



## *Florida Department of Transportation*

**RICK SCOTT**  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

**JIM BOXOLD**  
SECRETARY

December 30, 2016

Susan Kelly, AICP  
Planning and Development Department  
City of Jacksonville  
214 North Hogan Street  
Edward Ball Building, Suite 300  
Jacksonville, FL 32202

### **RE: Panther Creek PUD**

#### **Introduction**

The Panther Creek Planned Unit Development (PUD) is a proposed 388.2 acre expansion of the existing Panther Creek Development. The application proposes to develop an additional 685 single-family homes. The currently undeveloped property is located in Duval County, west of Chaffee Road, north of New World Avenue, south of I-10/SR 8, and east of Halsema Road. Strategic Intermodal System, or SIS, facilities in the area include I-10/SR 8 and First Coast Expressway/SR 23.

#### **Accessibility**

Access to the site will be provided via Panther Creek Parkway. Panther Creek Parkway is connected to Chaffee Road, which connects with Normandy Blvd/SR 228 to the south and I-10/SR 8, a SIS facility, and US 90 to the north. West of the Panther Creek PUD is the First Coast Expressway/SR 23 which is also a SIS facility. No access is proposed on a state facility.

#### **Bicycle and Pedestrian Facilities**

The site plan provided does not indicate sidewalks or bicycle facilities on Chaffee Road. Normandy Boulevard to the south does not provide sidewalks, but has dedicated bicycle lanes. This segment of Normandy Boulevard has a pedestrian LOS of D and a bicycle LOS of B to the west of Chaffee Road and C to the east. Other state roads in the vicinity of the project do not provide sidewalks or bicycle facilities.

#### **Programmed Improvements**

FDOT has programmed a capacity project for I-10/SR 8 to add managed lanes (WP Item # 213272). This project is entering the PD&E phase in 2017.

#### **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	Daily Trips	AM Peak Trips	PM Peak Trips
Single-Family Housing	210	685	DU	6,168	489	594

**Roadway Capacity**

Table 2 shows the PM peak hour and maximum level of service volumes for the adjacent state roadways according to FDOT's 2015 Florida State Highway System Level of Service (LOS) Report, dated September 2015.

**Table 2**

Road	Segment	FDOT LOS Standard	Maximum Service Volume	2015 Peak Hour Volume	Current LOS	2021 Build-out Year Peak Hour Volumes	2021 Build-out Year LOS
I-10	Chaffee Road to Greenland Avenue	D	10,060	6,260	C	7,290	C
SR 228	SR 23 to Herlong Road	D	5,900	1,367	B	1,450	B
SR 23	Normandy Blvd. to New World Avenue	D	5,900	852	B	1,254	B
US 90	Otis Road to Chaffee Road	C	2,170	801	C	867	C

The facilities mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the proposed development and FDOT does not identify any potential adverse impacts to I-10, SR 228, SR 23 or US 90.

Thank you for coordinating the review of the Panther Creek PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.sayed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



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