



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

June 14, 2021

Mr. Michael Daniels, AICP
Planning and Zoning Director
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, Florida 32043

SUBJECT: City of Green Cove Springs Proposed Comprehensive Plan Amendment (21-1ESR)

Dear Mr. Daniels,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Green Cove Springs 21-1ESR.

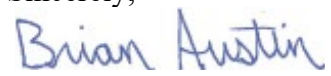
The City of Green Cove Springs has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 560.52 acres, located east of Oakridge, west of US-17, north of SR-23 (First Coast Expressway) and south of Green Cove Avenue. The amendment changes the land use from Clay County Rural Fringe and Industrial to City of Green Cove Springs Residential Low Density with a site specific text amendment that adds development conditions related to the amendment. The existing land uses allow 540 single family dwelling units and 8,287,726 sq. ft. of industrial uses. The proposed land use allows a maximum of 2,242 single family dwelling units and will increase PM Peak hour trips by 721 trips (Attachment A).

The traffic impact study provided is based upon 2,100 dwelling units and indicates the amendment will have significant impacts to State facilities. The study should be updated to include intersection analyses on the affected roadways (Project entrance at US-17, US-17 at SR-16E, US-17 at SR-16W, and US-17 at First Coast Expressway) as well as indicate improvements needed to mitigate the adverse impacts as a result of the land use amendment. FDOT is available to assist in a methodology meeting and determine any assumptions used in the updated study and in the creation of the forthcoming Development Agreement.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO



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ATTACHMENT A

SUBJECT: City of Green Cove Springs Proposed Comprehensive Plan Amendment (21-1ESR)

Technical Assistance

Trip Generation

The City of Green Cove Springs has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 560.52 acres, located east of Oakridge, west of US-17, north of SR-23 (First Coast Expressway) and south of Green Cove Avenue. The amendment changes the land use from Clay County Rural Fringe and Industrial to City of Green Cove Springs Residential Low Density with a site specific text amendment that adds development conditions related to the amendment. The existing land uses allow 540 single family dwelling units and 8,287,726 sq. ft. of industrial uses. The proposed land use allows a maximum of 2,242 single family dwelling units. Table 1 shows the estimated trip generation using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Scenario	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	General Light Industrial	110	8,287,726	1,000 Sq. Ft.	31,468	682	777
	Single Family Residential	210	540	Dwelling Units	4,906	388	513
Proposed	Single Family Residential	210	2,242	Dwelling Units	18,177	1,597	2,011
Total					-18,197	+527	+721

The proposed FLUM amendment will increase PM Peak Hour trips by 721 trips.