

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – January 30, 2026

Ordinance/Application No.: 2026-027 / L-6059-25C

Property Location: 0 Utsey Road, west of Utsey Road and north of Moncrief Road West

Real Estate Number(s): 002938-0030 and 002955-0100

Property Acreage: 9.56 acres

Planning District: District 5, Northwest

City Council District: District 12

Applicant: Deshawna Bennett

Current Land Use: Agriculture (AGR)

Proposed Land Use: Rural Residential (RR)

Development Area: Suburban Development Area

Current Zoning: Agriculture (AGR)

Proposed Zoning: Residential Rural-Acre (RR-Acre)

Recommendation: ***Approve***

BACKGROUND

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 site is located in Council District 12, Planning District 5 (Northwest), and the Suburban Development Area. The applicant is proposing a Future Land Use Map (FLUM) amendment to the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan to amend the land use designation of the subject site from AGR to RR. The applicant is also proposing a companion rezoning from AGR to RR-Acre, as well as a Waiver of Road Frontage for the northern parcel, that are pending concurrently with this application, pursuant to Ordinances 2026-028 and 2026-029.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: Agriculture (AGR) and Low Density Residential (LDR)
 Zoning: Agriculture (AGR), Residential Low Density-100A (RLD-100A),
 and Planned Unit Development (PUD)
 Property Use: Single-family residences, vacant lots, and timberland

South: Land Use: AGR, Conservation (CSV), and Light Industrial (LI)
 Zoning: AGR and PUD
 Property Use: Single-family residences, vacant lots, conservation
 wetlands, warehouses, and distribution centers

East: Land Use: AGR, LI, and Heavy Industrial (HI)
 Zoning: AGR, PUD, IBP, and Industrial Heavy (IH)
 Property Use: Single-family residences, vacant lots, timberland, and
 manufacturing center

West: Land Use: CSV
 Zoning: AGR
 Property Use: Conservation wetlands

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potential as shown in this section.

Land Use Amendment Impact Assessment - Application Number L-6059-25C

Development Analysis (9.56 acres)		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	Private easements connected to Utsey Road, a local roadway	
Plans and/or Studies	Northwest Vision Plan	
Site Utilization	Current: Vacant / undeveloped land	Proposed: Single-family residential
Land Use / Zoning	Current: AGR / AGR	Proposed: RR / RR-Acre
Development Standards for Impact Assessment	Current: 1 DU / 2.5 Acres	Proposed: Scenario 1: 2 DU / acre (with water and sewer) Scenario 2: 1 DU / acre (with well and septic)

Development Analysis (9.56 acres)		
Development Potential	Current: 3 DU	Proposed: Scenario 1: 19 DU Scenario 2: 9 DU
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 16 dwelling units Scenario 2: Increase of 6 dwelling units	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 7 people	Proposed: Scenario 1: 50 people Scenario 2: 23 people
Public Facilities Impacts		
Potential Roadway Impact	Scenario 1: Increase of 146 daily trips Scenario 2: Increase of 55 daily trips	
Potential Public School Impact	De minimis	
Water Provider	Well	
Potential Water Impact	Scenario 1: Increase of 4,256 gallons per day Scenario 2: Increase of 1,596 gallons per day	
Sewer Provider	Septic	
Potential Sewer Impact	Scenario 1: Increase of 3,192 gallons per day Scenario 2: Increase of 1,197 gallons per day	
Potential Solid Waste Impact	Scenario 1: Increase of 41.6 tons per year Scenario 2: Increase of 15.6 tons per year	
Environmental Features		
Aquatic Preserve	No	
Brownfields	No	
Boat Facility Siting Zone	No	
Contours/Elevations	24 to 28 feet above sea level	
Drainage Basin/Sub-basin	Trout River / Ninemile Creek and Bay Drain	
Groundwater Aquifer Recharge Area	Discharge	
Land Cover	1100: Residential, low density— less than 2 dwelling units/acre 3100: Herbaceous upland nonforested 4340: Upland mixed coniferous/hardwood 5300: Reservoirs-pits, retention ponds, dams 6300: Wetland forested mixed	
Recreation and Parks	None in proximity	
Wellhead Protection Zone	No	
Coastal High Hazard Area (CHHA)	No	
Flood Zones	No	
Soils	38: Mascotte fine sand, 0 to 2 percent slopes 51: Pelham fine sand, 0 to 2 percent slopes	
Wetlands	Approximately 3.16 acres of Category III wetlands	
Wildlife (<i>applicable to sites greater than 50 acres</i>)	N/A	
Historic Features		
Archaeological Sensitivity	Low	
Cultural Resources	No	

Development Analysis (9.56 acres)	
Historic District	No
Land Use & Zoning Features	
Industrial Preservation Area	No
Adaptation Action Area	No
Transportation Features	
Airport Environment Zone	500' Height and Hazard Zone for Naval Outlying Field Whitehouse
Mass Transit Access	Approximately ½ of a mile from Pritchard ReditRide Zone
Evacuation Zone	Zone E

UTILITY CAPACITY

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning Department and have been adopted by JEA solely for preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant intends to use well and septic. The applicant seeks the land use amendment to allow for the construction of single-family residences. The minimum lot size in RR within the Suburban Area shall be 1 unit / acre when centralized potable water and/or wastewater are not available to the site.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:

- a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
- b. Each lot is a minimum of 1/2 acre unsubmerged property.
- c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site comprises approximately 9.56 acres and is located on Utsey Road, a local roadway. The property lies within the Suburban Area and Mobility Zone 5. The applicant is requesting a land use amendment to change the designation from Agricultural (AGR) to Rural Residential (RR) to allow for a broader range of residential uses.

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with the most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan, specifically TE Objective 2.4 and Policies 1.2.1 and 2.4.2.

Transportation Element

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the existing AGR designation and the proposed RR designation, illustrating the potential transportation impacts on the roadway network. The current AGR land use would result in 27 daily trips. If the land use is amended, the proposed RR development will result in 173 or 82 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment is 146 or 55 net new daily trips when compared to the existing land use. The Transportation Planning Division

recommends ongoing coordination with the City of Jacksonville Traffic Engineer to determine whether a traffic operational analysis will be required to evaluate potential site-specific impacts.

Tabel A - Trip Generation Estimation Scenarios

Land Use Scenario	ITE Land Use Code	Potential Units / SF	Estimation Method	Daily Trips
Current Land Use (AGR – Scenario 1)	210	3 DUs	T = 9.09(X)	27
Total Trips – Existing Land Use				27
Proposed Land Use (RR – Scenario 1)	210	19 DUs	T = 9.09(X)	173
Total Trips – Proposed Land Use				173
Proposed Land Use (RR – Scenario 2)	210	9 DUs	T = 9.09(X)	82
Total Trips – Proposed Land Use				82
Scenario 1 Difference in Daily Trips				146
Scenario 2 Difference in Daily Trips				55

Source: Trip Generation Manual, 12th Edition, Institute of Transportation Engineers (ITE)

School Capacity

While the proposed amendment includes a residential component, the site would generate 20 residential units or less. Therefore, the proposed development will have a de minimis impact on school capacity.

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).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Archeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

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 are 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

CCME Policy 4.1.3

The following performance standards shall apply to all developments, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland; and

- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

- (d) Stormwater quality
In the design and review of developments which will discharge stormwater into Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

- (f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

Evacuation Zone

The subject site is within Evacuation Zone E. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be negligible. Their complete response is provided below.

EPD Response: The Emergency Preparedness Division has reviewed and determined Land Use Amendment L-6059-25C to have a minimal impact on Duval County evacuation clearance time based on the surrounding evacuation Zone E, nearest evacuation route from Imeson Road and Pritchard Road to I-295 (3.0 road miles), and the estimated 55 to 146 new daily trips generated by the proposed rezoning of 9.56 acres from Agricultural (AGR) to Rural Residential (RR) use.

Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6

The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested

change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

PROCEDURAL COMPLIANCE

Upon receiving the sign posting affidavit and accompanying photos, and based on staff performing a site inspection, the required notice of public hearing signs were posted on December 10, 2025. Twenty-seven (27) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on January 20, 2026. No members of the public attended to speak on this amendment.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in the Comprehensive Plan.

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.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or

- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2

The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Land Use Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities. The maximum gross density in the AGR category shall be one unit/2.5 acres in all Development Areas.

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.

The 9.56-acre subject site is composed 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 two parcels lie between conservation wetlands to the west and single-family homes to the east. The properties are accessed through private easements connected to Utsey Road and do not have road frontage. The applicant seeks to develop the infill lots with single family residences consistent with the density of the RR land use category, when centralized water and sewer are not available.

The proposed amendment to RR would result in a land use pattern that is compatible with the surrounding uses and would also allow for additional housing options in the Northwest Planning District. If approved, the proposed RR land use amendment would increase the total amount of RR designated land for residential development needed to accommodate

future growth through the planning timeframe of the 2045 Comprehensive Plan. Therefore, the amendment is consistent with FLUE Goals 1 and 3, Objective 3.1, and Policies 1.1.21 and 3.1.5.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Northwest Vision Plan (2003)

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan. The Northwest Planning District of Jacksonville embraces a variety of new growth opportunities from strengthening neighborhoods, protecting rural character and open space, focus on creating centers, establishing minimum standards, connecting centers, and maintaining the viability of airfield operations. The proposed amendment to RR will support Theme 1 of the Vision Plan: Strengthen existing neighborhoods and create new neighborhoods. With the addition of single-family homes, the housing stock in the city will continue to rise. Therefore, the proposed land use amendment aligns with the goals of this Vision Plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the North Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

