



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

MIKE DEW  
SECRETARY

July 31, 2018

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville – Planning & Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### **RE: NWC Gate Parkway-Point Meadows PUD**

#### **Introduction**

NWC Gate Parkway-Point Meadows PUD is proposing to rezone 9.94 acres to Planned Unit Development (PUD). The property is located in the northwest quadrant of the Gate Parkway and Point Meadows Drive intersection. I-295 is approximately 0.3 miles east of the project site. US-17 is approximately 0.25 miles west of the project site.

The applicant is proposing to develop the site as multiple parcels, shown on the provided site plan as “A” through “F”. Lot A is to be developed as a gas facility with a 6,500 sq. ft. convenience store. The remaining parcels are to be developed as a mix of retail and offices uses.

#### **Accessibility**

Access to the site will be provided via a full access and a right-in/right-out on Gate Parkway as well a right-in/right-out/left-in on Point Meadows Drive. There is no direct access to a state facility.

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

An internal sidewalk system is to be provided as stated in the PUD Written Description.

#### **Programmed Improvements**

In FDOT’s 5 Year Work Program, there is one programmed improvement in the vicinity of the project site. Work Program Item #209301-3 is to add managed lanes to I-295 from SR-202 (JTB Blvd) to SR-9B. This project is estimated to be completed in Summer 2019.

#### **Trip Generation**

Trip Generation can only be conducted for the proposed gas facility. When the plan of development for each parcel is known, a new trip generation analysis for the entire project site should be conducted. Table 1 shows the trip generation for the gas facility using ITE’s *Trip Generation Manual, 10<sup>th</sup> Edition*.

**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>
Super Convenience Market/Gas Station	960	16*	Fueling Positions	3,688	449	367

\*Number of fueling positions based upon the site plan provided

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for I-295 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	I-295	600	SR-202 to Gate Pkwy	D	10,060	9,174	D
Duval	I-295	4601	Gate Pkwy to SR-152	D	10,060	8,685	D

The segments mentioned in Table 2 currently has sufficient capacity. When the type and density of development is known, a traffic impact analysis should be conducted to analyze any impacts to state facilities.

Thank you for coordinating the review of the NWC Gate Parkway-Point Meadows 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