

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-176**

5 AN ORDINANCE REZONING APPROXIMATELY 22.43± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 2600 SCARWIN
7 LANE, 12709 LANIER ROAD AND 0, 12653 AND 12665
8 SAPP ROAD, BETWEEN LANIER ROAD, SCARWIN LANE, NEW
9 BERLIN ROAD AND SHIMS ROAD (R.E. NO(S). 106898-
10 0030, 106929-0000, 106898-0080, 106929-0400,
11 106929-0410 AND 106898-0070), AS DESCRIBED
12 HEREIN, OWNED BY JESSICA JOHNSON, MARTIN SATTLER
13 III, JESSICA DRISKELL, JENNIFER WISE-FERRY AND
14 STEPHEN SATTLER FOR MARY SATTLER, TRUSTEE OF THE
15 SATTLER FAMILY REVOCABLE TRUST, FROM RESIDENTIAL
16 RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
17 DENSITY-50 (RLD-50) DISTRICT, AS DEFINED AND
18 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS,** Jessica Johnson, Martin Sattler III, Jessica
24 Driskell, Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler,
25 Trustee of the Sattler Family Revocable Trust, the owners of
26 approximately 22.43± acres located in Council District 2 at 2600
27 Scarwin Lane, 12709 Lanier Road and 0, 12653 and 12665 Sapp Road,
28 between Lanier Road, Scarwin Lane, New Berlin Road and Shims Road
29 (R.N. No(s). 106898-0030, 106929-0000, 106898-0080, 106929-0400,
30 106929-0410 and 106898-0070), as more particularly described in
31 **Exhibit 1**, dated October 22, 2024, and graphically depicted in **Exhibit**

1 2, both of which are attached hereto (the "Subject Property"), have
2 applied for a rezoning and reclassification of the Subject Property
3 from Residential Rural-Acre (RR-Acre) District to Residential Low
4 Density-50 (RLD-50) District; and

5 **WHEREAS**, the Planning and Development Department has
6 considered the application and has rendered an advisory
7 recommendation; and

8 **WHEREAS**, the Planning Commission, acting as the local planning
9 agency, has reviewed the application and made an advisory
10 recommendation to the Council; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, taking into consideration the above recommendations
15 and all other evidence entered into the record and testimony taken
16 at the public hearings, the Council finds that such rezoning: (1) is
17 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
18 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
19 not in conflict with any portion of the City's land use regulations;
20 now therefore

21 **BE IT ORDAINED** by the Council of the City of Jacksonville:

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
24 District to Residential Low Density-50 (RLD-50) District, as defined
25 and classified under the Zoning Code, City of Jacksonville, Florida.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by Jessica Johnson, Martin Sattler III, Jessica Driskell,
28 Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler, Trustee of
29 the Sattler Family Revocable Trust, and is legally described in
30 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
31 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)

1 807-0185.

2 **Section 3. Disclaimer.** The rezoning granted herein shall
3 **not** be construed as an exemption from any other applicable local,
4 state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and issuance of this rezoning is based upon acknowledgement,
8 representation and confirmation made by the applicant(s), owners(s),
9 developer(s) and/or any authorized agent(s) or designee(s) that the
10 subject business, development and/or use will be operated in strict
11 compliance with all laws. Issuance of this rezoning does **not** approve,
12 promote or condone any practice or act that is prohibited or
13 restricted by any federal, state or local laws.

14 **Section 4. Effective Date.** The enactment of this Ordinance
15 shall be deemed to constitute a quasi-judicial action of the City
16 Council and shall become effective upon signature by the Council
17 President and Council Secretary.

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19 Form Approved:

20
21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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