



City of Flagler Beach

P.O. Box 70 • 800 S Daytona Avenue
Flagler Beach, Florida 32136

Phone (386) 517-2000 • ext. 231

Notice of Public Hearing CORRECTED DATE

October 23, 2024

Dear Property Owner,

The Planning & Zoning Department, in accordance with the City of Flagler Beach **Land Development Code, Appendix A, Article VIII**, herein advises you of the following notice:

A Variance application has been submitted from the property owner at 2109 South Flagler Avenue requesting a variance from Land Development Code, Article II, Section 2.05.08.1. (a) All single-family dwelling units, shall have a minimum of nine hundred (900) square feet of livable enclosed floor space, exclusive of open porches and garages. The dwelling unit is 624 square feet of enclosed floor space. The subject property is identified as Parcel ID No. 18-12-32-2750-00300-0220 FUQUAY SUBDIV BLOCK 30 LOT 22.

The Planning and Architectural Review Board will consider the request and make a recommendation to the City Commission during a meeting on:

CORRECTED DATE - Tuesday, November 12, 2024 at 5:30 p.m., in the City of Flagler Beach Commission Chambers at 105 2nd Street South, Flagler Beach, Florida.

The City Commission will conduct a quasi-judicial public hearing on:

Thursday, December 12, 2024 at 5:30 p.m., or as soon thereafter as possible, in the City of Flagler Beach Commission Chambers at 105 2nd Street South, Flagler Beach, Florida.

All interested parties are invited to attend.

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South 2nd Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *(continued on back of page)*

In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

For further information about this request, please call the Planning & Zoning Department at (386) 517-2000 ext. 231. The public may inspect information that is more detailed during office hours at the Planning & Zoning Department, 800 S. Daytona Avenue.

The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.