

Introduced and substituted by the Land Use and Zoning Committee:

ORDINANCE 2025-176

AN ORDINANCE REZONING APPROXIMATELY 22.43± ACRES
LOCATED IN COUNCIL DISTRICT 2 AT 2600 SCARWIN
LANE, 12709 LANIER ROAD AND 0, 12653 AND 12665
SAPP ROAD, BETWEEN LANIER ROAD, SCARWIN LANE, NEW
BERLIN ROAD AND SHIMS ROAD (R.E. NO(S). 106898-
0030, 106929-0000, 106898-0080, 106929-0400,
106929-0410 AND 106898-0070), AS DESCRIBED
HEREIN, 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 FROM RESIDENTIAL
RURAL-ACRE (RR-ACRE) TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT SINGLE-FAMILY
DWELLINGS, AS DESCRIBED IN THE SCARWIN PUD;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, Jessica Johnson, Martin Sattler III, Jessica
Driskell, Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler,
Trustee of the Sattler Family Revocable Trust, the owners of
approximately 22.43± acres located in Council District 2 at 2600
Scarwin Lane, 12709 Lanier Road and 0, 12653 and 12665 Sapp Road,
between Lanier Road, Scarwin Lane, New Berlin Road and Shims Road
(R.E. No(s). 106898-0030, 106929-0000, 106898-0080, 106929-0400,

1 106929-0410 and 106898-0070), as more particularly described in
2 **Exhibit 1**, October 22, 2024, and graphically depicted in **Revised**
3 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
4 has applied for a rezoning and reclassification of the Subject
5 Property from Residential Rural-Acre (RR-Acre) District to Planned
6 Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

26 **Section 1. Property Rezoned.** The Subject Property is
27 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
28 District to Planned Unit Development (PUD) District. This new PUD
29 district shall generally permit single family homes, and is described,
30 shown and subject to the following documents, attached hereto:

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

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

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

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

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by Jessica Johnson, Martin Sattler III, Jessica Driskell,
6 Jennifer Wise-Ferry and Stephen Sattler for Mary Sattler, Trustee of
7 the Sattler Family Revocable Trust, and is legally described in
8 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
9 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
10 807-0185.

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

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

1 Form Approved:

2

3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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