



Florida Department of Transportation

2198 Edison Avenue
Jacksonville, FL 32204

RICK SCOTT
GOVERNOR

ANANTH PRASAD, P.E.
SECRETARY

September 27, 2013

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

RE: Phillips Highway Commercial Center PUD (2013-0650)

Dear Mr. Lewis:

The Florida Department of Transportation has reviewed the Phillips Highway Commercial Center PUD for impacts to the state facilities and we offer the following recommendations and comments for your consideration in reviewing this submittal package:

Project Description: The applicant for the Phillips Highway Commercial Center PUD is proposing to rezone approximately 21.0 acres from Planned Unit Development (PUD) to PUD to allow the development of 300,000 square feet of commercial center comprising of retail, professional and business office, and medical office uses.

Location: The subject property is located adjacent and to the east of US-1/Phillips Highway approximately one and one half mile south of State Road 9B and one and one quarter mile north of Racetrack Road.

Estimated Trips: The FDOT estimated the trips by generating 100,000 square feet of Shopping Center (ITE code 820), 100,000 square feet of General Office (ITE code 710) and 100,000 square feet of Medical Dental office (ITE code 720) Land Uses. By using the ITE Trip Generation 8th Edition the FDOT estimates 11,738 daily trips with 1,173PM peak hour trips.

LOS & Impacts: Following a preliminary review of this submittal, the trips associated with this development will impact US-1/Phillips Highway. The City of Jacksonville Road Link Status Report (Dated February 5, 2013), shows the following capacity on US-1/Phillips Highway:

- US-1/Phillips Highway, from St. Johns County Line to Old St. Augustine Road, with an adopted LOS standard of "D" (This segment has a capacity of 64,300 daily trips), is currently operating at LOS "B" (The year 2011 count was 30,500 daily trips. There are 33,800 daily trips available with 47.43% capacity used).

FDOT Comments: The PUD Written Description shows three (3) proposed driveway/access connections to US-1/Phillips Highway. The FDOT recommends an analysis to determine if northbound or southbound turn lanes are necessary. Also, a driveway permit is required. For permitting inquiries, please contact the FDOT Area Permit Engineer, Jeff Scott by calling (904)360-5605 or e-mail: Jeffrey.Scott@dot.state.fl.us

Thank you for coordinating the review of this PUD application with FDOT. If you have any questions, please do not hesitate to contact me.

Sincerely,

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Cc: David Lynch, FDOT
Jeff Scott, FDOT