



## Florida Department of Transportation

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### **RE: Villages at Kernan West PUD**

#### **Introduction**

Villages at Kernan West PUD is a proposed rezoning on 77.21 acres to Planned Unit Development (PUD). The property is located on the north side of SR-10 (Atlantic Boulevard), just west of Marketplace Drive. The site is part of an overall master development plan with two corresponding PUDs, a western and eastern PUD. The rezoning is being sought to allow the western PUD to incorporate approximately 13.24 acres from the eastern PUD and to allow uses currently allowed in the eastern PUD (filling station) into the western PUD. With the proposed rezoning, the dividing line between the two PUDs would be Marketplace Drive.

#### **Accessibility**

The site plan provided shows access to the site will be provided via two access points on SR-10 and three (3) access points on Marketplace Drive with additional access provided by abness Boulevard extension. The applicant will need to coordinate with FDOT Access Management and Permits for the proposed entrances on SR-10.

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

The PUD Written Description states that pedestrian circulation shall be provided in accordance with the City of Jacksonville 2030 Comprehensive Plan. There is a sidewalk on SR-10 fronting the property. FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-10 has a bicycle LOS of D and a pedestrian LOS of E.

#### **Programmed Improvements**

There are no programmed capacity improvements in the vicinity of the project site.

#### **Trip Generation**

Table 1 shows the trip generation based upon the maximum coverage of non-residential buildings as stated on the Land Use Table (Exhibit F) provided in the PUD Written Description 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>
Shopping Center	820	878,520	1,000 Sq. Ft.	26,349	591	2,713

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for SR-10 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>	<b>2020 Peak Hour Volume</b>	<b>2020 LOS</b>
Duval	SR-10	376	St. Johns Bluff Rd to Girvin Rd	D	5,390	5,390	5,604	5,719	F

The segment mentioned above has a substandard level of service and will not have adequate capacity to accommodate the trips generated from the proposed development. The City of Jacksonville should consider implementing additional strategies to mitigate the transportation impacts on this affected state facility.

Thank you for coordinating the review of the Villages at 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](mailto:scott.clem@dot.state.fl.us) or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP  
FDOT D2 Growth Management Coordinator