



## Florida Department of Transportation

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### **RE: Residences at Chaffee Square PUD**

#### **Introduction**

Residences at Chaffee Square PUD is a proposed rezoning on 21.10 acres to Planned Unit Development (PUD). The property is located in the southeast corner of the SR-228 (Normandy Boulevard) and Chaffee Road. The PUD is being sought to develop a mixed use retail/residential development with a maximum of 21,000 square feet of retail and 67 dwelling units.

#### **Accessibility**

Access will be provided via SR-228 and Chaffee Road. The applicant will need to coordinate with FDOT Access Management and Permits to ensure all access points on SR-228 meet spacing requirements.

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

There is a bicycle lane fronting the property on SR-228. The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-228 fronting the property has a bicycle LOS of C and a pedestrian LOS of E.

#### **Programmed Improvements**

FDOT has programmed an intersection improvement project to add turn lanes at SR-228 and Chaffee Road (Work Program Item 435837-1). Construction is estimated to be completed by Fall 2019. The applicant will need to coordinate with FDOT to ensure all proposed site access is in accordance with the construction plans.

The First Coast Expressway (SR-23) is approximately 0.95 miles west of the project site. Construction on the segment from I-10 to North of Argyle Forest Boulevard is estimated to be completed by Summer 2019.

#### **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
Single Family Residential	210	67	Dwelling Units	719	52	69
Super Convenience Market/Gas Station	960	28*	Fueling Positions	6,455	786	643

\*It is unclear if the number of fueling positions is 14 or 28. Highest intensity used for trip generation purposes.

The Site Plan provided also shows two other outparcels that are designated for non-residential uses. When the exact use of each outparcel is known, a revised trip generation analysis should be conducted.

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for SR-228 (Normandy Boulevard) 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-228	483	SR-23 to Herlong Rd	D	5,900	1,483	B	1,527	B

The segment mentioned in Table 2 will have sufficient capacity to accommodate the trips generated from the development.

Thank you for coordinating the review of the Residences at Chaffee Square 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