



Florida Department of Transportation

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MIKE DEW
SECRETARY

October 23, 2017

Susan Kelly, AICP
City Planner II
City of Jacksonville Planning and Development
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Kernan West PUD

Introduction

Kernan West is proposing to rezone 22.17 acres from Commercial Office (CO) to Planned Unit Development (PUD). The property is located in the northwest quadrant of SR-202 (J. Turner Butler Boulevard) and Kernan Boulevard and is within the Suburban Development Area. The application is proposing a pedestrian friendly mixed-use development which includes residential, institutional, office, retail, and commercial uses.

Accessibility

Access to the site will be provided via three (3) proposed access points. A right-in/right-out on Kernan Blvd as well as a full access via a new western approach for the Kernan Boulevard and First Coast Tech Parkway intersection. An optional roadway connection to Betty Holzendorf Drive is also proposed. There is no direct access to a state facility.

Bicycle and Pedestrian Facilities

There are sidewalks and bicycle lane along Kernan Road north of First Coast Tech Parkway.

Programmed Improvements

In FDOT's 5 Year Work Program, there is a design/build project to add managed lanes to I-295 from SR-202 to SR-9B (Work Program Item# 209301-3).

Trip Generation

Trip generation cannot be performed at this time since the plan of development is unknown. The PUD written description states that the site will be made up of three parcels. Parcels 1 and 2 will include office, retail/commercial and institutional uses. Parcel 3 will consist of residential, institutional, and office uses.

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for SR-202 according to FDOT's 2016 *Florida State Highway System Level of Service Report*, dated July 2017.

Table 2

| County | Road | Segment ID | Segment | FDOT LOS Standard | Maximum Service Volume | 2016 Peak Hour Volume | 2016 LOS |
|---------------|-------------|-------------------|----------------------------|--------------------------|-------------------------------|------------------------------|-----------------|
| Duval | SR-202 | 448 | I-295 to Kernan Blvd | D | 13,390 | 11,610 | D |
| Duval | SR-202 | 449 | Kernan Blvd to Hodges Blvd | D | 11,860 | 10,080 | C |

The segments mentioned in Table 2 may or may not have sufficient capacity to accommodate the trips generated from the proposed development. When plan of development is in place, a new traffic analysis should be conducted.

Thank you for coordinating the review of the Kernan West PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator