

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2026-0028**

**FEBRUARY 5, 2026**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2026-0028**.

<b><i>Location</i></b>	0 Utsey Road, west of Utsey Road and north of Moncrief Road West
<b><i>Real Estate Number(s):</i></b>	002938 0030, 002955 0100
<b><i>Current Zoning District:</i></b>	Agriculture (AGR)
<b><i>Proposed Zoning District:</i></b>	Residential Rural-Acre (RR-Acre)
<b><i>Current Land Use Category:</i></b>	Agriculture (AGR)
<b><i>Proposed Land Use Category:</i></b>	Rural Residential (RR)
<b><i>Planning District:</i></b>	District 5 – Northwest
<b><i>Council District:</i></b>	District 12
<b><i>Owner:</i></b>	Dexter Bennett 2892 Lantana Lakes Drive East Jacksonville, FL 32246
<b><i>Agent:</i></b>	Deshawna Bennett 881 Ponce De Leon Avenue, Suite 19 Atlanta, GA 30311
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2026-0028** seeks to rezone approximately 9.56± acres of land from Agriculture (AGR) to Residential Rural-Acre (RR-Acre). There is a companion small-scale Land Use Amendment, seeking to amend the existing land use from Agriculture (AGR) to Rural Residential under Ordinance **2026-0027/L-6059-25C**, and a companion Waiver of Road Frontage for the northern lot under Ordinance **2026-0029/WRF-25-17**.

The subject site is comprised of two parcels, approximately 400-feet apart, with a 6.06-acre parcel to the north, and a 3.5-acre parcel to the south. The applicant intends to develop two single-family dwellings on each parcel, for a total of four dwellings.

Both sites will be accessed via private easements. There is a concurrent Waiver of Road Frontage for the north parcel under Ordinance 2026-0029. A waiver of road frontage will be applied for the southern parcel at a later date once documentation of the easement has been finalized.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the comprehensive plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning Department finds that with the approval of the companion small-scale Land Use Amendment (**2026-0027/L-6059-25C**) the subject property will be located in the RR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural Development Areas of the City. Generally, single-family detached housing will be the predominant development typology in this category. Plan amendment requests for new RR designations in the Suburban Development Area are preferred in locations which are supplied with full urban services.

The maximum gross density is two (2) units/acre when both centralized potable water and wastewater are available to the site; the maximum gross density is one (1) unit per acre when served with on-site potable water and wastewater. There is no minimum density.

RR-Acre is a primary zoning district in the RR land use category, therefore, the proposed rezoning is consistent with the 2045 Comprehensive Plan.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**Objective 3.1**

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

**The proposed zoning application has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Airport Environment Zone**

The site is located within the 500' Height and Hazard Zone for Naval Outlying Field Whitehouse. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Wetlands**

Review of City data and a submitted wetlands survey by the applicant indicates the potential existence of wetlands on the subject site and as such, the City's GIS analysis indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 3.16 acres

General Location(s): The wetlands are isolated transitional wetland pockets located in both upper and lower parcels of the application site.

Quality/Functional Value: The wetlands have a low functional value due to their size for water filtration attenuation and flood water capacity and is not located in a flood zone. The wetlands also do not have a direct impact on the City's waterways.

Soil Types/

Characteristics: (51) Pelham fine sand. The Pelham series are nearly level poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats. The soil is moderately permeable and moderately slowly permeable. The water table is generally located at a depth of 12 inches..

Wetland Category: Category III

Consistency of

Permitted Uses: Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource

Permit (ERP): According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

Wetlands Impact: On the southern parcel of the application site the wetlands were subjected to previous agricultural practices.

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will meet the requirements of the RR-Acre zoning district as set forth in the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The 9.56-acre subject site is composed of two parcels and is situated northwest of the intersection of Utsey Road and Moncrief Road West, both local roads. The two parcels are approximately 400 feet apart, with a 6.06-acre parcel to the north, and a 3.5-acre parcel to the south. The sites are accessed through private easements.

The proposed RR-Acre zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Utsey Road is largely residential in nature and the predominant zoning district found is AGR, however, RR-Acre is a compatible zoning district with minimum lot sizes of one acre. Surrounding land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	AGR	AGR	Single-family dwellings, vacant
East	AGR	AGR	Single-family dwellings, vacant
South	AGR	AGR	Single-family dwellings, vacant
West	CSV	AGR	Wetlands

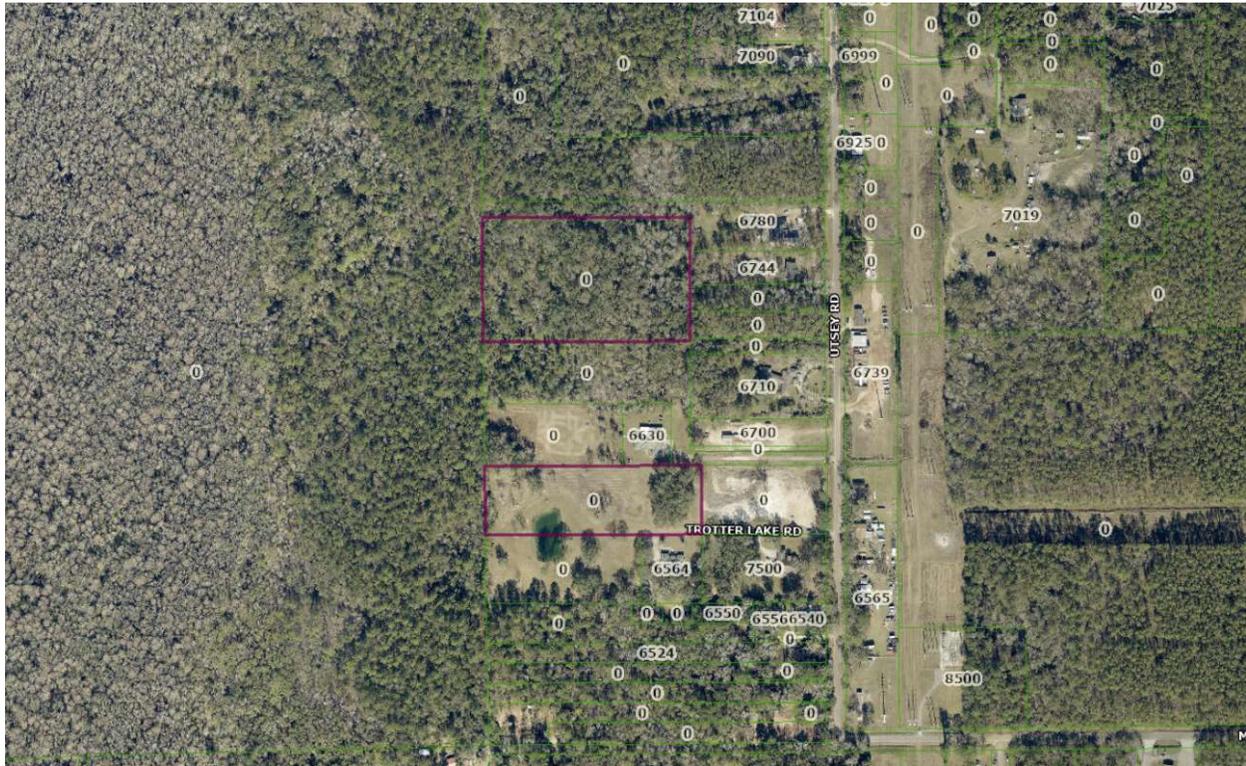
**SUPPLEMENTARY INFORMATION**

The applicant provided proof of the required Notice of Public Hearing signs being posted on **December 10, 2025**.

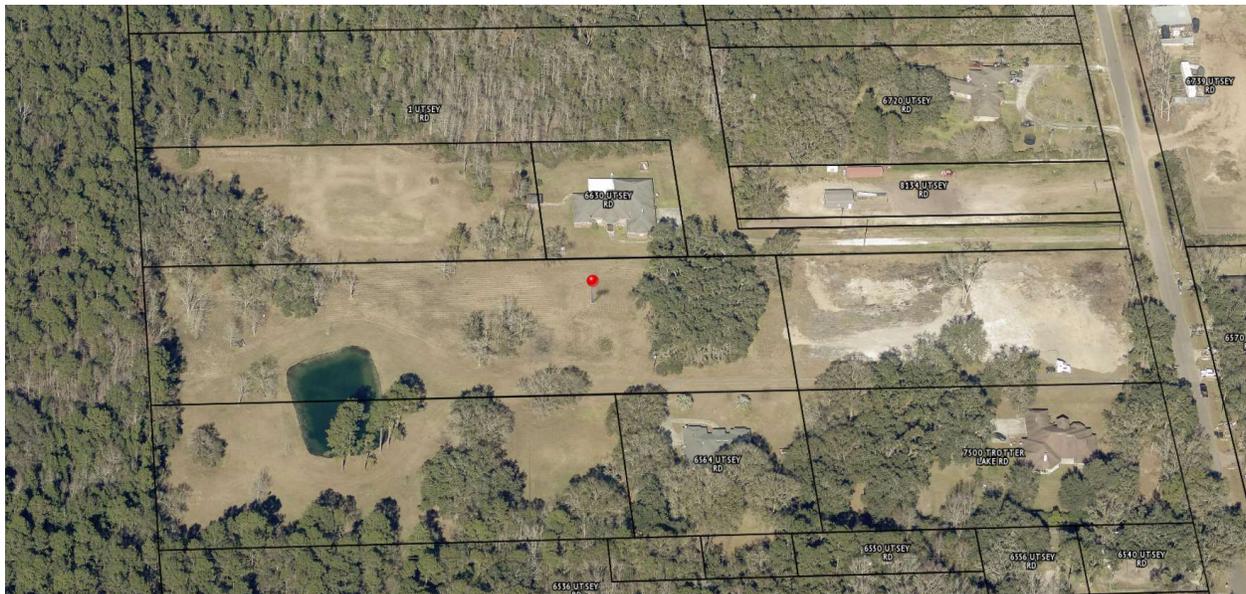


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance 2026-0028 be **APPROVED**.

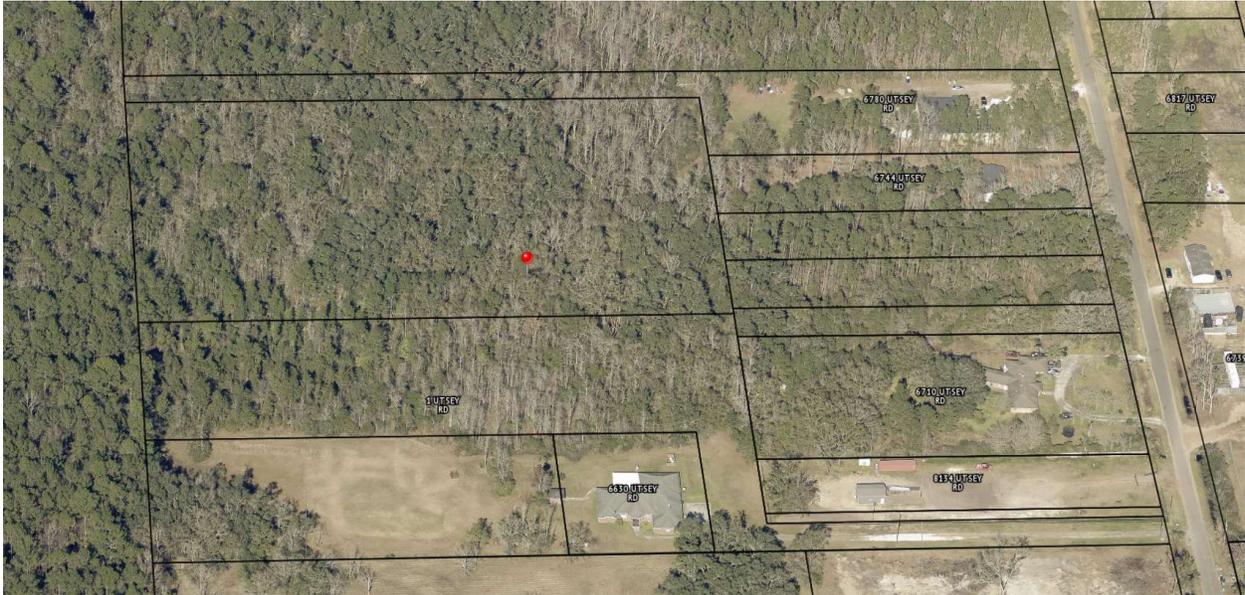


**Aerial view of the subject property.**

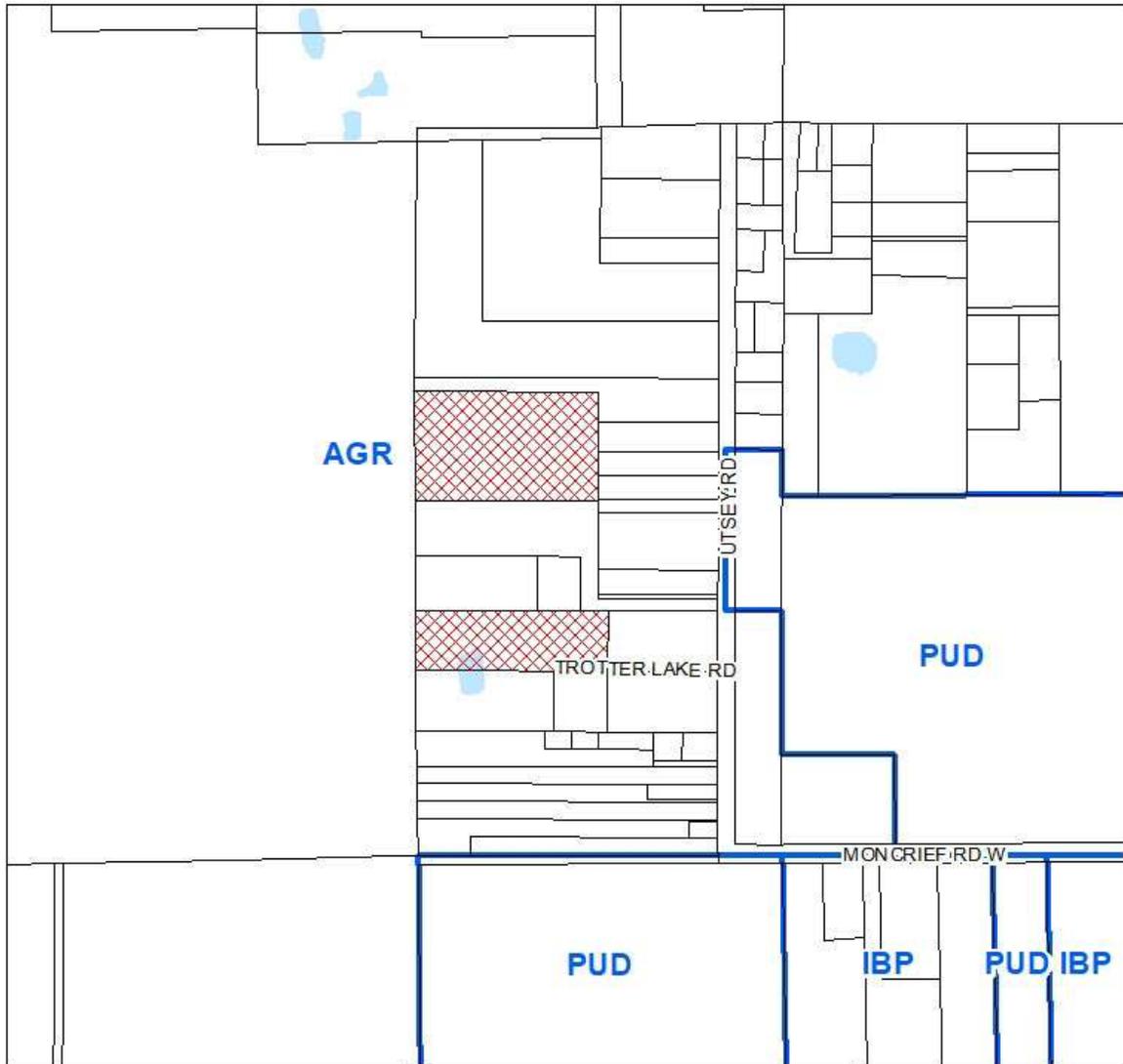


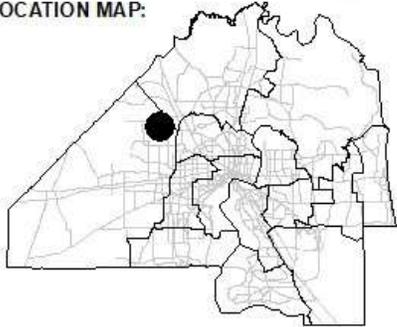
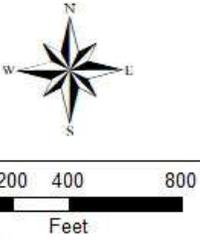
**Aerial view of the southern parcel.**

2026-0028  
Companion to 2026-0027 & 2026-0029  
KPC



Aerial view of the northern parcel.



<p>REQUEST SOUGHT:</p> <p><b>FROM: AGR</b></p> <p><b>TO: RR-ACRE</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>12</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2026-0028</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2025-6405</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>