

2024-0795 (AD-24-67)

LOCATION: 5392 Clifton Road

REAL ESTATE NUMBER: 129395-0000

DEVIATION SOUGHT:

- 1. Reduce required lot width from 180 feet to 105.3 feet for two single family dwellings.**

PRESENT ZONING: RLD-90

CURRENT LAND USE: LDR

PLANNING DISTRICT: 2

COUNCIL DISTRICT: 1

SIGNS POSTED: 1

OWNER:

Daniel Ikeda
5392 Clifton Road
Jacksonville, Florida 32211

AGENT:

Ronald Ardary
1360 Sorrells Court
Jacksonville, Florida 32221

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p><u>Recommendation:</u></p> <p>The subject property was developed with a house in 1930. It appears that there have been multiple extensions of the structure over subsequent years. The applicant seeks to build a second dwelling on the property.</p> <p>Staff noted AD-15-64, an Administrative Deviation that was sought to reduce side yard setback from 5 feet to 0 feet along the western property boundary.</p> <p>Similar. The subject property is a large waterfront estate lot similar in size, shape, orientation, and development to other single family lots in the immediate vicinity. It is visually isolated with selective architectural and structural linkages to other properties in the area, which are already developed. The cumulative impact of similar requests in the area would have negligible detrimental impact to the surrounding area.</p> <p>There is a companion Waiver of Road Frontage Ordinance #2024-0794 (WRF-24-21) seeking to reduce the required road frontage from 180 feet to 105.3 feet for two single family dwellings.</p> <p><u>Findings:</u></p>
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<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> Yes. The request does not carry a substantially different cost than would be with full compliance with the Zoning Code.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> No direct public interest is identified. To the contrary, the request seems to stem solely from a desire of the property owner to enhance the utilization of his own property.</p> <p><u>Findings:</u></p>
<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p>	<p><u>Recommendation:</u> The request will not alter the essential character of the site nor surrounding area nor will it substantially interfere with or injure the rights of others. The property is large and spacious enough to accommodate two dwellings. The properties acreage far exceeds the minimum lot size of 18,000 square feet. The property and proposed structure will meet all other zoning requirements.</p> <p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> The approval of the request will not be detrimental to the public health, safety or welfare of the surrounding area. The application has a companion Waiver of Road-Frontage associated with it, to further ensure that public safety and health will not be affected.</p> <p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. The spirit and intent of the zoning code in regard to lot width is to provide adequate lot space which would seek to encourage the maximum enjoyment of private property, allow for residential infill, and promote the health, safety and general welfare of the public as outlined in the 2045 Comprehensive Plan.</p> <p><u>Findings:</u></p>

7. The City landscape architect (has/has not) recommended the proposed deviation.	N/A
8. The existing violation was not created by the applicant with intent to violate the Zoning Code.	N/A

PLANNER RECOMMENDATION: APPROVE
DATE OF REPORT: November 6th, 2024

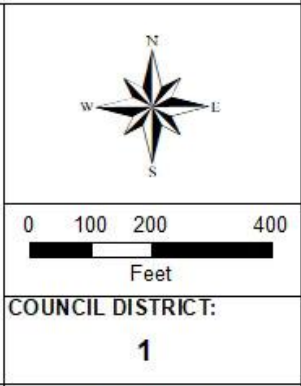
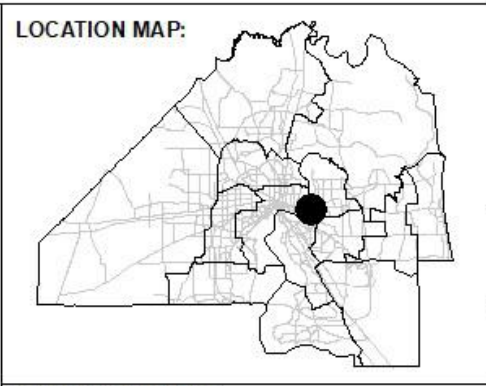


Figure 1. Subject property viewed looking south from Clifton Road showing sign posted.



REQUEST SOUGHT:

**REDUCE REQUIRED
MINIMUM LOT AREA FROM
180 TO 105.3 SQUARE
FEET.**



TRACKING NUMBER
AD-24-67

COUNCIL DISTRICT:
1

**EXHIBIT 2
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