



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING AGENDA

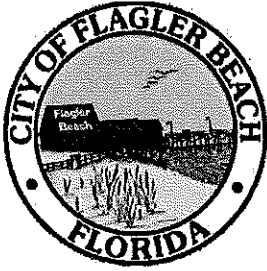
Tuesday, November 12, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approval of Meeting Minutes
 - a. October 1, 2024
5. Deletions and changes to the agenda
6. Old Business - NONE
7. New Business
 - a. **Application PVAR24-0001:** Variance - The Applicant requests 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.
Parcel ID No.: 18-12-32-2750-00300-0220 (0.17 of an Acre); **FLUM:** Low Density Residential (LDR); **Zoning District:** Single Family Residential (SFR); **Owner:** Cathy & Toby Horrocks, 317 S. 22nd Street, Flagler Beach, FL 32136; **Applicant:** Cathy & Toby Horrocks, 317 S. 22nd Street, Flagler Beach, FL 32136
8. Other Business
9. City Planner Report
 - a. Signage for Compass by Margaritaville Hotel *Amended*
 - b. 2025 Proposed Meeting Schedule
 - c. Gridics Update
10. Board Comments
11. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. 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.



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Tuesday, October 01, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

AMENDED AGENDA

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

1. Call the meeting to order

Chairman Joseph Pozzuoli called the meeting to order at 5:31pm.

2. Pledge of Allegiance

Lisa Smith led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Chairman Joseph Pozzuoli, Vice-Chairman Marshall Shupe, Lisa Smith, Joann Soman, Scott Chappuis

Absent: Paul Chestnut, Brenda Wotherspoon

Staff Present: City Attorney Drew Smith, City Clerk Penny Overstreet and Secretary Michele Ficocello

4. Approval of Meeting Minutes

a. September 3, 2024

Joann Soman motioned to approve minutes; Lisa Smith seconded. City Attorney read into the record as part of statutory process, the previous meeting's voting conflict on behalf of Board Member Brenda Wotherspoon as living within 200 feet of the business applying for an outdoor entertainment permit, application OE-24-09-01 (Form 8B attached to minutes). Motion passed unanimously.

5. Deletions and changes to the agenda

None

6. Old Business

a. Application OE-24-09-01 Request for Annual Outdoor Entertainment Permit - The Cajun Beach - 1112 S. Ocean Shore Boulevard - Applicant - Patrick McKinney.

The City Clerk Penny Overstreet presented the item. Staff report included fourteen criteria required, updated report on complaints received by Police Department, available parking and parking requirements. The Applicant, Patrick McKinney, was present and spoke. Mr. McKinney's comments included stating he has been in compliance with City Ordinances. Discussion with Board ensued. Discussion included; length of time in business, amount of complaints received, decibel meter

readings, history of business and change of ownership, seating and occupancy, parking pool which the business does not qualify for and state law for parking close to an intersection. Public comment was opened; Dave Alexander Thomas, 1409 S. Central Ave., spoke in favor of recommending approval of the permit. Maya Monstroti, 301 S. 9th St., spoke in favor of recommending approval of the permit. Heather Hodavance, 112 S. 11th St., spoke against recommending approval of the permit. Elizabeth Texara, 309 S. 9th St., spoke in favor of recommending approval of the permit. Karen Sprague, 1105 S. Daytona Ave., spoke in favor of recommending approval of the permit. Brenda Montgomery, 113 S. 11th St., spoke against recommending approval of the permit. Cynthia Ann Debuque, 20 Rainstone Place, spoke in favor of recommending approval of the permit. Rosa Thanos, 1012 S. Central Ave., spoke against recommending approval of the permit. Carmine Montgomery, 113 S. 11th St., spoke against recommending approval of the permit. Gail Wadsworth, 116 S. Central Ave., spoke against recommending approval of the permit and modifying permit types based on location of business. Craig Kindy, partner in applicant's business, spoke in favor of recommending approval of the permit. Justin Shuler, 2156 S. Flagler Ave., spoke in favor of recommending approval of the permit. Lynn Lafferty, 1011 S. Daytona Ave., spoke against recommending approval of the permit unless there are conditions. Derrick Hodavance, 112 S. 11th St., spoke against recommending approval of the permit. Public comment was closed. City Clerk corrected comments by the Public stating this Board is not the City Commission, but is tasked with making recommendations for the City Commission to consider before making a final decision. Board discussion ensued after public comment. Discussion included; putting decibel meter in business, comparing applicant's business to other businesses with permits, how the business was approved originally based on seating, effects on the surrounding business and residents, discussion with applicant on stipulations, parking requirement for a restaurant vs. parking requirements for an outdoor entertainment permit, permit application as it relates to First Amendment Rights, possibility of applicant and residents coming to an agreement prior to recommendation of approval. Of the fourteen criteria, numbers 1, 4, 5, 7 and 10 were quoted as potentially not meeting the standards for recommendation of approval. The City Attorney clarified the Board cannot mandate limitations for the applicant, but the applicant can offer stipulations as part of the permit. A member of the public was allowed to speak during discussion, Chanel Harrison, customer of the business, spoke in favor of recommending approval of the permit. The Applicant stated no neighbors have ever come to him directly about complaints and he welcomes them to contact him directly. The Applicant offered to include, as part of his permit, no live entertainment after 9:30pm and to installing a decibel meter in the business.

Motion to recommend approval of application OE-24-09-01 with stipulations of no live entertainment after 9:30pm and to installing a decibel meter in the business was made by Scott Chappuis, seconded by Joann Soman

Roll Call: Scott Chappuis, Yea. Joann Soman, Yea. Lisa Smith, Nay. Vice-Chairman Marshall Shupe, Nay. Chairman Joseph Pozzuoli, Yea.

Motion passed three (3) to two (2).

7. New Business - NONE

None

8. Other Business

- a. Board Discussion regarding Commissioner comments from the July 25, 2024 Regular Commission Meeting questioning the calculation of parking spaces relating to affixed vs unaffixed seating and that unaffixed seats are not counted as a part of the parking calculations. The Commissioner comments expressed concern of a need for an amendment to the Land Development Code.

The City Attorney presented item on behalf of the City Planner, Lupita McClenning. The City Attorney explained the purpose of this discussion is to gather information and guidance to draft an ordinance which will be brought back at a later date. Discussion ensued and included; when the fire code and building code come into play with fixed seating, absence of clarity in the code with either/or, formulas having nothing to do with capacity from a planning perspective, should the code require calculations of square footage or fixed seating, occupant load as it relates to seating, parking pool resolved the Flagler Fish Company parking requirements (not all businesses qualify and parking pool is being depleted), the code is too restrictive or not restrictive enough, CRA requirements, golf cart parking, more specificity in code needed, changes in transportation of today and change of use requests.

9. City Planner Report

- a. Discussion with Board to determine interest in transitioning to digital agenda packets via tablet computers in the future.

Secretary Michele Ficocello presented item on behalf of the City Planner, Lupita McClenning. General response from the Board is to move forward with preparing a cost analysis. This item will be brought back at a later date for further discussion when more information is available with the goal of adding potential costs into the 2025-26 fiscal year budget.

- b. Gridics Update

Secretary Michele Ficocello presented item on behalf of the City Planner, Lupita McClenning. Implementation of Gridics Software is moving forward on schedule. The calibration, general review of applications and user testing are currently in-progress.

10. Board Comments

None

11. Adjournment

Motion to adjourn meeting made by Vice-Chairman Marshall Shupe, seconded by Scott Chappuis.

Motion passed unanimously.

Chairman Joseph Pozzuoli adjourned the meeting at 7:06pm

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME WITHERSPOON BRENDA KAY		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PAR Board	
MAILING ADDRESS BWitherspoon@BellSouth.net		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY Flagler Beach	COUNTY Flagler	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filling the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:
PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing, and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brenda Witherspoon, hereby disclose that on Sept. 3, 2024.

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Live within 200 feet of business.

Sept. 3, 2024

Brenda Witherspoon

Date Filed

Brenda Witherspoon

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



City of Flagler Beach

P.O. Box 70 • 116 3rd Street South
Flagler Beach, Florida 32136
Phone (386) 517-2000 • Fax (386) 517-2016

Date: November 4, 2024

To: Planning and Architectural Review Board (PARB)

From: Lupita McClenning, City Planner

RE: 2109 S. Flagler Avenue
Request for a Variance PVAR24-0001

Land Use Data

Applicant/

Owner: Cathy and Toby Horrocks

Property

Address: 2109 S. Flagler Avenue, Flagler Beach, FL

Parcel ID: 18-12-32-2750-00300-0220
.17 of an acre

Zoning: Single Family Residential (SFR)

FLUM: Low Density Residential

Background:

In August of 2024, applicant was completing due diligence and seeking to subdivide property. The property was 100 x 125 and had an existing twenty-one hundred twenty square foot (2,120 SQFT) single-family home built in 1985; plus, a seven hundred square foot (702 SQFT) detached structure complete with kitchen, restroom, bedroom, and living room/studio.

Applicant was informed by Planning & Zoning that she would need to go before the PARB and City Commission to split the lot; however, the applicant was informed by the Property Appraiser's Office that the subject property was already platted and recorded as a 50 x 125 single-family lot. Flagler County provided a parcel ID for the 50 x 125 lot and assigned an address.

The structure has a 707 SQ FT structure, with an enclosed living space of 624 SQ FT. The structure meets residential building code requirements for structural, mechanical, electric, and plumbing. The detached structure also meets zoning setback standards for front, rear, and side yards in the SFR-1 district. However, no Certificate of Occupancy shall be issued until facilities and services are in operation. The structure lacks separate water and electric meters.

Variance Request

An application is submitted requesting a variance from the 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.

Applicant requests relief of two-hundred seventy-six square feet (276 SQFT) from the land development minimum standards of nine hundred square feet (900 SQ FT) for a single-family dwelling.

Sec. 2.05.08. - Minimum square footage of dwelling units

Section 2.05.08.1.

(a) All single-family dwelling units, including townhouse units, shall have a minimum of nine hundred (900) square feet of livable enclosed floor space, exclusive of open porches and garages;

(b) Those single-family residential dwelling units located in an area zoned Single-Family Residential-2 shall have a minimum of one thousand one hundred (1,100) square feet of livable enclosed floor space, exclusive of open porches and garages;

(c) Those single-family dwelling units located in areas zoned Single-Family Residential-3 shall have a minimum of one thousand three hundred fifty (1,350) square feet of livable enclosed floor space, exclusive of open porches and garages;

(d) Those single-family dwelling units located in areas zoned Residential-4 shall have a minimum of one thousand six hundred (1,600) square feet of livable enclosed floor space, exclusive of open porches and garages.

Section 2.05.08.2.

All dwelling units in multifamily residential buildings shall have a minimum of five hundred fifty (550) square feet of livable enclosed floor space, except that efficiency apartments defined as apartments consisting of one (1) main room including kitchen facilities, and a bath room shall contain not less than two hundred (200) square feet of livable enclosed floor space, the above floor space being exclusive of open porches and garages.

Planning and Architectural Review Board (PARB) Section 8.05.13

The Planning and Architectural Review Board may grant variances only upon finding that the request meets the six standards set forth in Appendix A, Land Development Regulations, Section 8.05.13.

In advocating any variance, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is advocated, shall be deemed a violation of this ordinance.

The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a variance to permit use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district.

No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocacy of a variance.

Staff Analysis Appropriate Conditions and Safeguards

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other structures or buildings in the same zoning district.
 - a. *Ordinance No 87-2 was adopted on second reading and took effective immediately April 23, 1987. (See Exhibit A)*
 - b. *No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to the property.*
 - c. *The structure is an existing structure and does not alter the aesthetics of neighborhood.*
 - d. *The property can be put to reasonable use as a 625 SQFT single-family home.*
2. That the special conditions and circumstances do not result from the actions of the applicant.
 - a. *The applicant met with staff and confirmed the structure met all applicable lot regulations including permitted uses in the SFR-1 district, minimum lot width, required setbacks, height, and maximum lot coverage.*
 - b. *During applicant's due diligence, the minimum square footage of dwelling units was not evident on the survey, nor investigated before Flagler County split the 100 x 125, subsequently recorded the 50 x 125 lot, and provided an address of 2109 S. Flagler*

Avenue, ostensibly annulling the need to appear before the PARB and City Commission.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.
 - a. *The proposed use of a single-family home is a reasonable one.*
 - b. *The structure has an enclosed living space of 624 SQFT which meets residential building code requirements for structural, mechanical, electric, and plumbing, thus the zoning restriction to not allow its use imposes more of a burden than other properties in the area.*
 - c. *Granting the variance request does not alter the essential character of the neighborhood.*
4. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. *The granting of variance would permit the property to be put to a reasonable use; and the literal interpretation would deprive the applicant of utilizing the structure, and a certificate of occupancy.*
 - b. *The current structure meets building code requirements as it relates to the structural, mechanical, electrical, and plumbing. The applicant stated that a 20'x13' addition to the existing structure would require changing trusses, adding foundation, relocating kitchen and bath, plumbing, and electric. The applicant stated in a September 5, 2024 pre-submittal planning meeting, that maintaining the structure "as-is," makes it available as an affordable housing option.*
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure,
 - a. *The variance granted is the minimum variance that will make possible the reasonable use of the building, and allow a permit for a water meter, and a certificate of occupancy.*
6. That the grant of the variance will be in harmony with the general intent and purpose of this ordinance, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - a. *The benefit of the variance to the applicant does not harm the general public or other individuals; nor does it have an adverse impact on an individuals or neighbors.*

Planning Staff Analysis

Housing is defined as affordable when it consumes no more than thirty percent (30%) of a household’s income for households of all income levels. More than thirty percent (30%) of a household’s income spent for housing is considered *cost burdened*.

According to the US Census data, in 2022 the Median Household Income in Flagler Beach was \$64,242. Thirty percent of housing equates to \$19,273 yearly, or \$1606 monthly housing costs including taxes, and insurance. Using a mortgage calculator, assuming a \$20K down payment, 6.8% interest rate, \$3,226 in property taxes, and insurance of \$1,260 equates to an estimated mortgage for a \$236,500 home +/-.

Compliance with the Comprehensive Plan

In accordance with the Housing Element of the City of Flagler Beach Comprehensive Plan, the following goals and policies support affordable housing:

Policy C.1.3.1

The City shall encourage local developers to avail themselves of City zoning and procedural support to affordable housing within the City limits.

Policy C.1.3.3

The City shall facilitate education on, and explore policies and procedures to permit affordable construction methods and buildings within the City's jurisdiction.

Planning Staff Recommendation

Granting the variance to permit the use of the structure as a single-family home provides an alternative single-family home opportunity. In advocating any variance, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance.

Staff recommends the Planning and Architectural Review Board recommend to the City Commission to grant the variance on the condition that the structure remain as the principal structure on the lot in compliance with the density prescribed in Comprehensive Plan, Low Density Residential, single-family home (SFH) and the Land Development Code for single-family unit and single-family dwelling.

- This condition safeguards that the principal structure is not then converted to an accessory structure, and non-compliant with the density prescribed in Low Density Residential in the Comprehensive Plan
- The existing structure meets the building code for a primary structure as it has a full kitchen. In accordance with low density and single-family residential district, Section 5.03.121 *Single-family unit (SFU)* means one (1) or more rooms with bathroom and kitchen facilities designed for occupancy by one (1) family; and

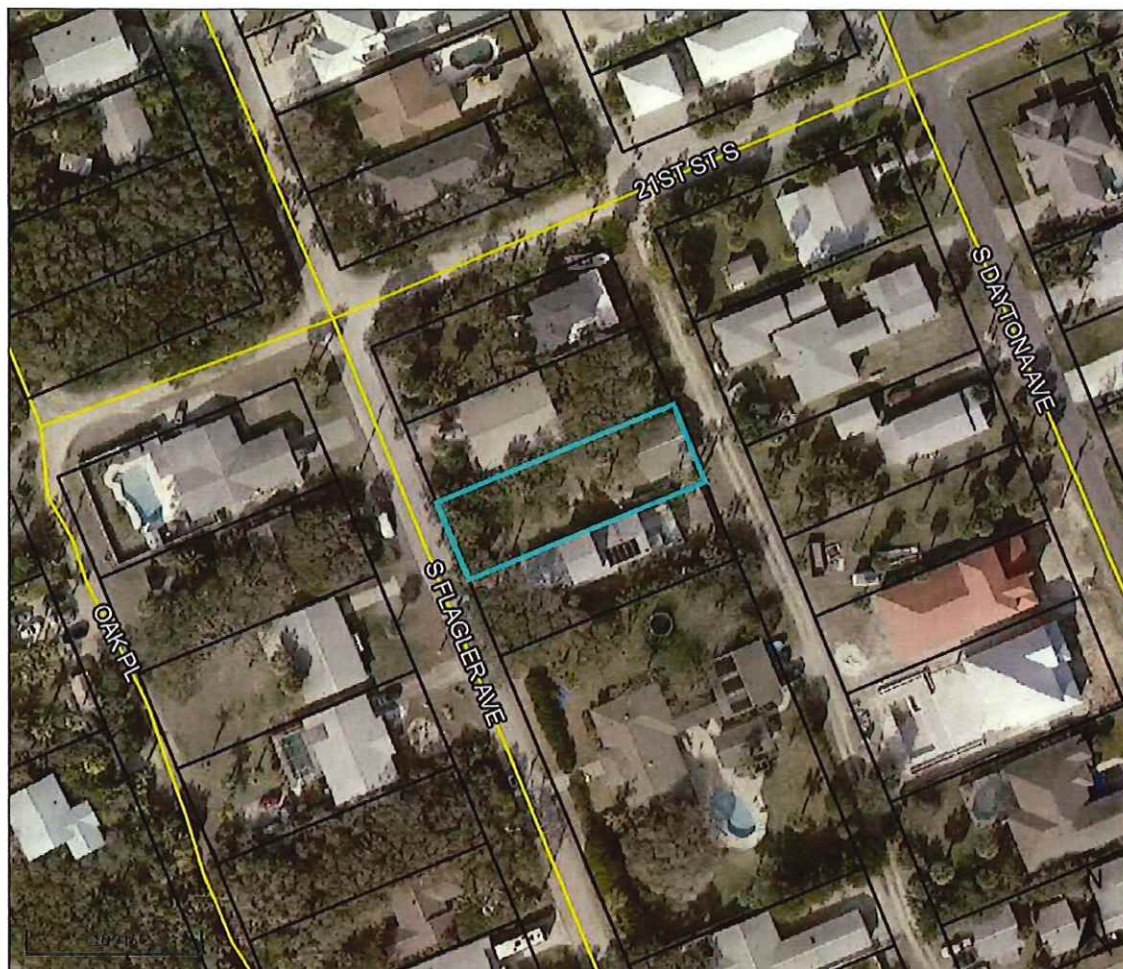
- Section 2.02.00 *Dwelling, single-family*—A detached building designed for occupancy by one (1) family. A unit having more than one (1) kitchen or facilities for servicing more than one (1) kitchen then shall be presumed not to be a single-family dwelling.

Granting the variance does not prohibit additions to or renovations to the existing structure.

Attachments

- Aerial
- FLUM
- Zoning Layer
- Application
- Site Plan
- Legal Ad
- Public Notice
- Mailing List

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers

Parcel ID	18-12-32-2750-00300-0220	Owner	HORROCKS TOBY & CATHY H&W	Land Value	\$145,500	Last 2 Sales							
Prop ID	2009061		317 SOUTH 22ND STREET	Ag Land Value	\$0	Date	8/15/2024	Price	\$550000	Reason	I	Qual	Q
Class Code	SINGLE FAMILY		FLAGLER BEACH, FL 32136	Building Value	\$0	Date	12/17/2012	Price	\$225000	Reason	I	Qual	Q
Taxing	21	Physical Address	2109 S FLAGLER AVE	Misc Value	\$0								
District				Just Value	\$145,500								
GIS sqft	7,653.670			Assessed Value	\$68,374								
				Exempt Value	\$0								
				Taxable Value	\$68,374								

Date created: 10/8/2024
 Last Data Uploaded: 10/8/2024 8:08:15 AM

Developed by  SCHNEIDER GEOSPATIAL

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers
- Flagler Beach FLUM**
- Commercial
- Golf Course
- High Density
- Low Density
- Medium Density
- Mixed Use Overlay
- Mobile Home Park
- Other Public Facilities
- Park
- Public Buildings & Grounds
- Salt Water Marsh
- Spoil Area
- Undefined

<p>Parcel ID 18-12-32-2750-00300-0220</p> <p>Prop ID 2009061</p> <p>Class Code SINGLE FAMILY</p> <p>Taxing 21</p> <p>District</p> <p>GIS sqft 7,653.670</p>	<p>Owner HORROCKS TOBY & CATHY H&W</p> <p>Physical Address 317 SOUTH 22ND STREET FLAGLER BEACH, FL 32136 2109 S FLAGLER AVE</p>	<p>Land Value \$145,500</p> <p>Ag Land Value \$0</p> <p>Building Value \$0</p> <p>Misc Value \$0</p> <p>Just Value \$145,500</p> <p>Assessed Value \$68,374</p> <p>Exempt Value \$0</p> <p>Taxable Value \$68,374</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>8/15/2024</td> <td>\$550000</td> <td>I</td> <td>Q</td> </tr> <tr> <td>12/17/2012</td> <td>\$225000</td> <td>I</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	8/15/2024	\$550000	I	Q	12/17/2012	\$225000	I	Q
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FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers
- Flagler Beach Zoning**
- C- CONSERVATION
- CLOSED STREETS
- GC- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LDR- LOW DENSITY
- LI- LIGHT INDUSTRIAL
- MDR- MEDIUM DENSITY RESIDENTIAL
- MIRROR LAKE WATERSHED DISTRICT (R1)
- P- PRESERVATION
- PUD- PLANNED UNIT DEVELOPMENT
- R- RESERVED
- REC- RECREATION
- REC/PUD- RECREATION/PUD
- SFR- SINGLE FAMILY RESIDENTIAL (R1)
- SFR- SINGLE FAMILY RESIDENTIAL (R4)
- TC- TOURIST COMMERCIAL

Parcel ID 18-12-32-2750-00300-0220 Prop ID 2009061 Class Code SINGLE FAMILY Taxing District 21 GIS sqft 7,653.670	Owner Physical Address	HORROCKS TOBY & CATHY H&W 317 SOUTH 22ND STREET FLAGLER BEACH, FL 32136 2109 S FLAGLER AVE	Land Value \$145,500 Ag Land Value \$0 Building Value \$0 Misc Value \$0 Just Value \$145,500 Assessed Value \$68,374 Exempt Value \$0 Taxable Value \$68,374	Last 2 Sales <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>8/15/2024</td> <td>\$550000</td> <td>I</td> <td>Q</td> </tr> <tr> <td>12/17/2012</td> <td>\$225000</td> <td>I</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	8/15/2024	\$550000	I	Q	12/17/2012	\$225000	I	Q
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PVAR 24-0001



CITY OF FLAGLER BEACH
BUILDING AND PLANNING DEPARTMENT

RECEIVED
SEP 24 2024

Section 7, Item a.

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

Section 7, Item a.

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>3178 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:

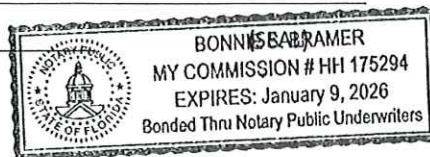
Signature of owner OR person authorized to represent this application:

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

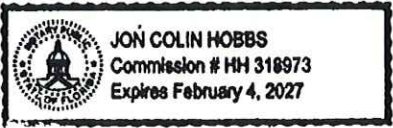
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 15th of August, 2024, by Joan Willis, a single woman who is personally known to me or who has produced FLDC as identification.

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

[Signature]
Notary Public: Jon C. Hobbs

My Commission Expires: 2-4-27

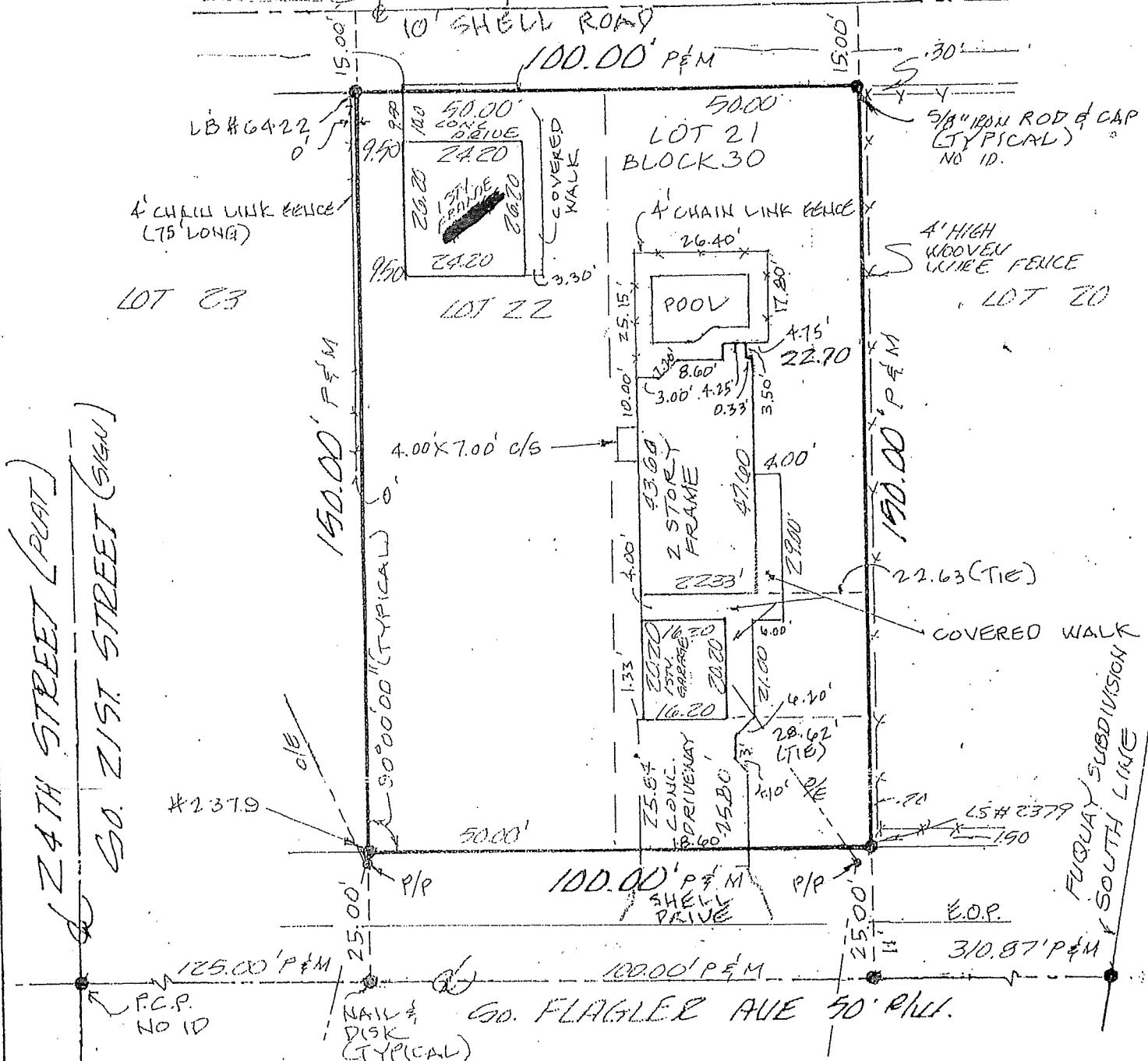
(SEAL)



Section 7, Item a.

NORTH
SCALE: 1" = 30'

COQUINA PLACE

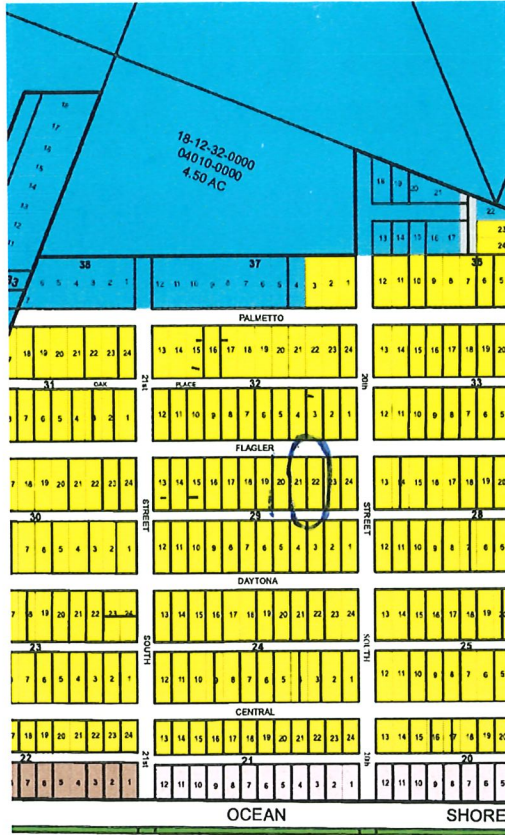


LEGAL DESCRIPTION

Lots 21 & 22, Block 30, FUQUAY SUBDIVISION, as recorded in Map Book 1, Page 26, of the Public Records of Flagler County, Florida.

- NOTES:
1. Description provided by client.
 2. No bearings shown on plat.
 3. Property lies in Flood Zone "A-5" (Base Flood Elevation 5.0'), as shown on Flood Insurance Rate Map (FIRM), Community Panel Number 120087 0002 B, Effective Date: May 15, 1985.

Section 7, Item a.



cityofflaglerbeach.com

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Order Confirmation

Not an Invoice

Account Number:	464924
Customer Name:	City Of Flagler - Legal
Customer Address:	City Of Flagler - Legal Po Box 70 Flagler Beach FL 32136-0070
Contact Name:	CITY OF FLAGLER BEACH CITY OF FLAGLER - LEGAL
Contact Phone:	3865172000
Contact Email:	poverstreet@cityofflaglerbeach.com
PO Number:	

Date:	10/23/2024
Order Number:	10703382
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	73.0000
Height In Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
DTB Daytona Beach News-Journal	1	10/28/2024 - 10/28/2024	Govt Public Notices
DTB news-journalonline.com	1	10/28/2024 - 10/28/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$331.96
Tax Amount	\$0.00
Service Fee 3.99%	\$13.25
Cash/Check/ACH Discount	-\$13.25
Payment Amount by Cash/Check/ACH	\$331.96
Payment Amount by Credit Card	\$345.21

Order Confirmation Amount	\$331.96
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Ad Preview

**City of Flagler Beach
PUBLIC HEARING NOTICE**

PVAR24-0001 - 2109 South Flagler Ave. A Variance application has been submitted requesting a variance from Land Development Code, Article II, Section 2.05.08.1. (c) 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. 18-12-32-2755-00300-0220 FUQUAY SUBDIV BLOCK 30 LOT 22. A PUBLIC HEARING IS SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND. STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS: PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, NOVEMBER 12, 2024 AT 5:30 P.M. CITY COMMISSION: THURSDAY, DECEMBER 12, 2024 AT 5:30PM OR AS SHORTLY THEREAFTER. ALL INTERESTED PARTIES ARE INVITED TO ATTEND. PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT 386-517-2000 EXT. 231.

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 Second 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.

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. More detailed information may be inspected by the public at the Planning & Zoning Department, 800 S. Daytona Avenue, Flagler Beach, during office hours.

L#10703382 10/28/2024 11



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.

address1	address2	address3	address4	address5
18-12-32-2750-00320-0130	BOTNICK RUEBEN &	SANDRA H/W	289 HILLHURST BLVD TORONTO ONTARIO	CANADA MGB 1M9,
18-12-32-2750-00310-0240	KING T LYNN	TRUSTEE	PO BOX 537	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0220	REUBEL FRANK F		733 BEVILLE ROAD	S DAYTONA BEACH, FL 32119
18-12-32-2750-00310-0200	NOBLE JOHN E & DEBBIE L H&W		PO BOX 1736	FLAGLER BEACH, FL 32136
18-12-32-2750-00320-0100	PIEGER DAVID HENRY TRUSTEE		2036 S FLAGLER AVENUE	FLAGLER BEACH, FL 32136
18-12-32-2750-00320-0110	BOTNICK REUBEN &	SANDRA H&W	289 HILLHURST BLVD TORONTO ONTARIO	CANADA MGB 1M9,
18-12-32-2750-00320-0120	BOTNICK REUBEN &	SANDRA H&W	289 HILLHURST BLVD TORONTO ONTARIO	CANADA MGB 1M9,
18-12-32-2750-00310-0020	MACDONALD WILLIAM R &	ELIZABETH H&W	16 COUNTRY POND RD	FAIRVIEW, NC 25730
18-12-32-2750-00310-0010	DARCY BERNARD C		2100 SOUTH FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0031	ADAMS JOHN R &	SANDRA L	31 HILLCREST DRIVE	MILLERSVILLE, PA 17551
18-12-32-2750-00310-0040	TAVOLACCI JOSEPH JR & LAUREEN	& JOSEPH TAVOLACCI SR	200 S OCEANSHORE BLVD	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0160	WILKINSON SARAH J		2031 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0060	STEELE CAROLYN RENE		2888 SPANISH COVE TRL	JACKSONVILLE, FL 32257
18-12-32-2750-00290-0150	WELKER WILLIAM & JESSICA MILLER H&W		2035 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0070	GIARAMITA VIRGINIA		2234 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0140	BALLOU DANIEL ARTHUR		2039 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0080	SCHWENK KAE A & VILHO	SEDIG III W&H	2148 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0130	JOY TIMOTHY H & LAURIE H&W		2041 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00310-0090	SHULER JUSTIN		2156 FLAGLER AVENUE S	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0240	JAKAB SCOTT J & MARY B H&W		3108 CANOE CT	SAINT JOHNS, FL 32259
18-12-32-2750-00300-0230	DI VICO JOHN IV & JOSEPH ANTHONY DI VICO		2105 S FLAGLER AVENUE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0210	HORROCKS TOBY & CATHY H&W		317 SOUTH 22ND STREET	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0170	FURNARI STEPHEN T & KRISTINA M	FURNARI H&W	2119 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0100	GAULDEN DAVID E & JANE M H&W		2036 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0110	FARRI ANTHONY	& PAMELA A TRUSTEES	2044 SOUTH DAYTONA AVENUE	FLAGLER BEACH, FL 32136
18-12-32-2750-00290-0120	ROBERTS STEPHEN O & MARILYN M	ROBERTS H&W	2048 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0160	PARENT ALFRED G &	ELAINE S H&W LIFE ESTA	2131 S FLAGLER AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0010	RELKIN RUSTIN & MEGANN H&W		1899 S ALLEN ST	STATE COLLEGE, PA 16801
18-12-32-2750-00300-0020	BLOEMER GARY F & SHARON L H&W		2104 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0051	SANDERS JULIA ANNE		1803 CRANBERRY LANE	RESTON, VA 20191
18-12-32-2750-00300-0070	KING PATRICIA L TRUSTEE		2124 SOUTH DAYTONA AVENUE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0090	DICKSON JAMES P & JUDY L H&W		2132 SOUTH DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00240-0130	MEARS JENNIFER	& MARSHALL C MEARS	2043 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00230-0230	ADAMS JOHN & JULIE H&W		99 SLACKWATER ROAD	MILLERSVILLE, PA 17551
18-12-32-2750-00230-0220	LORE ANTHONY & GEORGIENE LOUISE GROVES H TRUSTEES		PO BOX 1715	FLAGLER BEACH, FL 32136
18-12-32-2750-00230-0210	TEATER NANCY	LIFE ESTATE	2111 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00230-0200	CURRENT RESIDENT		2115 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00230-0180	POWELL LARRY G TRUSTEE & PATTI	J POWELL TRUSTEE	2127 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00230-0170	POWELL LARRY G &	PATTI H&W TRUSTEES	2127 S DAYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0060	KING MARY SUSAN	TRUSTEE	2120 S DYTONA AVE	FLAGLER BEACH, FL 32136
18-12-32-2750-00300-0040	STROM BONNIE JEAN TRUSTEE		5302 E LAKE SHORE DR	WONDERLAKE, IL 60097
18-12-32-2750-00300-0220	HORROCKS TOBY & CATHY H&W		317 SOUTH 22ND STREET	FLAGLER BEACH, FL 32136



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

MEMORANDUM

To: Planning and Architectural Review Board

From: Lupita McClenning, City Planner

Date: October 3, 2024

Re: City Planner Report – Informational
Signage for Compass by Margaritaville Hotel *Amended*

Update

Permit PB241270 for the Hotel Margaritaville has been amended. The Projecting/Blade sign on S. Central Avenue for the Surf Shack (see attached) has been replaced with a Wall Sign that reads “Live Life Like a Song.”

The amended permit for the wall sign meets the code, Section 7.07.02. The total types = 5 types; the total number of signs remains twelve (12) including a mix of directional (1), freestanding/wayfinding (3), monument (1), mural (2), and wall signs (5). The on-site projecting sign (0) has been replaced.

Summary

Excerpt below from City’s Land Development Code as it relates to signage found in compliance for the Compass by Margaritaville Hotel, Flagler Beach, FL.

Total signage = 6 types and twelve (12) total signs including a mix of directional (1), freestanding/wayfinding (3), monument (1), mural (2), on-site/projecting (1), and wall signs (4).

Applicant confirmed that the illuminated monument directional signage and the illuminated letters for the wall sign “Compass by Margaritaville” on S. Daytona Ave meet Section [7.06.05 \(A-H\) Sign Lighting](#) i.e. *D. luminance no greater than 300 candles.*

Please see attached for the location(s) of the directional, monument, and three (3) freestanding/wayfinding signs. Attached are renderings of the signs with sizes, type, and location.

Section 7.01.00 Definitions

Directional sign: An attached or freestanding on-site non-commercial sign directing the movement of pedestrian or vehicular traffic on the premises where it is located. These signs may use words such as "entrance," "exit," "caution," "no parking," "one way only," "no trespassing," and the like, or arrows or similar graphics.

Freestanding sign: Any sign that is not attached to any building. The definition of a "freestanding sign" does not include a portable sign.

Monument sign: A freestanding, on-site ground sign not erected on one (1) or more poles or similar structures but has a solid supporting base on the ground equal or greater than the width of the sign face and generally made of stone, masonry or concrete, with no separations between the sign and base and which is of a finished or decorative-type construction.

Mural: A one-of-a-kind, hand-painted, hand-tiled, or digitally printed artwork on the exterior wall of a building presented in a creative and artistic manner for the primary purpose of providing aesthetic enjoyment for the viewer.

On-site sign: A sign that (1) is located on the premises to which the sign pertains, and (2) identifies an activity conducted or products or services available on the premises where the sign is located.

Projecting sign: A sign attached to a building or other structure extending in whole or in part more than twelve (12) inches beyond the surface of the portion of the building to which it is attached.

Pedestrian wayfinding sign: A directional sign that is provided by and controlled by the City, on city property or rights-of-way and used to direct the public to a place of business or venue. Pedestrian wayfinding signs are only allowed within the City's Community Redevelopment Area Downtown Mixed-Use.

Wall sign/attached sign: A sign that is attached to and extends no more than twelve (12) inches from a wall or painted on a wall of a building.

Directional Signage/Monument Signage

- a. One Monument Sign Salty Rim Bar & Grill -please see attached for location.
- b. One Monument Sign "Enter" – please see attached for location.

Section 7.07.02 B. 1. C. Freestanding

Freestanding signs shall not exceed nine (9) feet in height above the base of the sign or if the sign is located on a berm or other raised landscape feature said sign shall not exceed nine (9) feet above the crown of the road to which the sign is adjacent.

- a. Three (3) freestanding Wayfinding Signs 14' ½" x 9' – please see attached for location.

Section 7.07.04 - Murals.

One (1) mural on S. Daytona Compass Logo 16'6" x 27'8"

One (1) mural on Moody Blvd Turtle Graphic 7'8" x 26'

- a. No mural shall exceed the dimensions of the wall upon which it is applied;

- b. All mural shall comply with all relevant building and safety codes and standards and be kept in good repair with no chipped, fading, or peeling paint;
- c. No mural shall contain electrical or mechanical components, moving structural elements, lighting elements, or automated elements that move or give the appearance of motion;
- d. Letters, numbers, and other alpha-numeric characters, including those expressing commercial and non-commercial messages, may be incorporated into murals located on property within non-residential zoning districts. Such letters, numbers, and alpha-numeric characters shall cumulatively comprise no more than ten percent (10%) of the total square footage of the mural or murals or thirty-two (32) square feet, whichever is less;
- e. Commercial and non-commercial messages incorporated into a mural consistent with this section shall not be counted toward the maximum sign square footage or number of signs on the property;
- f. No off-site commercial advertising shall be incorporated into any mural;
- g. No sign permit shall be required for a mural that meets all of the requirements of this section; however, a mural authorization shall be obtained from the city for any mural applied or altered after the effective date of this Ordinance. An application for a mural authorization shall contain at a minimum:
 - 1. The name of the artist;
 - 2. The dimensions of the wall upon which the mural will be applied; and
 - 3. A description of the intended mural including the materials to be used, the method of application, the need for scaffolding or other equipment to be attached to the building, the mural's intended dimensions and the location and dimensions of any letters, numbers or symbols;

Section 7.07.02 – 4 (a-d) Projecting Signs.

~~One (1) Projecting/ Blade Sign on S. Central Ave – Surf Shack 3'7" x 18"~~

- a. A maximum of one (1) projecting sign is permitted per use. A projecting sign's copy shall not exceed sixteen (16) square feet except that a projecting sign's copy area within the community redevelopment area shall not exceed eight (8) square feet.
- b. A projecting sign may extend more than twelve (12) inches but less than four (4) feet beyond the wall of the building to which it is attached.
- c. A minimum clearance of nine (9) feet above the finished grade of a pedestrian walkway not within the public right-of way shall be maintained but shall not impede pedestrian movement or cause a safety hazard.

- d. The projecting sign copy area shall be counted as a part of the total allowable area for wall signs.

Section 7.07.02 - 2. (a-d) Wall signs.

Two (2) wall signs on S Daytona Ave.

~~Two (2) wall signs on S Central Ave:~~ **Three (3) wall signs on S Central ***

- a. Only one (1) wall sign shall be permitted for each use. On corner or double frontage lots, a maximum of two (2) wall signs are permitted provided that one (1) of the sign's copy area shall be figured on the basis of 0.5 square feet per linear foot of building wall facing a public street.
- b. A. multi-tenant building wall signage may be provided not to exceed a maximum of 1.5 square feet of signage per lineal foot of tenant store front facade length.
- c. Wall signs may not exceed fifty (50) feet in width or sixty (60) percent of the width of the building frontage, whichever is less.

***Corporate required sign amendment. Please see attached updated graphic.**



Flagler Beach, FL

DATE	20-Mar-2024
CUSTOMER	Sun Properties
PROJECT	Compass By MGVL
LOCATION	Flagler Beach / Exterior
DESCRIPTION	Surf Shack Blade Sign
SALES	G. Stalvey
DESIGNER	M. Donellan

SCALE	1 1/2" = 1'-0"
DRAWING	62458-j1

REVISIONS			
REV	DATE	BY	NOTE

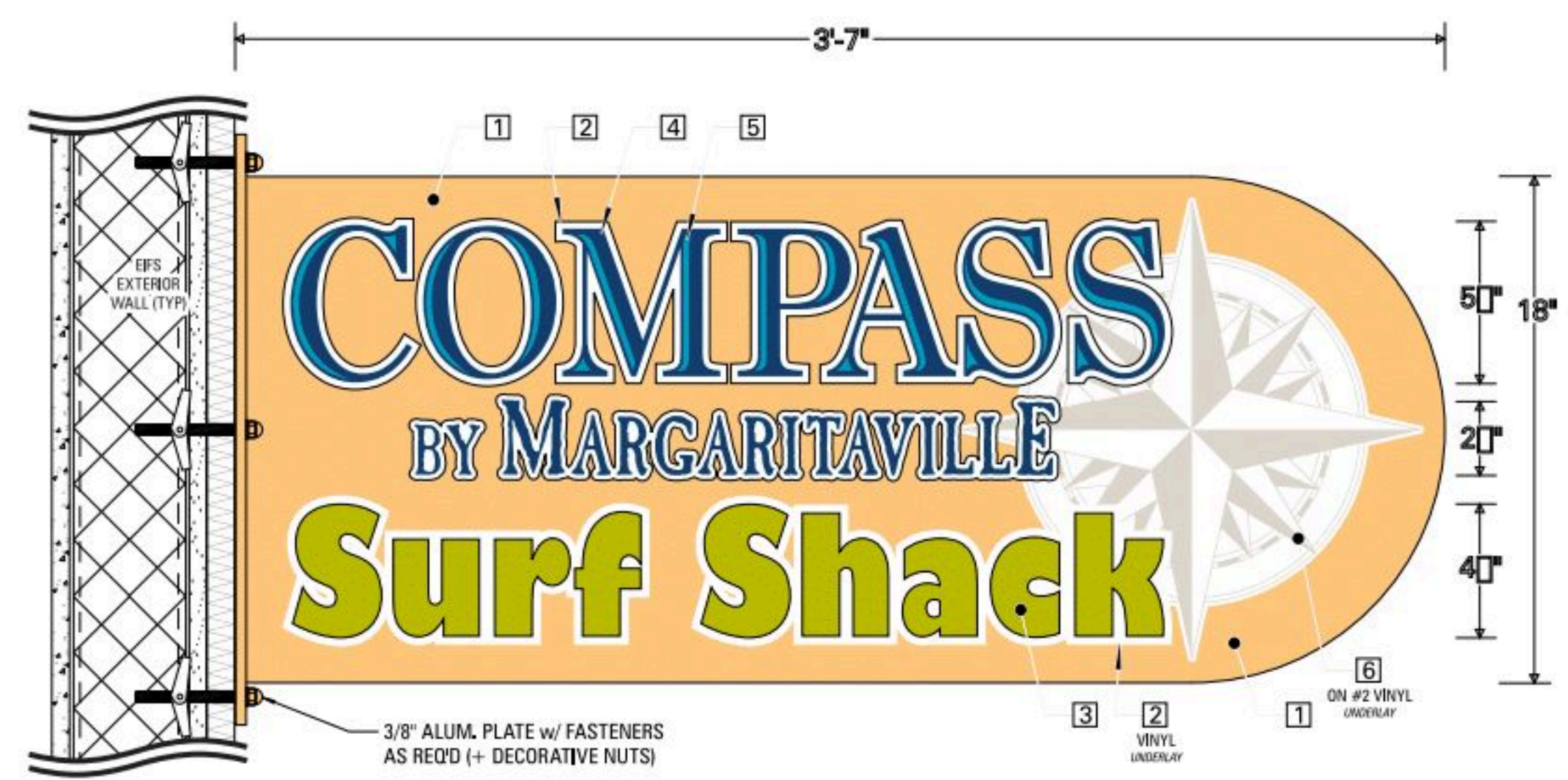
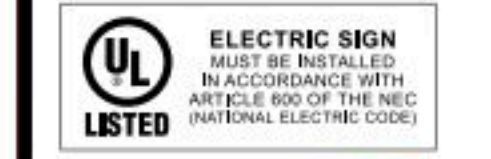
CUSTOMER APPROVAL

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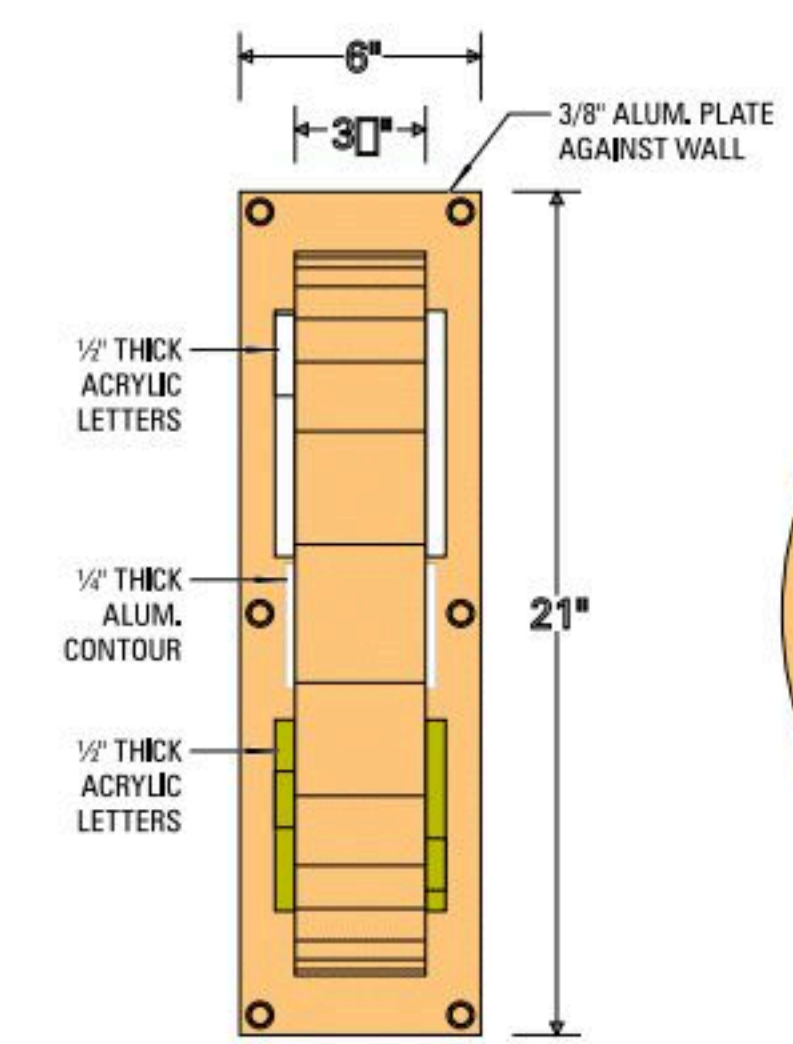


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 Fax: 843-448-0535
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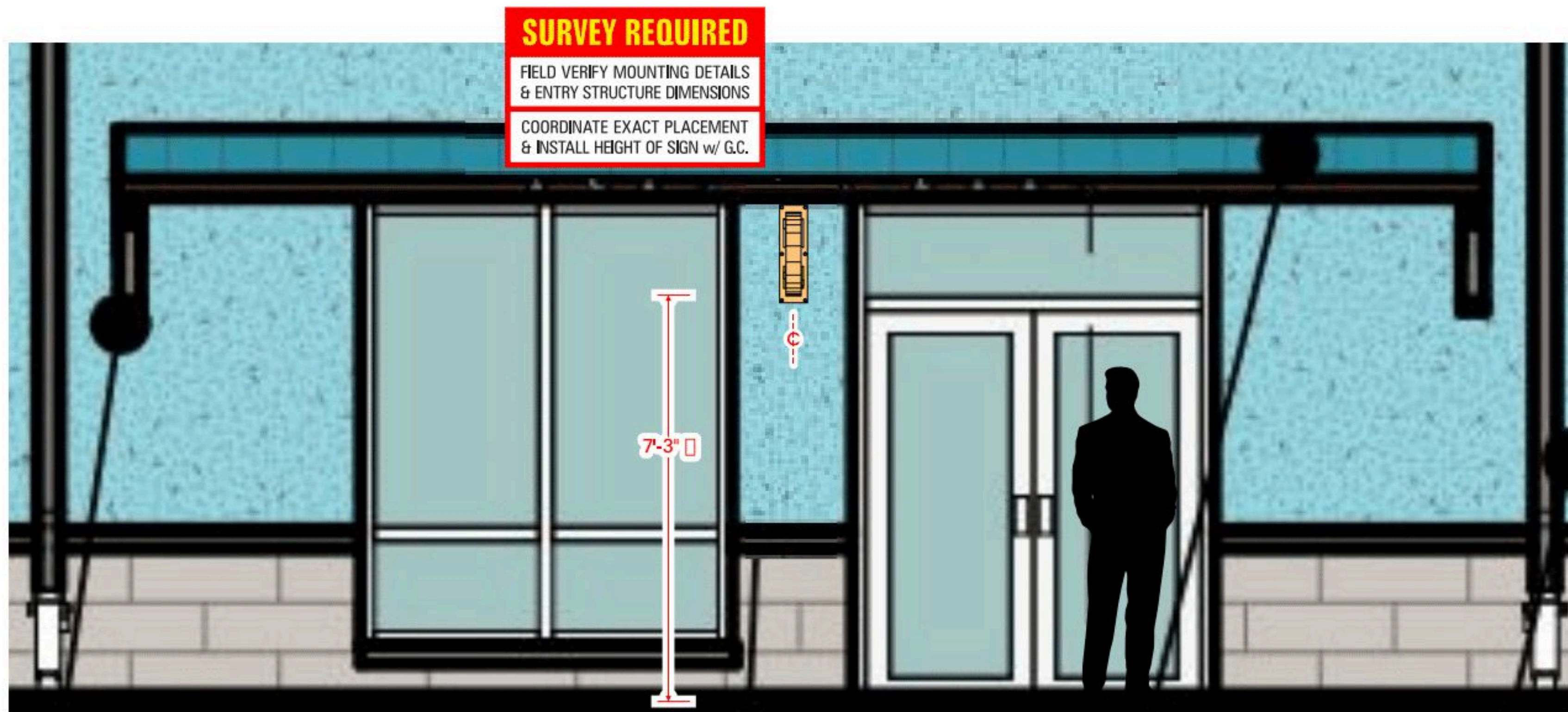
LEFT FACE VIEW
Typical



END VIEW
For Ref. Only



RIGHT FACE VIEW
For Reference Only



INSTALLED Partial East Elevation
For reference only | Scale: 1/4" = 1'-0"

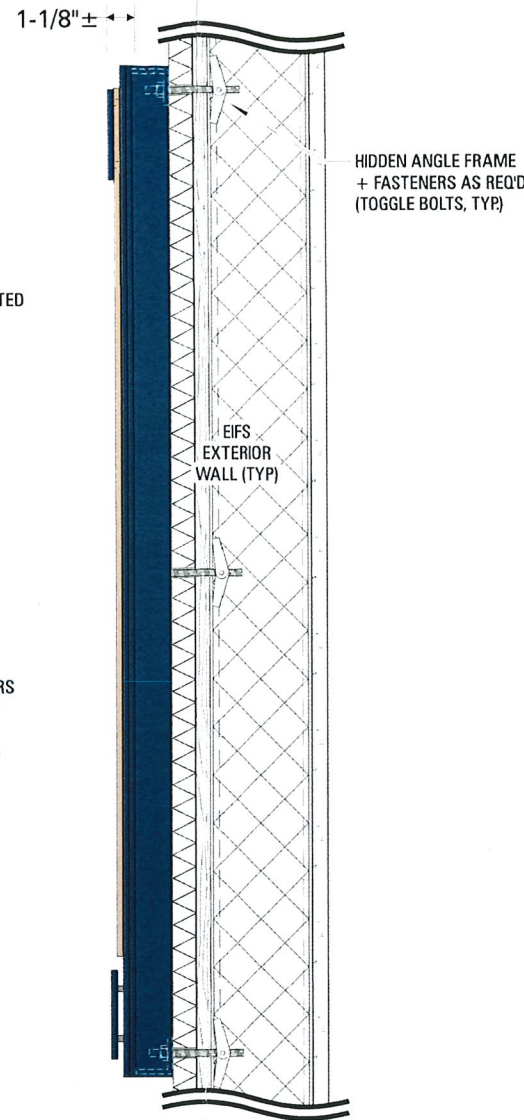
PRODUCTION NOTES
NON-ILLUM. D/F BLADE SIGN:
 Fab'd aluminum blade sign (.125 faces + 3" channel frame + 3/8" mounting plate) with painted finish and printed vinyl background 'compass' logo graphic (and white "Surf Shack" contour)
 Cut-out 1/2" thick acrylic "Compass" letters, painted white with printed vinyl overlay on faces; flush mount
 Cut-out 1/4" plate aluminum "By Margaritaville" contour, painted white with printed vinyl overlay on faces; flush mount
 Cut-out 1/2" thick acrylic "Surf Shack" letters, painted red with white vinyl underlay contour; flush mount
INSTALLATION:
 Mount blade projecting from building exterior EIFS wall with mechanical fasteners as required (toggle bolts shown, typ.)

- COLORS** COLORS SHOWN ARE REPRESENTATIVE ONLY. ALL PAINT FINISHES TO HAVE SATIN FINISH
- 1 Pantone #1355c (paint)
 - 2 White (3M vinyl / paint)
 - 3 Pantone #390c (paint) "Surf Shack"
 - 4 Pantone #534c (print) "COMPASS / By Margaritaville"
 - 5 Pantone #632c (print) "COMPASS" letter highlights
 - 6 Pantone #7527c (print on white vinyl) compass logo

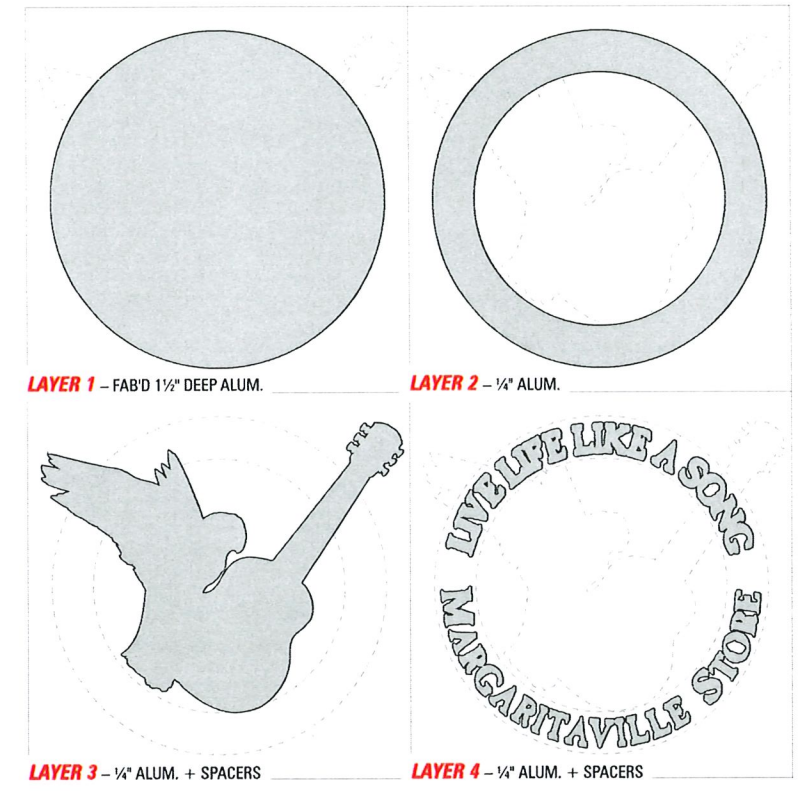
Qty. (1) D/F Non-illum. "Compass Surf Shack" Blade Sign for Under Canopy on East Elevation (S. Central Ave.)



- 1/4" ALUM. PARROT/GUITAR
PTD. PMS 466 + PRINTED
VINYL OVERLAY GRAPHICS
LAYER 3
- FAB'D 1/2" DEEP ALUM.
REV. CHANNEL BACKER
PTD. PMS 7463 + PRINTED
VINYL GRAPHICS ON FACE
LAYER 1
- 1/4" ALUM. OUTER RING
PTD. PMS 7463 + PRINTED
VINYL GRAPHICS ON FACE
LAYER 2
- 1/4" ALUM. CUT-OUT LETTERS
& SHADOWS (COMBINED)
PTD. PMS 7463 + PRINTED
VINYL GRAPHICS ON FACES
LAYER 4



END VIEW
Typical



LAYER DETAILS
For Reference Only - NTS

PRODUCTION NOTES

QTY. (1) S/F NON-ILLUM. WALL SIGN:

- LAYER 1** - Fab'd 1/2" deep aluminum circular backer (shoebox construction: .125 face + .080 filler + 1/2" alum. angle mounting frame, not shown) with painted finish and digitally printed vinyl graphics
- LAYER 2** - Cut-out 1/4" plate alum. outer ring with painted finish and digitally printed vinyl graphics (inc. "®" mark for "MGVL" letters); mount flush to backer
- LAYER 3** - Cut-out 1/4" plate alum. parrot/guitar with painted finish and digitally printed vinyl graphics; mount with spacers over center back section (as req'd) and flush over outer ring
- LAYER 4** - Cut-out 1/4" plate alum. letters (combined shape inc. outlines/shadows) with painted finish and digitally printed vinyl graphics; mount with spacers standing off outer ring and flush over parrot/guitar sections

INSTALLATION:
- Sign mounts flush against exterior EIFS wall next to retail entrance as shown with mechanical fasteners (see End View)

- COLORS** COLORS SHOWN ARE REPRESENTATIVE ONLY
- PMS 100@50% (print to match)
 - PMS 325 (print to match)
 - PMS 7463 (print/paint to match)
 - PMS 466 (paint to match)
 - ⊗ Digitally printed graphics (match design intent)



INSTALLED - Partial Retail Elevation
For Reference Only | NTS

INSTALL NOTE:
COORDINATE EXACT PLACEMENT
& INSTALL HEIGHT OF SIGN w/ G.C.

Qty. (1) S/F Non-illum. "Margaritaville Store" Layered Alum. Wall Sign for East Elevation (S. Central Ave.)

Section 9, Item a.



Flagler Beach, FL

DATE

26-Sep-2024

CUSTOMER

Sun Properties

PROJECT

Compass By MGVL
Flagler Beach / Exterior

LOCATION

111 S. Daytona Ave.

DESCRIPTION

MGVL Store Sign

SALES

G. Stalvey

DESIGNER

M. Donellan

SCALE

1 1/2" = 1' - 0"

DRAWING

62458-11

REVISIONS

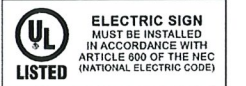
REV	DATE	BY	NOTE

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WORK AUTHORIZATION

94281 JOB

Compass-Flagler Beach/EXT

DATE

26-SEP-24

FILE

94281_62458-11

REV. DATE BY NOTE

34

PROPOSED

2025 Meeting Schedule Planning and Architectural Review Board
City of Flagler Beach
Commission Room
105 S. 2nd Street
Flagler Beach, FL 32136

First Tuesday of each month at 5:30 p.m. unless otherwise indicated.

Application Submittal Deadline	Post Agenda and Send Public Notices	Regular Meeting Date
Tuesday, December 3, 2025	Friday, December 20, 2025	Tuesday, January 7, 2025
Tuesday, December 31, 2025	Friday, January 17, 2025	Tuesday, February 4, 2025
Tuesday, January 28, 2025	Friday, February 14, 2025	Tuesday, March 4, 2025
Tuesday, February 25, 2025	Friday, March 14, 2025	Tuesday, April 1, 2025
Tuesday, April 1, 2025	Friday, April 18, 2025	Tuesday, May 6, 2025
Tuesday, April 29, 2025	Friday, May 16, 2025	Tuesday, June 3, 2025
Tuesday, May 27, 2025	Friday, June 13, 2025	Tuesday, July 1, 2025
Tuesday, July 1, 2025	Friday, July 18, 2025	Tuesday, August 5, 2025
Tuesday, July 29, 2025	Friday, August 15, 2025	Tuesday, September 2, 2025
Tuesday, September 2, 2025	Friday, September 19, 2025	Tuesday, October 7, 2025
Tuesday, September 30, 2025	Friday, October 17, 2025	Tuesday, November 4, 2025
Tuesday, October 28, 2025	Friday, November 14, 2025	Tuesday, December 2, 2025