2209 (St. Johns Parkway). The portion from Greenbriar Road to Cimarrone Blvd. has not been constructed. Originally this 4-lane improvement was a commitment in the Ashford Mills DRI DO. This DRI DO is out of date, since construction on the DRI was never initiated. There is active negotiation with a different nearby large property owner to construct this improvement, but there is not yet a commitment. Absent commitment by these development interests, there is no plan, design, schedule or funding for this project. This project is the least impacted by Nocatee traffic of all projects from the CR 210 Corridor Study list.
  - a. Four lane construction cost estimate: \$14,079,000
  - b. Right-of-way cost estimate: \$1,066,000
  
7. Improvements to Mickler Road from CR 210 to SR A1A have not been initiated. This 4-lane improvement may generate public opposition similar to that experienced with the 4-lane improvements to CR 210 from the ICW to Mickler. There is no plan, design, schedule or funding for this project.
  - a. Right-of-Way cost estimate: \$20 million
  - b. Construction cost estimate: \$7.4 million

More recently, there has also been a proposal to use a portion of this funding to construct sidewalks along segments of CR 210 between the ICW and Mickler, along Mickler east to the existing sidewalk and north along CR 210 from the roundabout to the existing sidewalk. This proposal has been the subject of a study that produced the attached location map (Appendix C) and a construction cost estimate of approximately \$1.29 million for the recommended alternative. Because these improvements are within the CR 210 corridor, and the ultimate roadway expansion to 4 lanes included sidewalks, the Board could accept this as consistent with the intent of the Nocatee Development Order.

Another option for provision of bicycle and pedestrian facilities east of the Intracoastal Waterway along the CR 210 corridor has been the location and construction of a multi-purpose path adjacent to CR 210 within the Guana Wildlife Management Area. Approval from the Florida Fish and Wildlife Conservation Commission to use Guana property for this purpose has not been granted and is critical to the viability of this alternative.

The Commission may also identify other projects within the CR 210 corridor for funding consideration utilizing this money.

### **Staff Recommendation**

The proposed sidewalk project would address an identified community need. These funds were clearly intended exclusively for application to improvement of the safety and capacity of the CR 210 corridor as mitigation of the impact of Nocatee traffic on the corridor. The majority of the identified projects and project phases that have not been accomplished to date have budgets that are greater than the amount available. In order to accomplish these projects or project phases additional funding from some other source or sources will be required.

1. Staff therefore recommends that sidewalks be designed and constructed from the end of the existing sidewalks at the east end of the Palm Valley Bridge to connect with the existing sidewalks on CR 210 (Palm Valley Road) and Mickler Boulevard. Provision of safe provisions of pedestrian facilities east of the Palm Valley Bridge has been studied and specific project recommendations developed. This safety project has also garnered significant public support.
2. It is noted that a multi-purpose trail that would accommodate pedestrians, bicyclists, and other non-motorized transportation modes has also been propose and pursued over the past three years. There is no significant footprint for this multi-purpose trail available within the County's existing right-of-way. Unfortunately, no agreement with the Florida Fish and Wildlife Conservation Commission has been reached for use of Guana property for this trail. Should Guana property become available, the use of available funds to construct a multi-purpose trail is equally acceptable. This staff recommendation supports either the sidewalk or the multi-purpose trail alternative, but not both at this time.
3. The funds remaining after designing and constructing the above described pedestrian facility improvements should be held in reserve for until sufficient resources from other sources are identified and one of the identified capacity improvements identified in the CR 210 Corridor Study can be completed through the construction phase. The availability of matching funds or "seed money" for this purpose is considered key to the progress of any of these projects within the foreseeable future.

## **APPENDIX A**

Excerpt from the Nocatee Development Order

(iii) **C.R. 210 / Mickler Road**. Widen and construct 4-lane improvements along the existing alignment of C.R.210 from the new 4-lane Intracoastal Waterway Bridge east to the intersection of C.R.210 and Mickler road (“210 East Improvements”) to be commenced not later than twelve (12) months from the Commencement Date and prior to issuance of building permits for vertical construction, provided that the time period for construction to commence shall be automatically extended as may be necessary for the County to complete acquisition of any right of way to construct this improvement, by eminent domain or otherwise. The County shall bear the cost of right of way acquisition for this improvement. To the extent the actual cost of design, permitting and construction of this improvement paid by Developer is less than \$5,500,000, as certified upon completion by the Developer’s independent licensed project engineer (the “Savings”), the amount of the Savings shall be paid by Developer to the County prior to the commence of Phase III for improvements identified in the County Road 210 Corridor Study. If for any reason the County does not acquire the necessary right of way to allow for commencement of construction of the 210 East Improvement prior to the beginning of Phase II, the developer shall contribute to the County \$5,500,000 in full satisfaction of the condition set forth in this subsection (a)(iii) for improvements identified in the County Road 210 Corridor Study.

## **APPENDIX B**

Excerpt from the CR 210 Corridor Study referenced in the Nocatee Development Order:

### 6.8 RECOMMENDED PRIORITY LISTING OF IMPROVEMENTS

The following is the prioritized list of recommended improvements for the CR 210 Corridor. They are listed in their order of priority with the first improvement having the highest priority and the last improvement having the lowest priority:

1. I-95 Interim Interchange Improvements on CR 210 (Sampson Creek to CE Wilson Road).
2. Improvements to CR 210 from US 1 to the Intracoastal Waterway.
3. Improvements to CR 210 from I-95 to US 1 including the interim realignment of the west leg of the CR 210 / US 1 intersection.
4. Improvements to CR 210 from the Intracoastal Waterway to Mickler Road.
5. Construction of the US 1 Interchange Option 2.
6. Improvements to CR 210 from Greenbriar Road to the North / South Corridor.
7. Improvements to Mickler Road from CR 210 to SR A1A.

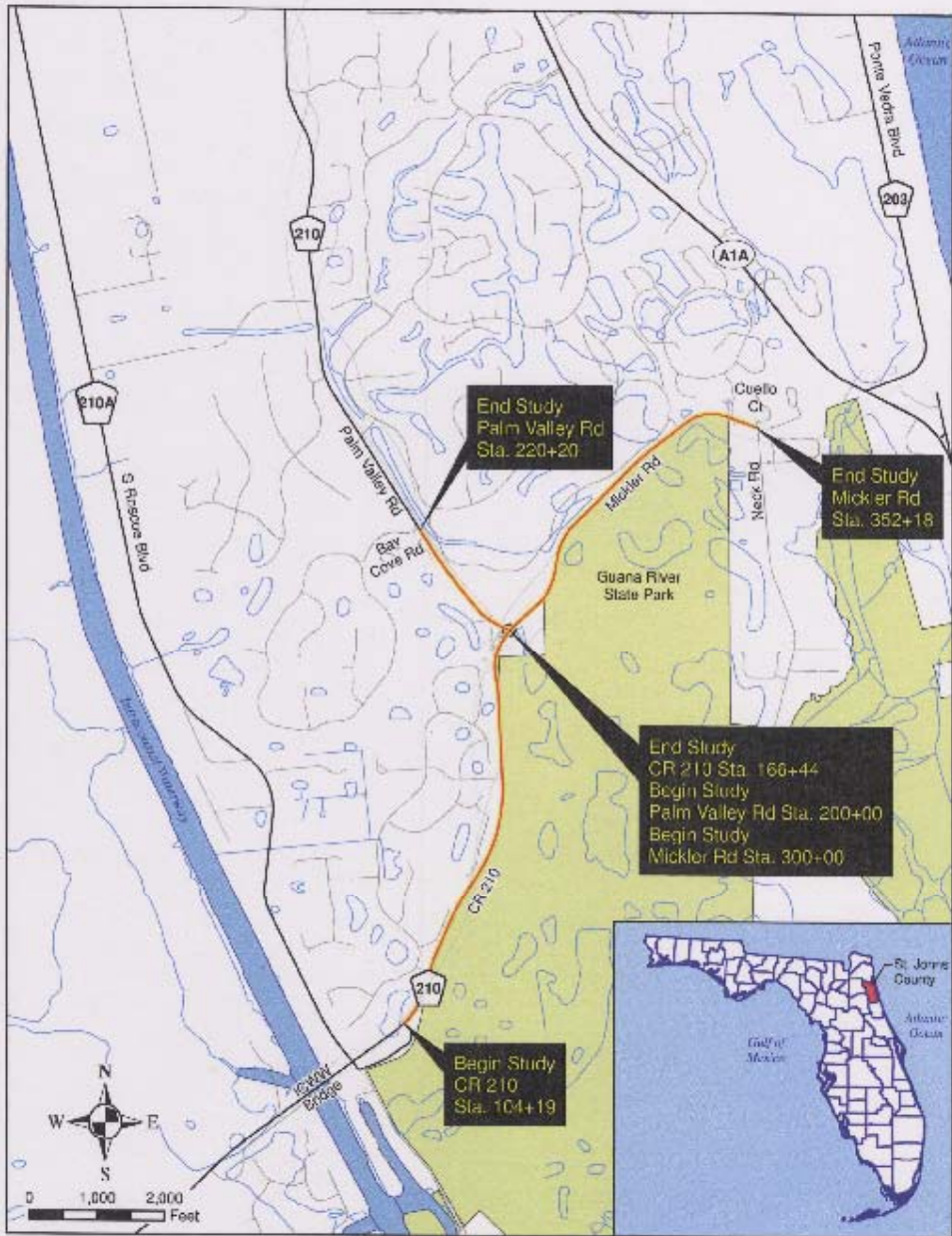


Figure 1-1  
 Study Location Map  
 Sidewalk Study  
 for CR 210, Palm Valley  
 Road & Mickler Road

**APPENDIX C**

