

1 The Land Use and Zoning Committee offers the following Substitute to  
2 File No. 2025-176:

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

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

27  
28 **WHEREAS,** Jessica Johnson, Martin Sattler III, Jessica  
29 Driskell, Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler,  
30 Trustee of the Sattler Family Revocable Trust, the owners of  
31 approximately 22.43± acres located in Council District 2 at 2600

1 Scarwin Lane, 12709 Lanier Road and 0, 12653 and 12665 Sapp Road,  
2 between Lanier Road, Scarwin Lane, New Berlin Road and Shims Road  
3 (R.E. No(s). 106898-0030, 106929-0000, 106898-0080, 106929-0400,  
4 106929-0410 and 106898-0070), as more particularly described in  
5 **Exhibit 1**, October 22, 2024, and graphically depicted in **Revised**  
6 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
7 has applied for a rezoning and reclassification of the Subject  
8 Property from Residential Rural-Acre (RR-Acre) District to Planned  
9 Unit Development (PUD) District, as described in Section 1 below; and

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

13 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
14 and public hearing, has made its recommendation to the Council; and

15 **WHEREAS**, the Council finds that such rezoning is: (1)  
16 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
17 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
18 not in conflict with any portion of the City's land use regulations;  
19 and

20 **WHEREAS**, the Council finds the proposed rezoning does not  
21 adversely affect the orderly development of the City as embodied in  
22 the Zoning Code; will not adversely affect the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and will accomplish the objectives and  
26 meet the standards of Section 656.340 (Planned Unit Development) of  
27 the Zoning Code; now therefore

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

29 **Section 1. Property Rezoned.** The Subject Property is  
30 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
31 District to Planned Unit Development (PUD) District. This new PUD

district shall generally permit single family homes, and is described, shown and subject to the following documents, attached hereto:

**Exhibit 1** - Legal Description dated October 22, 2024.

**Revised Exhibit 2** - Subject Property per P&DD.

**Exhibit 3** - Written Description dated July 1, 2025.

**Exhibit 4** - Site Plan dated July 10, 2025.

**Section 2. Owner and Description.** The Subject Property is owned by Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler, Trustee of the Sattler Family Revocable Trust, and is legally described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

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

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

1 Form Approved:

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4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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