



Florida Department of Transportation

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**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: Wilson Boulevard Apartments PUD

Introduction

Wilson Boulevard Apartments PUD is a proposed rezoning to Planned Unit Development (PUD) on 17.42 acres. The property is located on the north side of Wilson Boulevard, approximately 0.60 miles west of I-295. The current PUD zoning allows up to 312 multifamily apartments, townhomes, and condominiums. The rezoning would allow the property to be developed as a single family residential subdivision with 80 dwelling units.

Accessibility

Access to the site will be provided via one access point on Wilson Boulevard. There is no direct access to a state facility.

Bicycle and Pedestrian Facilities

There is a sidewalk and bike lane fronting the property on Wilson Boulevard.

Programmed Improvements

There are no FDOT programmed capacity projects in the vicinity of the project.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Scenario	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Proposed Zoning	Single Family Residential	210	80	Dwelling Unit	847	62	82

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for SR-208 (Wilson Boulevard) 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-208	542	SR-103 (Lane Ave) to I-295	D	3,580	2,115	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-208.

Thank you for coordinating the review of the Wilson Boulevard 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