



## Florida Department of Transportation

2198 Edison Avenue  
Jacksonville, FL 32204

RICK SCOTT  
GOVERNOR

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SECRETARY

September 25, 2013

Bruce Lewis  
City Planner Supervisor  
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

### RE: Main Street PUD II

Dear Mr. Lewis:

The Florida Department of Transportation has reviewed the Main Street PUD II 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 Main Street PUD II is proposing to rezone approximately 26.92 acres from Planned Unit Development (PUD) to PUD to allow the development of 86 single-family residential dwelling units. The current PUD allows 229 multi-family dwelling units and 20,000 square feet of commercial development.

**Location:** The subject property is located adjacent and to the east of US-17/Main Street approximately one mile south of Yellow Bluff Road.

**Estimated Trips:** The FDOT estimated the trips by using the Single-Family Detached Housing (ITE Code 210) Land Use. By using the ITE Trip Generation 9<sup>th</sup> Edition the FDOT estimates 914 daily trips with 92 PM peak hour trips.

**LOS & Impacts:** Following a preliminary review of this submittal, the trips associated with this development will impact US-17/Main Street. The City of Jacksonville Road Link Status Report (Dated February 5, 2013), shows the following capacity on US-17/Main Street:

- US-17/Main Street, from Pecan Park Road to Yellow Bluff Road, with an adopted LOS standard of “D” (This segment has a capacity of 22,200 daily trips), is currently operating at LOS “C” (The year 2011 count was 11,500 daily trips. There are 10,700 daily trips available with 51.80% capacity used).

**FDOT Comments:** The PUD Written Description shows one (1) proposed driveway/access connection to US-17/Main Street. The FDOT recommends an analysis to determine if northbound or southbound turn lanes are necessary. Also, a driveway permit is required. For permitting inquiries, please contact the FDOT Area Permit Engineer, Jeff Scott by calling (904)360-5605 or e-mail: [Jeffrey.Scott@dot.state.fl.us](mailto:Jeffrey.Scott@dot.state.fl.us)

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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