



Florida Department of Transportation

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GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
Transmitted Electronically

ANANTH PRASAD, P.E.
SECRETARY

August 11, 2014

Bruce E. Lewis, Planning Supervisor
City of Jacksonville
Current Planning Division
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

RE: 9283 San Jose Boulevard-San Jose Bluff Medical Office PUD (2014-0492)

To Mr. Lewis:

The Florida Department of Transportation has reviewed the San Jose Bluff Medical Office PUD for impacts to state facilities and we offer the following comments for your consideration in reviewing this PUD Application:

Project Description: The Applicant for San Jose Bluff Medical Office PUD is proposing to rezone approximately 0.78 acres from Planned Unit Development (PUD) to PUD. The PUD Written Description (Exhibit D) indicates the purpose of the PUD rezoning is to allow a holistic medical office with related uses in the existing 4,500 square foot building.

Location: The subject property is located adjacent and to the east of SR-13/San Jose Boulevard approximately one half mile south of SR-152/Baymeadows Road. Note, the subject property includes two buildings; the medical facility is being proposed in the existing building to the rear of the property.

Estimated Trips: The FDOT estimated the trip generation by using the Clinic (ITE Code 630) Land Use. By using the ITE Trip Generation 9th Edition, the FDOT estimates 142 daily trips with 23 PM Peak Hour Trips.

LOS & Impacts: Based on the FDOT State Highway System Level of Service Report (October 2013), SR-13/San Jose Boulevard and SR-152/Baymeadows Road include the following capacities:

- SR-13/San Jose Boulevard, from Sunbeam Road to Baymeadows Road, with an adopted LOS standard of "E" (this is the adjacent segment which has a capacity of 59,900 Annual Average Daily Trips), is currently operating at LOS "C". The year 2012 count was 44,500 Annual Average Daily Trips; the segment has a v/c ratio of 0.74.

- SR-152/Baymeadows Road, from San Jose Boulevard to Craven Road, with an adopted LOS standard of “E” (this segment has a capacity of 33,800 Annual Average Daily Trips), is currently operating at LOS “D”. The year 2012 count was 19,900 Annual Average Daily Trips; the segment has a v/c ratio of 0.59.

FDOT Comments: The Site Plan shows an existing driveway/access connection to SR-13/San Jose Boulevard. Please note, if a site has been vacant for a year or more or generates 100 or more daily trips than the previous use, the development is considered a “Significant Change” and a driveway permit is required. For “Significant Change” determinations and for any construction within state right of way, the FDOT Growth and Development Staff recommend the Applicant coordinate with the Department’s Permit Engineer, Sean Kelly, who can be contacted by phone: (904)360-5205 or e-mail:

Sean.Kelly@dot.state.fl.us

Thank you for coordinating the review of the PUD Application with FDOT. If you have any questions, please do not hesitate to contact me by email: Richard.Prindiville@dot.state.fl.us or phone: (904)360-5664.

Sincerely,



Richard Prindiville, FDOT Traffic/LOS Analyst

Cc: Ameera Sayeed, AICP, GISP FDOT D-2 Growth and Development/Modeling Coordinator
Sean Kelly, PE FDOT Jacksonville Maintenance Permits Engineer