



ENGINEERING | CONSULTING | PLANNING

June 25, 2020

Mr. Daniel Blanchard  
Southern Impression Development  
5711 Richard St, Suite 4  
Jacksonville, FL 32216

JMJ Project No. 01195

RE: Trip Generation Comparison  
**Barkoskie Villas**

Dear Mr. Blanchard,

JMJ Group, LLC (JMJ) was engaged to compare the potential trips generated by the development of a variety of potential uses on a 3.29-acre site on Barkoskie Road. The uses were provided by Mr. Wyman Duggan of Rogers Towers, P.A. The following are my notes and findings:

**Introduction**

Trip generation uses historical traffic counts from existing sites to quantify the average vehicular trips entering and exiting a potential or theoretical site based on similar land use and an independent variable such as building size, dwelling units, students, or employees. JMJ used fitted curves from *Trip Generation, 10<sup>th</sup> Edition* by the Institute of Transportation Engineers to perform the following calculations.

**Tabulation of Results**

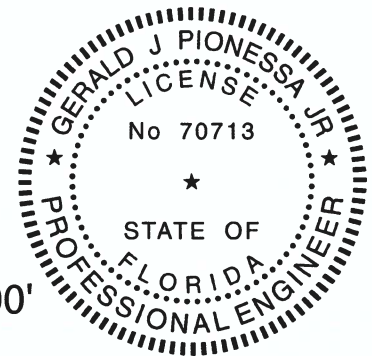
	Land Use Code	Weekday ADT		
		Entry	Exit	Total
Proposed 48 Units	220	161	161	322
65 Apartments	221	176	177	353
72,000 sf commercial office	710	386	386	772
72,000 sf of medical/dental office	720	1339	1340	2679
day care for up to 150 children	565	290	291	581

I appreciate the opportunity to provide consulting services. Should you have any questions or require additional information, please contact me directly, (229) 516-0977 or [jerry@jmjgroup.net](mailto:jerry@jmjgroup.net).

Sincerely,  
JMJ Group, LLC

Gerald J. Pionessa Jr, P.E., LEED AP  
Principal

2020.06.25  
10:41:35 -04'00'



June 24, 2020

Dear Commissioner's

I have reviewed and evaluated the proposed rezoning of the property identified as 4349 Barkoskie Road, in Jacksonville, Florida. This 3.30-acre parcel is designated Residential Professional Institutional (RPI) and is within the Suburban Area, according to the 2030 Comprehensive Plan. This category recognizes multi-family dwellings at up to twenty units per acre as a principal use. The property is located less than three tenths of a mile from the Interstate Interchange of I-95 and St. Augustine Road. In the Planning Lexicon this site would be classified as an infill site, having been passed over by other development and use types. The return to this site with the uses intended is desirable from a planning perspective as it will create greater efficiency in existing utility network and not require capacity increases of the systems.

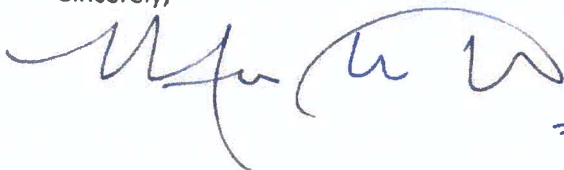
Old St. Augustine Road is 6 lane Collector Roadway with traffic volumes exceeding 40,000 vehicles each day. This is significant as the zoning in question is intending for multi-family development near a City Roadway that operates more similarly to Beach Boulevard and Baymeadows Road, which are designated as Arterial Roadways. You will note that along both roadways and at intersections along them, multi-family development is a common use. In the land planning paradigm, it is appropriate, and desirable to promote development of higher density residential projects at such locations as they promote mass transit capability and serve as a transitional buffer from more intensive commercial uses, which locate at intersections along such corridors.

In fact, the subject parcel is only 300 feet from the intersection of Old St. Augustine Road. Additionally, the parcel immediately west of this property is developed as an automated car wash, one of the more intensive uses in the Commercial Land Use Category. To the north the parcel is adjoined by commercial strip type development and a business office park. Thus, this proposed development acts as a transitional use, reducing noise, light and activity occurring at the intersection, thereby benefiting the residential development located further to the east. Further, the RPI/CO designations extend eastward of the subject property for an additional 350 feet along Barkoskie Road. That transitions again to a PUD for an institutional use, being a home for the aged. This transition of uses and zoning is almost textbook nature, being what good land use planning promotes.

The staff report issued by the Planning and Development Department provides all the applicable references to demonstrate that the intended rezoning is compatible with the area development patterns and compliant with the intent of the 2030 Comprehensive Plan. I would adopt each of those as evidence of the compatibility of the intended plan of development. It is worth noting that the intended scale of the development recognizes the value of limiting the building height to two stores, consistent with the applicable overlay. Similarly, the development does not attempt to maximize the density permitted in the applicable category, seeking only about 72 percent of the allowable amount.

The combinations of the factors outlined in this letter serve to demonstrate that the request for rezoning is both appropriate and consistent with good planning practices.

Sincerely,



AACP  
#017246

**John F. Swindell, Broker-Appraiser**

**State Certified Residential Real Estate Appraiser RD911**

**State Licensed Real Estate Broker**

**115 10<sup>th</sup> Avenue South**

**Jacksonville Beach, FL 32250**

**Tel: (904) 247-8200**

**Cell: (904) 710-8066**

June 25, 2020

To: Southern Impression Development

5711 Richard Street, Suite 4

Jacksonville, FL 32216

RE: 4349 Barkoskie Road, Jacksonville, FL 32258

Proposed Barkoskie Villas

Real Estate Parcel Number 158497-0000

Southern Impression Development is asking the City of Jacksonville for a zoning change on the above referenced property from Commercial Office (CO) to Planned Unit Development (PUD). The subject property is located on Barkoskie Road just east of Old St. Augustine Road in Jacksonville, FL. The adjacent property to the north is zoned CO, Land Use Category RPI and is developed with a Senior Living Facility. The adjacent property to the south is zoned CO/RLD-60 in Land Use Category RPI/LDR and is improved with single family dwellings. The adjacent property to the east is zoned CO and is in Land Use Category RPI. This property is improved with single family dwellings. The adjacent property to the west is zoned PUD 2017-0755 in Land Use Category RPI and has a car wash facility on the property. The land uses in the subject's Current Commercial Office (CO) Zoning include medical or dental or chiropractor offices, professional or business offices, cosmetology and similar uses, daycare centers to a professional office and essential services. These uses are not homogenous to the neighborhood. These commercial uses would also add more traffic ingress and egress the property. The PUD zoning allowing the development of 12 two story four-unit buildings for a total of 48 homes promotes a unique housing product that will create diversity in the housing market and meet the housing needs in the community. The PUD zoning allows 60 units on the 3.23+- acre site, but the developer chose to reduce the number to 48 units. The developer is preserving two large oak trees in the front of the property and will have private streets, a pond and a series of sidewalks. The proposed units will have good design and market

appeal. The subject proposed units have a projected value of \$144 per square foot which is in line and slightly higher than some of the existing housing in the subject's market area.

The City Planning Staff recommended approval of the rezoning of the subject property from Commercial Office (CO) to Planned Unit Development (PUD). The proposed rezoning is consistent with the 2030 Comprehensive Plan.

It is my opinion that the rezoning of the subject property from Commercial/Office (CO) to Planned Unit Development (PUD) will have a positive effect on the neighborhood and surrounding residential properties. The down-zoning of the subject property from CO to PUD will have positive results when compared to the existing Commercial/Office zoning, less impact for the environment and will have a more positive effect on residential property values when compared to a commercial use. From an Appraiser's point of view, it is better for the existing residential properties to have residential multi-family built on the subject property instead of commercial offices. It is my opinion as a Real Estate Broker and a State Licensed Residential Real Estate Appraiser that the highest and best use of the subject property is a Planned Unit Development for the proposed 48 housing units.

#### **Qualifications of John F. Swindell**

**1978-1983** Building Inspector, City of Jacksonville Beach, FL

**1983-1986** Real Estate Sales Associate, Coldwell Banker Real Estate, Jacksonville, FL

**1986** Received Florida Real Estate Brokers License

**1993** Received Florida State Certified Residential Real Estate Appraiser License RD911

**1986-1997** Real Estate Appraiser, Hollis and Associates, Jacksonville, FL


**1997-Present** State Certified Residential Real Estate Appraiser & Real Estate Broker, Self-Employed

*37 years of Real Estate Appraisal and Brokerage Experience.*

*Has served as a Special Magistrate*

*Expert Witness in Court Cases, Expert Witness for City Council and Real Estate Property Tax Disputes*

Respectfully,



John F. Swindell