



## Florida Department of Transportation

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Transmitted Electronically

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SECRETARY

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**SUBJECT: *Proficient Auto Transport PUD Application***

### **Introduction**

Proficient Auto Transport Planned Unit Development (PUD) is a proposed commercial development located on 103<sup>rd</sup> Street (State Road 134) in Jacksonville, Florida. This application is to change the future land use and zoning categories for 10.93 acres. Table 1 shows the current and requested future land use and zoning categories.

**Table 1**

	<b>Current</b>	<b>Requested</b>
<b>Future Land Use Category</b>	Community/General Commercial (CGC) and Medium Density Residential (MDR)	Community/General Commercial (CGC)
<b>Zoning</b>	Planned Unit Development (PUD) and RMD-A	PUD

### **Trip Generation**

The property is currently being used for tractor-trailer parking and storage, and a portion is undeveloped. According to the application, the total square footage initially planned for nonresidential buildings is approximately 18,500 square feet. It is unclear from the application if more development will occur and what the land uses will be.

### **Impacts to State Roads**

Table 2 shows the peak hour and maximum service volumes for 103<sup>rd</sup> Street from State Road 23 to Greenland Avenue in FDOT's 2013 *Florida State Highway System Level of Service Report* dated August 2014.

**Table 2**

<b>Roadway</b>	<b>Segment</b>	<b>LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2013 Peak Hour Volume</b>	<b>2013 LOS</b>
103 <sup>rd</sup> Street	Branan Field-Chaffee Road to Shindler Drive	D	3,580	2,228	C

103<sup>rd</sup> Street is at LOS C as shown in Table 2. The 2013 peak hour volume includes the trips from the property's current use. If additional development will occur on the site, then the trip generation should be determined, and the peak hour volume should be re-evaluated to assess the level of service.

If you have any questions or concerns, please contact me at [ameera.sayeed@dot.state.fl.us](mailto:ameera.sayeed@dot.state.fl.us) or call (904) 360-5647.

Sincerely,



**Ameera F. Sayeed** AICP, GISP  
*District Two Growth and Development/Modeling Coordinator.*