



Florida Department of Transportation

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INTERIM SECRETARY

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Bruce E. Lewis
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Planning & Development Department
214 North Hogan Street, Suite 300
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RE: Marina San Pablo PUD

Introduction

Marina San Pablo - Phase 2 PUD is proposing to rezone 14.56 acres from Planned Unit Development (PUD) to Planned Unit Development (PUD). The property is located on the east side of San Pablo Road, approximately 0.1 miles south of the SR-202 (J. T. Butler Blvd) and San Pablo Road interchange.

The original PUD was approved for 119 residential units (113 multi-family and 6 single family units). In 2015, the PUD was modified to convert the 6 single family units to 11 townhomes, resulting in a total of 124 residential units. The purpose of the proposed rezoning is to amend the PUD to reduce the number of multi-family units to 56 (currently developed) and increase the number of townhomes by 15 for a total of 26 townhomes (currently undeveloped), for a total of 82 residential units.

Accessibility

Vehicular access is provided by an internal roadway (Marina San Pablo Place), which has access to San Pablo Road S. There is no direct access to a state facility.

Bicycle and Pedestrian Facilities

A sidewalk is provided along Marina San Pablo Place as well as San Pablo Road S.

Programmed Improvements

In FDOT's 5 Year Work Program, Item # 439467-1 is an intersection improvement at SR-202 and San Pablo Road. Construction is scheduled for fiscal year 2020.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 9th Edition*.

Table 1

Scenario	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Current	Residential Condominium/Townhouse	230	140	Dwelling Units	776	61	72
Proposed	Residential Condominium/Townhouse	230	140	Dwelling Units	541	44	51
Total					235	17	21

The proposed rezoning results in a decrease of 235 daily trips and 21 PM peak hour trips from what is currently approved.

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for SR-202 according to FDOT's 2015 *Florida State Highway System Level of Service Report*, dated July 2016.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2015 Peak Hour Volume	Current LOS
Duval	SR-202	543	Hodges Blvd to San Pablo Rd	D	10,060	7,249	C
Duval	SR-202	657	San Pablo Rd to SR-A1A	D	6,700	5,279	C

The segments mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-202.

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