



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.  
SECRETARY

February 21, 2019

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: Terrabella PUD**

**Introduction**

Terrabella PUD is a proposed rezoning on 21.96 acres to Planned Unit Development (PUD). The property is located on the north side of SR-10 (Atlantic Boulevard), approximately 0.30 miles east of San Pablo Road. The PUD is being sought to allow for a multi-family residential development with 253 dwelling units.

**Accessibility**

Access will be provided via one access point on SR-10. The applicant will need to coordinate with FDOT Access Management and Permits for the access point.

**Bicycle and Pedestrian Facilities**

There is currently a sidewalk along SR-10 on the property frontage. The 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 FDOT programmed capacity improvements in the vicinity of the project area.

**Trip Generation**

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

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Low-Rise)	220	253	Dwelling Units	1,872	115	135

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for SR-10 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2018.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2017 Peak Hour Volume	2017 LOS	2020 Peak Hour Volume	2020 LOS
Duval	SR-10	70	San Pablo Rd to Ramp to SR-A1A	D	5,390	4,410	C	4,530	C

The segment mentioned in Table 2 will have sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-10.

Thank you for coordinating the review of the Terrabella 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