



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue
Jacksonville, Florida 32204-2730

ANANTH PRASAD
SECRETARY

October 2, 2013

Bruce Lewis
City Planner Supervisor
City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

RE: PUD Ordinance 2013-0630, Beaver Street Properties 000913-0000, 000920-0000 and 000923-0000

Mr. Lewis,

The Florida Department of Transportation is in receipt of the PUD Ordinance 2013-0630 and offers the following comments for the City of Jacksonville's review and consideration.

The subject property is comprised of three parcels which are located east of the City of Baldwin and which also directly access US 90. The proposed PUD written description does not adequately define the intended use other than identify a broad spectrum of possible uses under the CGC zoning category. It is noted that this list includes high intensity uses such as:

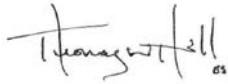
- Commercial Retail Sales;
- Retail sales of used automobiles, trucks and tractors;
- Service stations and truck stops;
- Office and industrial uses; and
- Restaurants

While the application does not provide enough information to assess the trip generation potential of the proposed PUD, US 90 is currently operating within acceptable operating conditions to accommodate a reasonable increase in demand. The PUD written description notes that the "area meets specific criteria of at least 50% of the traffic on the roadway [is] commercial truck traffic." This is an incorrect statement. FDOT classification counts indicate that only 13.3 percent of the US 90 traffic stream is comprised of heavy vehicles. US 301 has a higher percentage of heavy vehicles; however, this still does not exceed 33 percent. The applicant should either correct the statement or provide supporting documentation to support the claim.

Due to the significant increase in project trips allowed by the proposed PUD, the FDOT will require a driveway access permit for ingress and egress to the site. Exhibit D: Section B(2) states that vehicle access is represented in the site plan and is subject to approval by the City Engineer. Please note that while site plan approval is the purview of the City Engineer, access to state facilities is granted through the FDOT. Concern with Exhibit E, PUD Site Plan, is the depiction of two access points on US 90. Please coordinate accordingly with the FDOT Area Permit Engineer, Jeff Scott at (904)360- 5605 or e-mail Jeffrey.Scott@dot.state.fl.us .

The FDOT appreciates the opportunity to provide comments for this PUD application. Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Hill", with a small "as" written below the name.

Thomas Hill
Growth and Development Administrator/DRI Coordinator
Florida Department of Transportation
Jacksonville Urban Office