



Florida Department of Transportation

2198 Edison Avenue
Jacksonville, FL 32204

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GOVERNOR

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SECRETARY

August 22, 2013

Andy Hetzel, Senior Planner
Planning & Development Department
Ed Ball Building
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

RE: Gatlin-Collins Retail Center

Dear Mr. Hetzel:

The Florida Department of Transportation has reviewed the Gatlin-Collins Retail Center PUD for impacts to the state facilities and we offer the following recommendations and comments for your consideration in reviewing this submittal package:

Project Description: The applicant for the Gatlin-Collins Retail Center PUD is proposing to rezone approximately 43.73 acres from Planned Unit Development (PUD), Commercial Office (CRO), and Residential Rural (RR) to PUD to allow 300,000 square feet of commercial retail and service establishments.

Location: The subject property is located on the northwest quadrant of Interstate 295 and Collins Road.

Estimated Trips: The FDOT estimated the trips by using the Shopping Center (ITE Code 820) Land Use. By using the ITE Trip Generation 8th Edition the FDOT estimates 13,870 daily trips with 1,328 PM peak hour trips.

LOS & Impacts: Following a preliminary review of this submittal, the trips associated with this development will impact I-295. The City of Jacksonville Road Link Status Report (Dated February 5, 2013), shows the following capacity on I-295:

- I-295, from Blanding Boulevard to 103rd Street, with an adopted LOS standard of "D" (This segment has a capacity of 110,300 daily trips), is currently operating at LOS "C" (The year 2011 count was 83,000 daily trips. There are 27,300 daily trips available with 75.25% capacity used).

FDOT Comments: The PUD Written Description indicates two (2) driveway/access connections to Collins Road which is in close proximity to the I-295 ramps. When permitting the driveway/access connection, the FDOT recommends the City considers the development's traffic operations with the traffic entering and exiting the interchange ramps of I-295. The FDOT recommends the applicant submits a traffic operational analysis of development traffic to the City for review.

The FDOT further recommends clarification of the full median opening's access spacing from the interchange to be consistent with Rule 14-97 Florida Administrative Code.

Thank you for coordinating the review of this PUD application with FDOT. If you have any questions, please do not hesitate to contact me.

Sincerely,

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