

PVAR 24-0001



CITY OF FLAGLER BEACH
BUILDING AND PLANNING DEPARTMENT

RECEIVED
SEP 24 2024

City of Flagler Beach
Building Department

GENERAL APPLICATION	
<input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Site Plan	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Site Development Plan(s)	<input type="checkbox"/> Plat Vacating
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Master Plan
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Non-statutory Land Division/Parcel Reconfiguration
<input type="checkbox"/> Future Land Use Map Amendment	<input type="checkbox"/> Site Plan Modification (Post approval)
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Development Order Modification
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Wireless Communication Facility (new structure)

Application Submittal Date: 9/24/2024

Fee Paid: \$ 735.00 , Date Received: _____

Employee Accepting Application (print name): _____

Rejected Date: _____ , Rejected by: _____

Reason for Rejection: _____

A. PROJECT NAME: _____

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 2109 S. Flagler Ave, Flagler Beach

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 18-12-32-2750-00300-0220

D. LEGAL DESCRIPTION: _____ Subdivision Name: Fugway Subdivision
Block 30 lot 22

Section; _____ Block(s); 30 Lot(s); 22

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 150x50 = 7500sq ft.

F. FUTURE LAND USE MAP DESIGNATION: SFR-1 EXISTING ZONING DISTRICT: SFR-1

OVERLAY DISTRICT: _____

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: _____ DATE: _____

H. CURRENT USE OF PROPERTY: Single family residence

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS)
Variance for size requirement. Current non conforming due to size on a buildable lot.

J. PROPOSED NUMBER OF LOTS (If Applicable): 1 Development Phasing: Yes No



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:

L. WATER/SEWER PROVIDER: City of Flagler Beach

M. EXISTING MORTGAGE? Yes No

OWNER:	APPLICANT/AGENT:
Name: <u>Cathy + Toby Horrocks</u>	Name:
Mailing Address: <u>3173 22nd St. F.B.</u>	Mailing Address:
Phone Number: <u>847-738-3786</u>	Phone Number:
E-mail Address: <u>Cathy@bhgsynergy.com</u>	E-mail Address:

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY OF RECORD:	DEVELOPER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

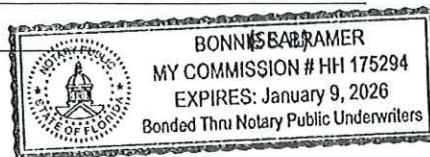
Signature of owner OR person authorized to represent this application:

Signature(s): Cathy L Horrocks

Printed or typed name(s): Cathy L Horrocks

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of September 2024 by Cathy Horrocks individual submitted by Personal Knowledge Satisfactory Evidence: Type _____

Bonnie Brammer
Signature of Notary Public, State of Florida





SEP 24 2024
City of Flagler Beach
Building Department

City of Flagler Beach
P.O. Box 70 *800 S Daytona Avenue
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2016

Zoning Variance Application

Date:

Applicant: Cathy + Toby Horrocks Email: Cathy@bhgsynergy.com

Address: 317 S. 22nd St. Phone#: 847-738-3786
Flagler Beach, FL 32136

Owner of Subject Property: Cathy + Toby Horrocks
Address: 317 S. 22nd St. Email: Cathy@bhgsynergy.com
Flagler Beach, FL 32136 Phone#: 847-738-3786

Applicant Status: Owner Agent for Owner Attorney for Owner Contract Purchaser

This is a request for a Variance for a single family residence nonconforming
on a buildable lot.

on SFR1 zoned property. The Comprehensive Plan Future Land Use designation is SFR1

Size or Parcel 150x50 = 7500sq ft Tax Parcel# 18-12-32-2750-00300-0220

Address of Property 2109 S. Flagler Ave, Flagler Beach FL
32136

Prepared By:

Olde Florida Title, LLC
Attn: Isadora Hobbs
2561 Moody Blvd., Suite A-213 , PO BOX 813
Flagler Beach, FL 32136

Return To:

Toby Horrocks and Cathy Horrocks
317 South 22nd Street
Flagler Beach, FL 32136

Order No.: FN240255

Property Appraiser's Parcel I.D. (folio) Number:
18-12-32-2750-00300-0210

WARRANTY DEED

THIS WARRANTY DEED dated August 15, 2024, by Joan Willis, a single woman, whose post office address is 2113 S FLAGLER AVE, Flagler Beach, Florida 32136 (the "Grantor"), to Toby Horrocks and Cathy Horrocks, husband and wife, whose post office address is 317 South 22nd Street, Flagler Beach, Florida, 32136 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 21, Block 30, Fuquay Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 26, of the Public Records of Flagler County, Florida.

and

Lot 22, Block 30, Fuquay Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 26, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Jon C Hobbs
Printed Name of First Witness
2561 Moody Blvd, Suite 213
Flagler Beach, FL 32136

Address of First Witness

[Signature]
Joan Willis

Grantor Address:
2113 S FLAGLER AVE
Flagler Beach, FL 32136

[Signature]
Witness Signature

Isadora Hobbs
Printed Name of Second Witness
2561 Moody Blvd, Suite 213
Flagler Beach, FL 32136
Address of Second Witness

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 15th of August, 2024, by Joan Willis, a single woman who is personally known to me or who has produced FLDC as identification.

Witness my hand and official seal, this the 15th of August, 2024.

[Signature]
Notary Public: Jon C. Hobbs

My Commission Expires: 2-4-27

(SEAL)

