

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2024-795**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-24-67, FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 1 AT 5392 CLIFTON ROAD, BETWEEN  
8 MAGNOLIA BLUFF AVENUE AND JANELLE LANE (R.E. NO.  
9 129395-0000), AS DESCRIBED HEREIN, OWNED BY  
10 DANIEL SATOSHI IKEDA AND COURTNEY MARIE IKEDA,  
11 REQUESTING TO REDUCE THE REQUIRED MINIMUM LOT  
12 WIDTH FROM 180 FEET TO 105.3 FEET FOR TWO SINGLE-  
13 FAMILY DWELLINGS IN ZONING DISTRICT RESIDENTIAL  
14 LOW DENSITY-90 (RLD-90), AS DEFINED AND  
15 CLASSIFIED UNDER THE ZONING CODE; ADOPTING  
16 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND  
17 USE AND ZONING COMMITTEE; PROVIDING FOR  
18 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, an application for an administrative deviation, **On**  
21 **File** with the City Council Legislative Services Division, was filed  
22 by Ronald P. Ardary on behalf of Daniel Satoshi Ikeda and Courtney  
23 Marie Ikeda, the owners of property located in Council District 1 at  
24 5392 Clifton Road, between Magnolia Bluff Avenue and Janelle Lane  
25 (R.E. No. 129395-0000) (the "Subject Property"), requesting to reduce  
26 the required minimum lot width from 180 feet to 105.3 feet for two  
27 single-family dwellings in Zoning District Residential Low Density-  
28 90 (RLD-90); and

29 **WHEREAS**, the Planning and Development Department has  
30 considered the application and all attachments thereto and has  
31 rendered an advisory recommendation; and

1           **WHEREAS**, the Land Use and Zoning Committee, after due notice  
2 held a public hearing and having duly considered both the testimonial  
3 and documentary evidence presented at the public hearing, has made  
4 its recommendation to the Council; now therefore

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

6           **Section 1. Adoption of Findings and Conclusions.** The  
7 Council has considered the recommendation of the Land Use and Zoning  
8 Committee and reviewed the Staff Report of the Planning and  
9 Development Department concerning administrative deviation  
10 Application AD-24-67, which requests to reduce the required minimum  
11 lot width from 180 feet to 105.3 feet for two single-family dwellings  
12 in Zoning District Residential Low Density-90 (RLD-90). Based upon  
13 the competent, substantial evidence contained in the record, the  
14 Council hereby determines that the requested administrative deviation  
15 meets each of the following criteria required to grant the request  
16 pursuant to Section 656.109(h), *Ordinance Code*, as specifically  
17 identified in the Staff Report of the Planning and Development  
18 Department:

19           (1) There are practical or economic difficulties in carrying out  
20 the strict letter of the regulation;

21           (2) The request is not based exclusively upon a desire to reduce  
22 the cost of developing the site, but would accomplish some result  
23 that is in the public interest, such as, for example, furthering the  
24 preservation of natural resources by saving a tree or trees;

25           (3) The proposed deviation will not substantially diminish  
26 property values in, nor alter the essential character of, the area  
27 surrounding the site and will not substantially interfere with or  
28 injure the rights of others whose property would be affected by the  
29 deviation;

30           (4) The proposed deviation will not be detrimental to the public  
31 health, safety or welfare, result in additional public expense, the

1 creation of nuisances, or conflict with any other applicable law;

2 (5) The proposed deviation has been recommended by a City  
3 landscape architect, if the deviation is to reduce required  
4 landscaping; and

5 (6) The effect of the proposed deviation is in harmony with the  
6 spirit and intent of the Zoning Code.

7 Therefore, administrative deviation Application AD-24-67 is  
8 hereby approved.

9 **Section 2. Owner and Description.** The Subject Property is  
10 owned by Daniel Satoshi Ikeda and Courtney Marie Ikeda, and is legally  
11 described in **Exhibit 1**, dated June 30, 2021, and graphically depicted  
12 in **Exhibit 2**, both of which are attached hereto. The applicant is  
13 Ronald P. Ardary, 13600 Sorrels Court, Jacksonville, Florida 32221;  
14 (904) 509-4565.

15 **Section 3. Distribution by Legislative Services.**  
16 Legislative Services is hereby directed to mail a copy of this  
17 legislation, as enacted, to the applicant and any other parties to  
18 this matter who testified before the Land Use and Zoning Committee  
19 or otherwise filed a qualifying written statement as defined in  
20 Section 656.140(c), *Ordinance Code*.

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

25  
26 Form Approved:

27  
28           /s/ Dylan Reingold          

29 Office of General Counsel

30 Legislation Prepared By: Stephen Nagbe

31 GC-#1650796-v1-2024-795\_(AD-24-67).docx