



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, 10th 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 or call: (904) 360-5681.

Sincerely,

Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator