



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

MIKE DEW  
SECRETARY

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Bruce E. Lewis  
City Planner Supervisor - Current Planning Division  
City of Jacksonville - Planning & Development Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202

### **RE: 901 Main St PUD**

#### **Introduction**

901 Main St PUD is proposing to rezone 1.52 acres from Commercial Community/General-2 (CCG-2) to Planned Unit Development (PUD). The property is located on the northeast corner of State St (US-17) and Main St (US-1). The application proposes a 4 story, multi-family building with 82 units above a parking garage with additional off-street parking. The applicant has indicated that additional units may be developed if the current land use change is re-designated to allow for additional density.

#### **Accessibility**

Access to the site will be provided by three (3) access points; one access point Main St, State St, and Ocean St. The applicant will need to coordinate with FDOT Access Management and Permits regarding the driveway connections on Main St and State St.

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

There are sidewalks fronting the property along State St and Main St. The FDOT Bicycle and Pedestrian Gap Study, dated April 2015, indicates the sections of State St and Main St fronting the property has a bicycle LOS of D with a Tier 2 Gap Prioritization, and a pedestrian LOS of D.

#### **Programmed Improvements**

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

#### **Trip Generation**

It is unclear if these multifamily units will be rented (Apartments) or owner occupied (Residential Condominium/Townhouse). Table 1 shows the trip generation based on the maximum development allowed using ITE's *Trip Generation Manual, 9<sup>th</sup> Edition* for both Apartments and Residential Condominium/Townhouse.

**Table 1**

<b>Land Use</b>	<b>ITE Code</b>	<b>Size</b>	<b>Units</b>	<b>Daily Trips</b>	<b>AM Peak Trips</b>	<b>PM Peak Trips</b>
Apartment	220	82	Dwelling Units	620	44	63
Residential Condominium/Townhouse	230	82	Dwelling Units	541	44	51

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for Main St and State St according to FDOT's *2016 Florida State Highway System Level of Service Report*, dated July 2017.

**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2016 Peak Hour Volume</b>	<b>2016 LOS</b>
Duval	Main St	464	State St to E 8 St	D	2,190	1,022	D
Duval	State St	4488	Ocean St to Main St	D	4,326	3,150	C

The segments mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the proposed development for either plan of development.

Thank you for coordinating the review of the 901 Main St PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: [Karen.Taulbee@dot.state.fl.us](mailto:Karen.Taulbee@dot.state.fl.us) or call: (904) 360-5652.

Sincerely,



Karen Taulbee, AICP  
FDOT D2 Urban Planning Manager

CC: Tom Cavin, FDOT D2 Jacksonville Studies Engineer  
Derek Dixon, FDOT D2 Transportation Systems Coordinator