



Florida Department of Transportation

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SECRETARY

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Sam Walker
City Planner I, Planning and Development Department, Current Planning Division,
City of Jacksonville I Planning and Development Department
214 North Hogan Street, Suite 300
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RE: Saddle Brook Landing PUD

Introduction

Saddle Brook Landing PUD is proposing to rezone 53.71 acres to Planned Unit Development (PUD). The property is located on the south side of Bicentennial Drive, directly west of SR-228 (Normandy Boulevard). The applicant is proposing to develop a multi-family apartment complex with 216 units.

Accessibility

Access to the site will be provided via three (3) access points on Bicentennial Drive. There is no direct access to a state facility.

Bicycle and Pedestrian Facilities

There is a sidewalk on Bicentennial Drive that fronts the entire length of the property. The PUD Written Description states that sidewalks will be consistent with the Comprehensive Plan.

Programmed Improvements

In FDOT’s 5 Year Work Program, there are no programmed capacity improvements in the vicinity of the project site.

Trip Generation

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

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Low-Rise)	220	216	Dwelling Units	1,592	99	117

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for SR-228 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-228	7481	McClelland Rd to Jax Equestrian Center	D	2,170	1,035	C

The segment mentioned in Table 2 currently has sufficient capacity and FDOT does not anticipate any adverse impacts to SR-228 as a result of the proposed rezoning.

Thank you for coordinating the review of the Saddle Brook Landing 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