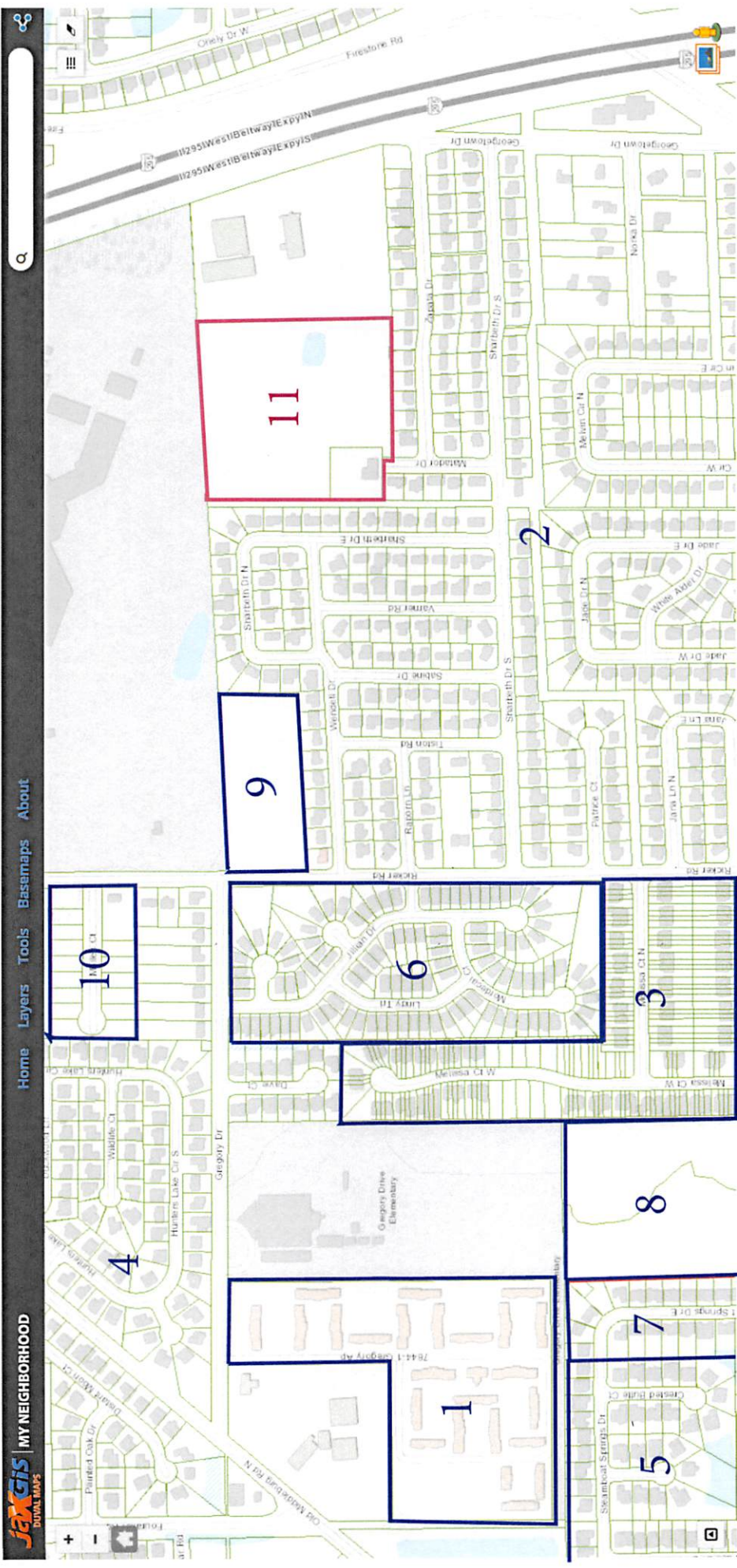


MAP OF SURROUNDING DEVELOPMENT

Map number	Zoning	Description
1	RMD-D 1970	Multifamily apartments
2	RLD-60 1970s	Single family residential 60 foot 6,000 sf
3	RMD-D 1986	Townhomes 15 foot lots 1,500 sf
4	RLD-60 1991	Single Family 60 foot 6,000 sf
5	PUD 1998-491	Single family 50 foot 5,000 sf
6	PUD 1999-661	Single family 38 foot lots 3,500 sf
7	PUD 2000-1049	Single family 60 foot 6,000 sf
8	PUD 2003-887	Single family 50 foot 5,000 sf
9	PUD 2004-18	Commercial RV and boat repair and parking
10	PUD 2019-636	Quadrplexes One 60 ft lot/4 units 1,500 sf
11	Proposed RLD-40	Single family 40 foot 4,000 sf



JaxGIS
DUVAL MAPS

Home Layers Tools Basemaps About

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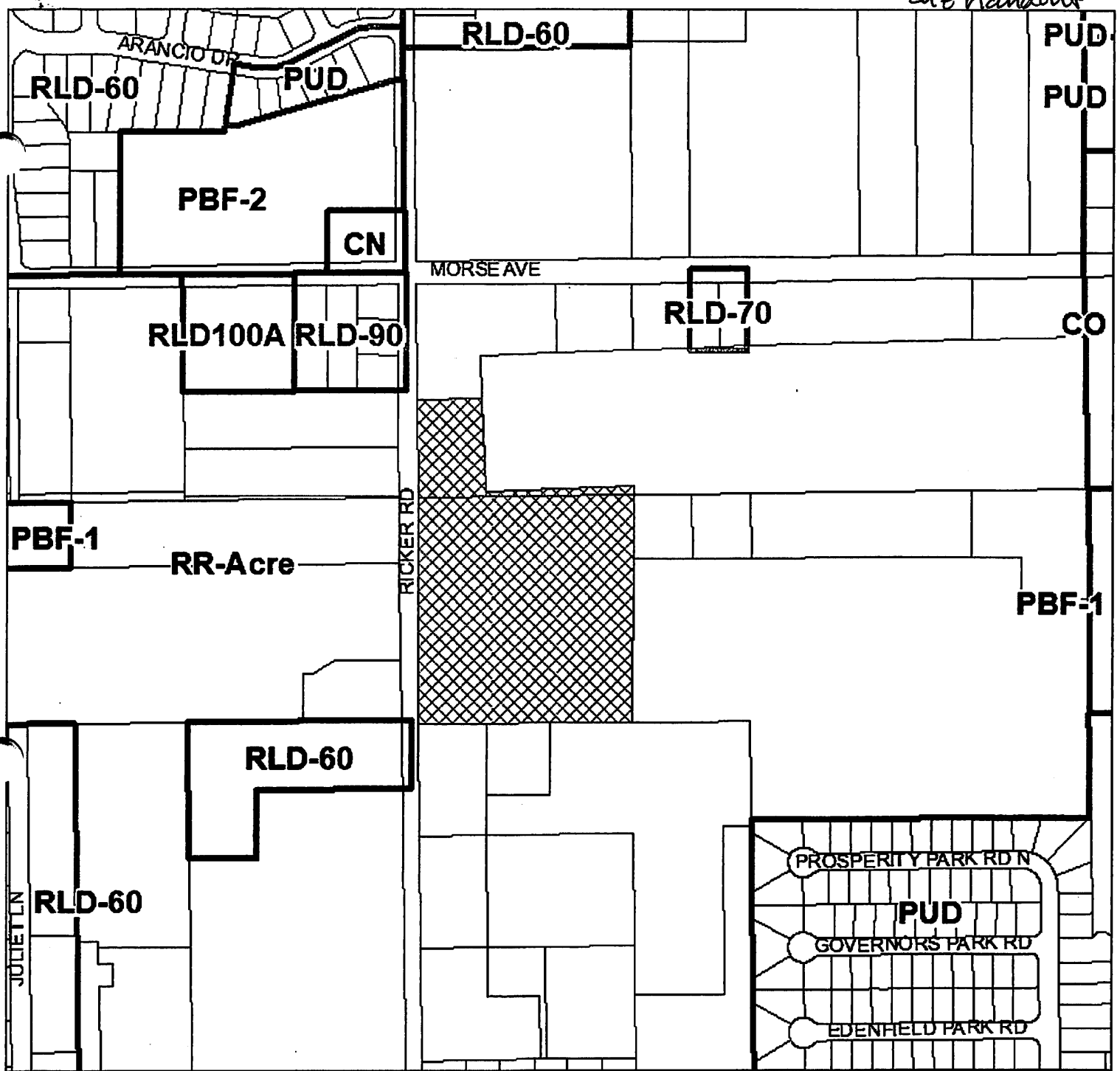
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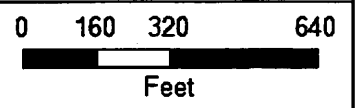
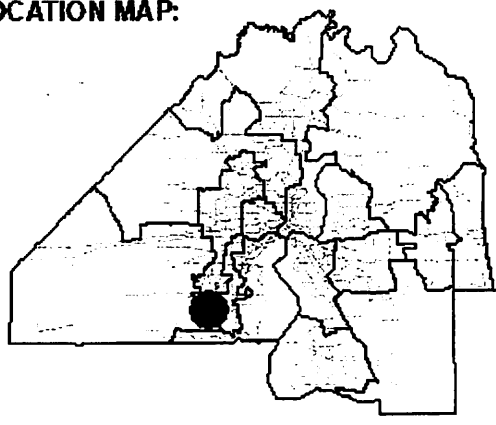
REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

*This is 2.7 miles away.
7 minute drive
according to google
maps*

LOCATION MAP:



COUNCIL DISTRICT:
10

TRACKING NUMBER

T-2021-3360

**EXHIBIT 2
PAGE 1 OF 1**

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0138 Staff Sign-Off/Date ATW / 02/12/2021
 Filing Date 03/03/2021 Number of Signs to Post 5
 Hearing Dates:
 1st City Council 04/13/2021 Planning Commission 04/08/2021
 Land Use & Zoning 04/20/2021 2nd City Council N/A
 Neighborhood Association ARGYLE AREA CIVIC COUNCIL
 Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3360 Application Status PENDING
 Date Started 02/01/2021 Date Submitted 02/01/2021

General Information On Applicant

Last Name STARKE First Name STEPHEN Middle Name MICHAEL
 Company Name HOLSTAR, LLC
 Mailing Address 6685 BOWIE RD
 City JACKSONVILLE State FL Zip Code 32219
 Phone 9048916080 Fax 904 Email STEVESTARKE65@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STARKE First Name STEPHEN Middle Name MICHAEL
 Company/Trust Name HOLSTAR, LLC
 Mailing Address 6685 BOWIE RD
 City JACKSONVILLE State FL Zip Code 32219
 Phone 9048916080 Fax 904 Email STEVESTARKE65@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 015810 0010	10	4	RR-ACRE	RLD-60
Map 015809 0120	10	4	RR-ACRE	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 11.27**Justification For Rezoning Application**

MATCHING ZONING FOR THE SURROUNDING AREA

Location Of Property**General Location**

RICKER ROAD WESTSIDE

House #

0

Street Name, Type and Direction

RICKER RD

Zip Code

32244

Between Streets

RICKER

and MORSE

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit - Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

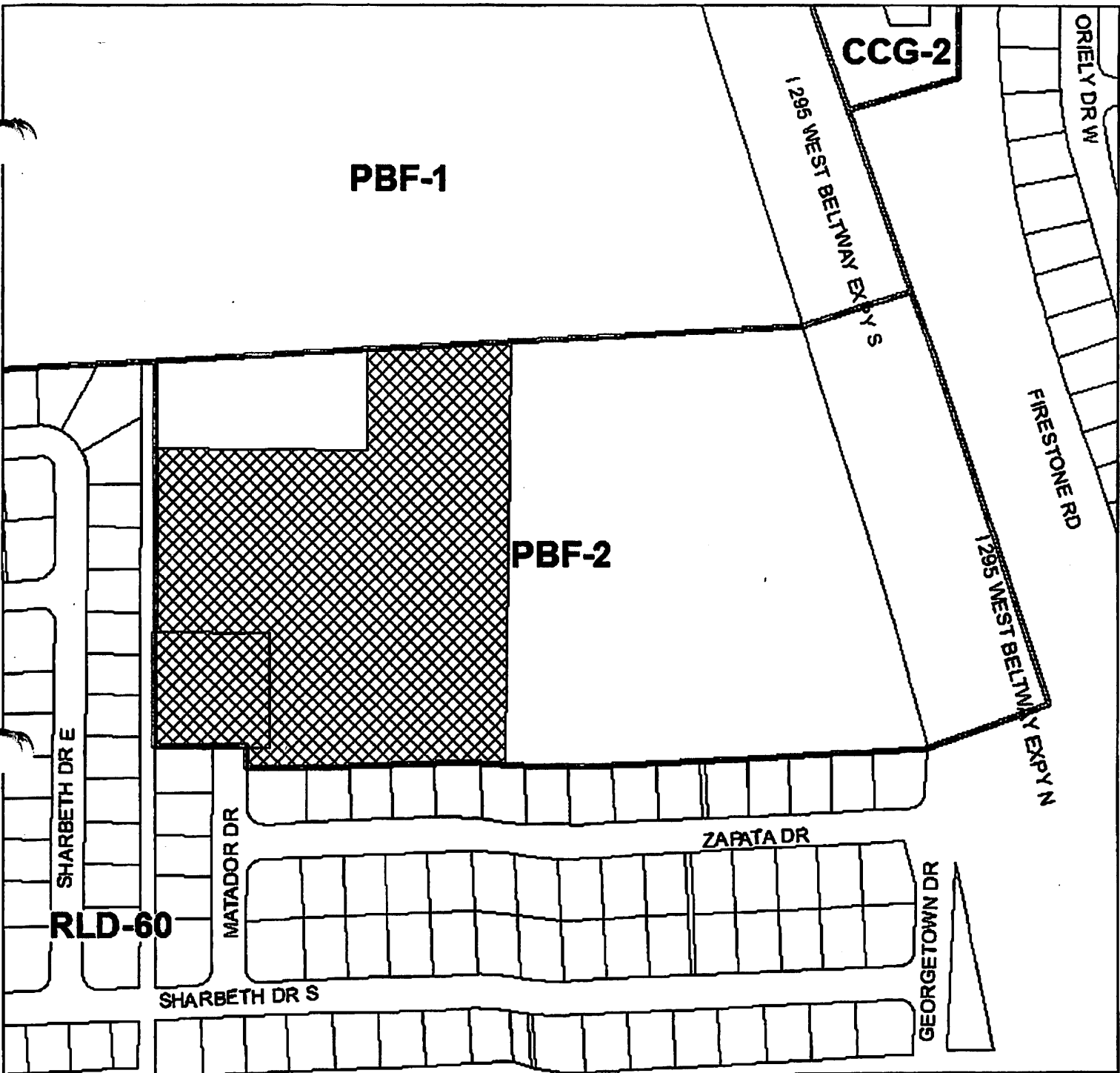
Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

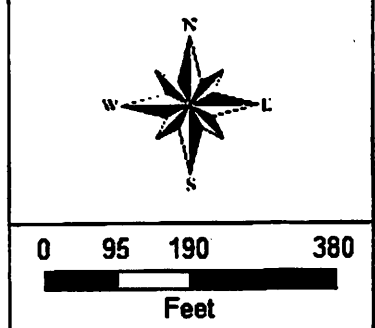
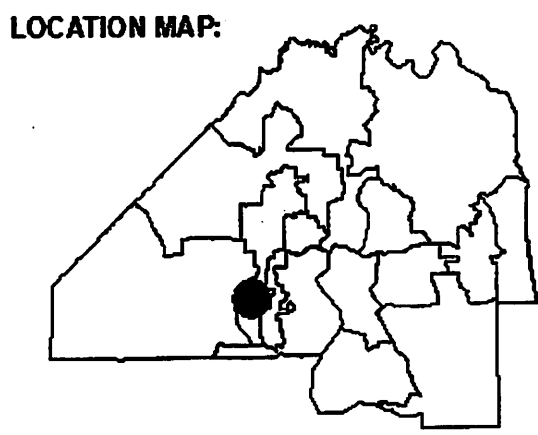
Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
 - 2) Plus Cost Per Acre or Portion Thereof
11.27 Acres @ \$10.00 /acre: \$120.00
 - 3) Plus Notification Costs Per Addressee
19 Notifications @ \$7.00 /each: \$133.00
 - 4) Total Rezoning Application Cost: \$2,253.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**



REQUEST SOUGHT:
FROM: PBF-2
TO: RLD-40



COUNCIL DISTRICT:
10

TRACKING NUMBER
T-2020-3051

EXHIBIT 2
PAGE 1 OF 1

Application For Land Use Amendment To The Future Land Use Map Series - 2030 Comprehensive Plan

Large-Scale Land Use Amendment

Tracking # 5467	Status LEGISLATION PENDING
Date Started 08/12/2020	Date Submitted 08/12/2020

Planning and Development Department Info

JPDD Citizen Informational Meeting (CIM) 11/16/2020
JPDD Application # L-5467-20C
Transmittal Dates/Information:
Land Use Ordinance # 2020-681
1st City Council Public Hearing 12/08/2020
Planning Commission's LPA Public Hearing 12/03/2020
Council Committee's Public Hearing 01/05/2021
2nd City Council Public Hearing 01/12/2021
Adoption Dates/Information:
Land Use Ordinance # N/A
1st City Council Public Hearing N/A
Planning Commission's LPA Public Hearing N/A
Council Committee's Public Hearing N/A
2nd City Council Public Hearing N/A
Rezoning Ordinance # 2020-682
Registered Neighborhood Association(s) Within 350 Feet WEST JAX CIVIC ASSOCIATION

Land Use Amendment Large-Scale

General Information On Applicant

Last Name MANN	First Name L	Middle Name CHARLES
Company Name MANN-PELLICER		
Mailing Address 165 ARLINGTON ROAD		
City JACKSONVILLE	State FL	Zip Code 32211
Phone 9047211546	Fax 9047211582	Email CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

If you have more than 3 owners, please add these names and contact information in attachment D in Step 3.

Last Name SHAVER	First Name JOHN	Middle Name CHARLES
Company/Trust Name		
Mailing Address 4250 MATADOR DRIVE		
City JACKSONVILLE	State FL	Zip Code 32210
Phone	Fax	Email

Last Name	First Name	Middle Name
NORTH FLORIDA, INC.	CHURCH AT	SUN COAST
Company/Trust Name		
CHURCH AT SUN COAST OF NORTH FLORIDA, INC.		
Mailing Address		
4200 GEORGETOWN DRIVE		
City	State	Zip Code
JACKSONVILLE	FL	32210
Phone	Fax	Email

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### ####)

Map	RE#	Portion Of
	013930 0602	
	013930 1000	

Planning District(s) **Council District(s)**

4 10

Location Of Property

General Location NORTH OF SHARBETH DRIVE SOUTH, AT TERMINUS OF MATADOR DR

House #	Street Name, Type and Direction	Zip Code
4250	MATADOR DR	32210

Additional Addresses

4200 GEORGETOWN DRIVE, JACKSONVILLE, FL. 32210

Between Streets/Major Features

MATADOR DRIVE and GEORGETOWN DRIVE

Utilities

Indicate utilities to serve the site for

Portable Water JEA Sanitary Sewer JEA

Land Use Amendment / Rezoning Request Information

Current Utilization of Property SINGLE FAMILY DWELLING AND CHURCH

Site's 2030 Comp Plan FLUM Category Designation(s)/Acreage FLUM Look Up

Current Land Use Category		Acreage	Requested Designation(s)	
A	PBF	9.08	Requested Land Use Category	Acreage
			LDR	9.08

Amount of Acreage for Amendment (nearest hundredth of an acre) **9.08**

Surrounding 2030 Comp Plan FLUM Designation(s)

AGR-I,AGR-II,AGR-III,AGR-IV,BP,CBD,CGC,CSV,HDR,HI

Reason / Justification for Land Use Amendment

INFILL DEVELOPMENT IN A ECONOMICALLY DISTRESSED AREA OF THE CITY, ALLOWING MARKET RATE HOUSING

Site's Zoning District(s)/Acreage

Current Zoning District	Acreage	Requested Designation(s)	
PBF-2	9.08	Requested Zoning District	Acreage
		RLD-40	9.08

Companion Zoning Application Tracking # (if known) 3051

Additional Limitations

Development Area Expansion **Asterisk** **Policy**
Explanation URBAN AREA

Required Attachments For Complete, Formal application

- Exhibit 1** Legal Description - Accurate legal description (may be either lot and block or metes and bounds) of specific property requested for land use change. (Use only JP&DD's Ordinance Exhibit 1 Forms).
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s). (One copy of the Warranty Deeds must be submitted separately as supplemental information.)
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplementary Information That May Be Required With Application

The applicant may be required to furnish additional information about the property relative to the following factors, where applicable:

- A** Natural Vegetation/Wildlife
- B** Wetlands(type, location and amount of acreage to the nearest one-hundredth acre)
- C** Exhibit 3 List of Owner

Other Support Data Required By Staff

Description

REVISED SURVEY 9.23.20

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief.

Agreed to and submitted

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0682 Staff Sign-Off/Date KPC / 10/27/2020
 Filing Date 10/28/2020 Number of Signs to Post 1
 Hearing Dates:
 1st City Council 12/08/2020 Planning Commission 12/03/2020
 Land Use & Zoning 01/05/2021 2nd City Council N/A
 Neighborhood Association WEST JAX CIVIC ASSOCIATION
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking #	3051	Application Status	SUFFICIENT
Date Started	08/12/2020	Date Submitted	08/12/2020

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES
Company Name		
MANN-PELLICER		
Mailing Address		
165 ARLINGTON ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

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Company/Trust Name		
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City	State	Zip Code
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Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

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Company/Trust Name		
CHURCH AT SUN COAST OF NORTH FLORIDA, INC.		
Mailing Address		
4200 GEORGETOWN DRIVE		
City	State	Zip Code
JACKSONVILLE	FL	32210
Phone	Fax	Email

9047211546

9047211582

CHARLIEMANN1@COMCAST.NET

Property Information**Previous Zoning Application Filed For Site?****If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 013930 1000	10	4	PBF-2	RLD-40
Map 013930 0602	10	4	PBF-2	RLD-40

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

PBF

Land Use Category Proposed?**If Yes, State Land Use Application #**

5467

Total Land Area (Nearest 1/100th of an Acre) 9.08**Justification For Rezoning Application**

TO PERMIT INFILL DEVELOPMENT OF MARKET RATE HOUSING WITHIN AN ECONOMICALLY DISTRESSED AREA OF THE CITY.

Location Of Property**General Location**

NORTH OF SHARBETH DRIVE SOUTH, AT TERMINUS OF MATADOR DRIVE

House #	Street Name, Type and Direction	Zip Code
4250	MATADOR DR	32210

Between Streets

MATADOR DRIVE and GEORGETOWN DRIVE

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Application Certification

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Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00**
 - 2) Plus Cost Per Acre or Portion Thereof**
 9.08 Acres @ \$10.00 /acre: \$100.00
 - 3) Plus Notification Costs Per Addressee**
 69 Notifications @ \$7.00 /each: \$483.00
 - 4) Total Rezoning Application Cost: \$2,593.00**
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

Kimley»Horn

February 26, 2021

Mr. Kenyon S. Atlee
Atlee Development Group, Inc.
5801 Timuquana Road, #301
Jacksonville, FL 32210

RE: *Traffic Analysis*
 Matador Drive Subdivision
 Jacksonville, Florida

Dear Mr. Atlee:

Kimley-Horn understands that Atlee Development Group, Inc. (the Applicant) is currently working to rezone the property located north of the Matador Drive / Zapata Drive intersection in Jacksonville, Florida. The Applicant proposes to remove one existing single-family home and construct 64 new single-family homes on the property. A conceptual site plan is attached, and the project location is shown in **Figure 1**. Access to the subdivision is proposed via the northern end of Matador Drive. The existing single family-home on the northern end of Matador drive is proposed to be demolished to allow for access to the proposed subdivision. Kimley-Horn has completed a trip generation and project traffic distribution analysis for the proposed project.

Trip Generation

The trip generation potential for the proposed subdivision was calculated based on the Institute of Transportation Engineer's (ITE's) publication entitled *Trip Generation, 10th Edition*. Trips anticipated to and from the proposed subdivision were calculated using the regression equations for ITE Land Use Code (LUC) 210 (Single-Family Detached Housing). Because 64 new homes are proposed and one existing home is proposed to be demolished, trip generation was calculated for 63 single-family homes, which represents the net increase in homes proposed by the project. As shown in Table 1, 63 homes are anticipated to generate approximately 680 daily trips, 50 AM peak hour trips (13 inbound trips, 37 outbound trips), and 65 PM peak hour trips (41 inbound trips, 24 outbound trips).

Table 1: Proposed Project Trip Generation

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Single-Family Detached Housing	63 d.u.	680	50	13	37	65	41	24
Trip Generation Rates: Daily Single-Family Detached Housing [ITE 210] $\ln(T) = 0.92 \ln(X) + 2.71$ AM Peak Hour Single-Family Detached Housing [ITE 210] $T = 0.71(X) + 4.80$ (25% in, 75% out) PM Peak Hour Single-Family Detached Housing [ITE 210] $\ln(T) = 0.96 \ln(X) + 0.20$ (63% in, 37% out)								

The trip generation for the proposed development was compared to the trip generation potential for uses allowed under current zoning of the property. Under current zoning (Public Buildings and Facilities-2), a school could be developed on the property. The existing parcel on which the project is proposed is about 20 acres in size and includes the existing Church at Sun Coast. The project proposes to divide the parcel to allot approximately 10 acres for the proposed subdivision and 10 acres for the existing church.

The school enrollment for a 10-acre parcel was estimated based on a review of schools in the vicinity of the project. Table 2 shows several schools in the surrounding area on properties that are close to 10 acres. Table 2 also shows the student enrollment at these schools and the number of students per acre. As shown in Table 2, the average number of students per acre for the five schools reviewed is 55 students per acre. Therefore, on a 10-acre parcel, it was estimated that a school with 550 students (10 acres time 55 students per acre) could be developed. School enrollment data is attached.

Table 2: Review of School Enrollment in Nearby Schools

School	Acres	Student Enrollment	Students Per Acre	Grade Levels
Duval Charter School at Westside	9.62	845	87.8	K-8
Cedar Hills Elementary School	11.03	540	49.0	Pre-K-5
Jacksonville Heights Elementary School	11.46	726	63.4	K-5
Timucuan Elementary School	10.21	594	58.2	K-5
S.O.S. Academy	10.06	175	17.4	6-8
Average	10.48	576	55.0	-

The trip generation for a 550-student private school was calculated based on ITE LUC 534 (Private School (K-8)). As shown in Table 3, a 550-student private school would have the potential to generate 2,261 daily trips, 490 AM peak hour trips (270 inbound trips, 220 outbound trips), and 143 PM peak hour trips (66 inbound trips, 77 outbound trips). The 143 PM