



## *Florida Department of Transportation*

**RICK SCOTT**  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

**JIM BOXOLD**  
SECRETARY

September 26, 2016

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

**SUBJECT:** *Hidden Stagecoach Car Wash PUD*

### **Introduction**

Hidden Stagecoach Car Wash PUD is proposing to rezone approximately 3.76 acres from PUD to PUD. The site is located at the intersection of SR 13/San Jose Boulevard and Hidden Stagecoach Road, in Jacksonville, Florida. The property is currently undeveloped. The new zoning district is being sought to provide for an 11,016 square foot upscale, full service car wash.

### **Accessibility**

Access to the site will be provided via one proposed access point on Hidden Stagecoach Road. No access will be requested or permitted on SR 13/San Jose Boulevard since the distance between the intersection of Hidden Stagecoach Road and the northernmost driveway for the Mandarin Lutheran Church is too close to allow for an additional driveway.

### **Bicycle and Pedestrian Facilities**

Existing sidewalks are located on the east and west side of SR 13/ San Jose Boulevard. A sidewalk also fronts the entire length of the property on Hidden Stagecoach Road. The FDOT Bicycle Pedestrian Gap Study, dated April 2015, indicates this section of SR 13 has a Tier 1 bicycle gap prioritization, a bicycle LOS of D and a pedestrian LOS of E.

### **Planned Improvements**

FDOT has not programmed any capacity projects in the vicinity of the subject property.

## Trip Generation

Table 1 shows the trip generation based on the maximum development allowed using ITE's *Trip Generation Manual, 9<sup>th</sup> Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	PM Peak Trips
Automated Car Wash	948	11,016	SF	156

## Roadway Capacity

Table 2 shows the PM peak hour and maximum level of service volumes for SR 13 according to FDOT's *2015 Florida State Highway System Level of Service Report*, dated September 2016.

**Table 2**

County	Road	Segment	Map ID	FDOT LOS Standard	Maximum Service Volume	2015 Peak Hour Volume	Current LOS
Duval	SR 13/ San Jose Blvd.	St. Johns County to Loretto Rd.	508	D	5,390	4,050	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR 13/ San Jose Boulevard.

Thank you for coordinating the review of the Hidden Stagecoach Car Wash PUD with FDOT. If you have any questions, please do not hesitate to contact me by email:

Ameera.sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



Ameera Sayeed, AICP, GISP  
FDOT D2 Growth and Development/Modeling Supervisor