



# NON-ADMINISTRATIVE VARIANCE APPLICATION

104 N. Riverside Drive  
Edgewater, FL 32132  
[Planning@cityofedgewater.org](mailto:Planning@cityofedgewater.org)  
386-424-2400 ext. 1502

Fees: Residential - \$600.00\* / Non-Residential - \$1,000.00\*

\*After the fact request - Double Fee

Case No. VA-2514

## APPLICANT INFORMATION (must be a person)

Cathy Hofmann 407-670-9394 ccto1@yahoo.com  
Name Phone Email  
211 Nob Hill Circle Longwood FL 32779  
Street Address City State ZIP Code

## PROPERTY OWNER INFORMATION (if different from applicant)

\_\_\_\_\_  
Name Phone Email  
\_\_\_\_\_  
Street Address City State ZIP Code

## VARIANCE INFORMATION

125 Rio Vista Drive, Edgewater 745-102-040-050  
Street Address/Location Parcel ID No.

## REQUIRED DOCUMENTS

1. Current Deed
2. Signed and sealed survey showing all existing structures and all new alterations (waterfront property must show the Mean High-Water Line and Wetlands Vegetation Line)
3. A site plan, including dimensions, showing the item requested as to the nature of the variance
4. Approval documentation from Homeowner's Association (if applicable)
5. Any other material deemed necessary by the staff

Please provide a detailed response to the following (You may complete this on a separate page if more room is needed):

Proposed Use Future home, approx 2000 sq ft

Description of request Continue the grandfathered setback along north side.

1. Explanation of hardship Variance needed to accomodate  
symmetrical construction on property.

2. Will the granting of the proposed variance result in creating or continuing a use which is not compatible with adjacent uses in the area? ☐ Yes ☒ No Please explain \_\_\_\_\_

3. Is the proposed action the minimum action available to **permit reasonable use** of the property? ☒ Yes ☐ No Please explain \_\_\_\_\_

4. Are the physical characteristics of the subject site unique and not present on adjacent sites? ☒ Yes ☐ No Please explain Existing structure is not square on the lot.
5. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant? ☐ Yes ☒ No Please explain I need new construction to be built with symmetry, as opposed to current footprint
6. Will the granting of the proposed variance cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Code? ☐ Yes ☒ No Please explain The northeast corner of existing footprint will remain same.

**DISCLAIMER AND SIGNATURE**

Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceeding is made. The city does not prepare or provide such record.

**PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY PUBLIC HEARINGS. APPLICATION FEES ARE NON-REFUNDABLE.**

I have read and agree to the terms and conditions set forth in this application.

Cathy Hofmann      Sept 10, 2025  
 Owner Signature      Date  
self  
 Applicant Signature      Date

**NOTARIZED AUTHORIZATION OF OWNER** (to be completed if applicant is not the property owner)

I/we Cathy Hofmann as the sole or joint fee simple title holder(s) of the  
 property described as (address or parcel number) 125 Rio Vista Dr Edgewater authorize  
 \_\_\_\_\_ to act as my agent to seek a Non-Administrative Variance on the  
 above referenced property.

\_\_\_\_\_  
 Owner's Signature

\_\_\_\_\_  
 Owner's Signature

STATE OF FLORIDA  
 COUNTY OF VOLUSIA, to wit:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this  
 day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

SEAL

\_\_\_\_\_  
 NOTARY PUBLIC  
 (Signature of Notary Public - State of Florida)

☐ Personally Known OR ☐ Produced Identification  
 Type of Identification Produced



**AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING,  
ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS**

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.

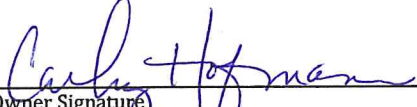
The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

*Engineering Review and Approval Fees*  
*Planning Consultant Fees*  
*On Site Inspection and Approval Fees*  
*Legal Fees*  
*Advertising Costs*  
*Recording Costs*

The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

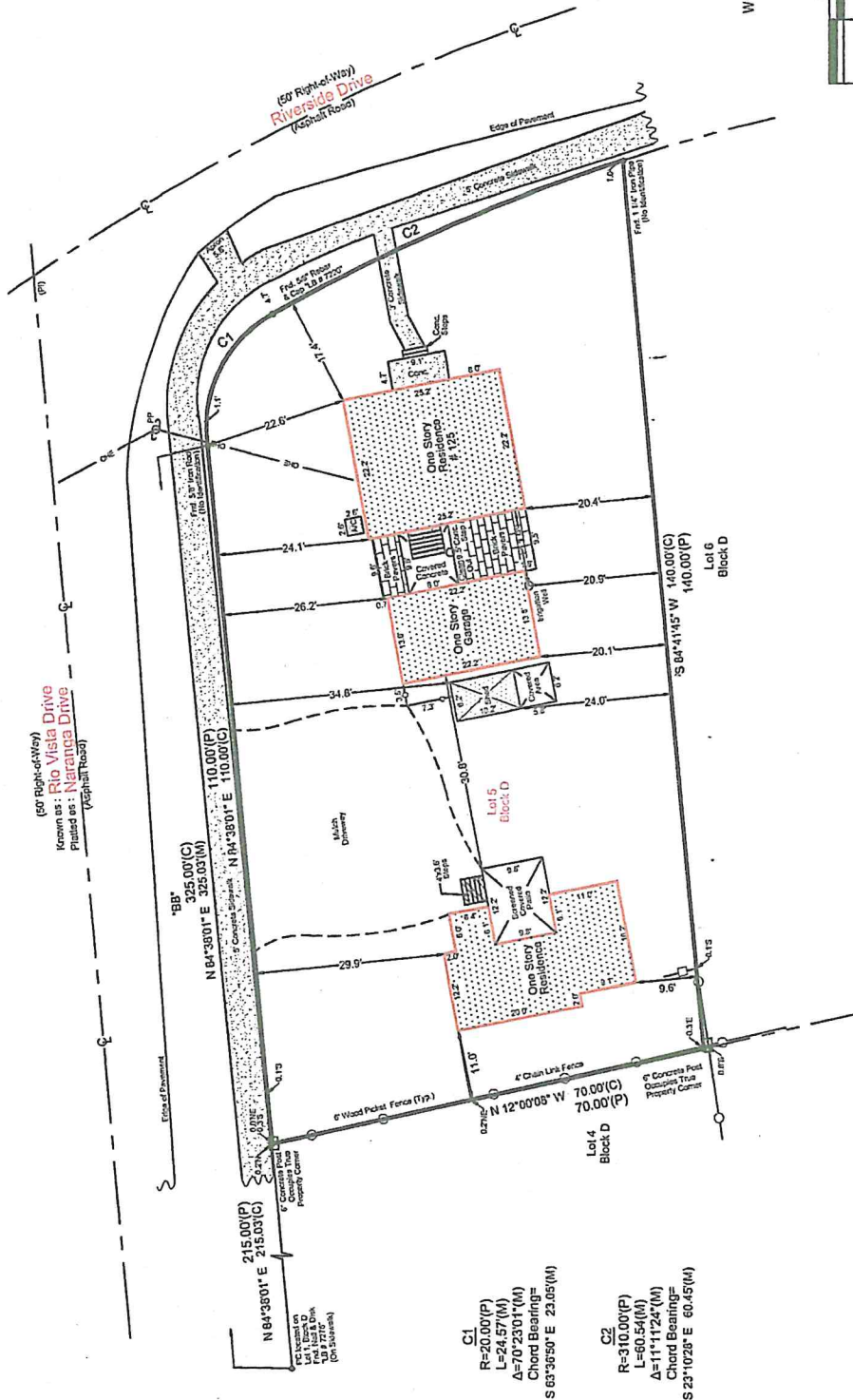
The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No site inspections, Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

**OWNER/APPLICANT:**

	<u>owner</u>
Owner Signature	Title
<u>Cathy Hofmann</u>	<u>Sept 10, 2025</u>
Print Name	Date



Known as: **Rio Vista Drive**  
Platted as: **Naranca Drive**  
(50' Right-of-Way)  
(Asphalt Road)



Assumed Bearings.  
= Overhead Electric  
= Wood Power Pole

125 RIO VISTA DRIVE, EDGEWATER, FLORIDA 32132

Field Date: 07/10/2025  
Date Completed: 07/14/25  
Drawn By: G.S.  
File Number: IS-144985

Legend	Notes
C - Calculated	PC - Point of Curvature
CU - Concrete Block	PI - Point of Intersection
CL - Concrete Monument	P.O.B. - Point of Beginning
D - Description	PP - Power Pole
BE - Boundary Easement	PRM - Permanent Reference
FE - Federal Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency	R - Road
FFE - Flooded Four Enchance	R&C - Road & C&P
Frd. - Flood	R&C - Road & C&P
L - Lot	R&C - Road & C&P
M - Monument	R&C - Road & C&P
N - Non-Record	R&C - Road & C&P
NR - Official Records Book	R&C - Road & C&P
P.B. - Plat Book	R&C - Road & C&P
W - Wood Fence	R&C - Road & C&P



scription:  
D. HIGHLAND SHORES SECTION TWO, ACCORDING TO THE PLAT THEREOF,  
IN PLAT BOOK 9, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

ion:  
EACH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV. THE PROPERTY APPEARS TO BE  
IN PLAT BOOK 9, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, DATED 9-23-2017.

TO:  
MANN

Ireland & Associates Surveying, Inc.  
800 Currency Circle | Suite 1020  
Lake Mary, Florida 32746  
www.irlandsurveying.com  
Office-407.678.3365 Fax-407.320.8165

Surveyor: *[Signature]*  
Surveyor License No. 15715  
Professional Seal: *[Seal]*

Surveyor's Note: I hereby certify that this Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as required by law, and that I am a duly Licensed Professional Surveyor in the State of Florida. I am not providing this survey for any purpose other than the purpose for which it was prepared. I am not responsible for any errors or omissions in this survey. I am not responsible for any damages or losses resulting from the use of this survey. I am not responsible for any claims or liabilities resulting from the use of this survey. I am not responsible for any claims or liabilities resulting from the use of this survey.



Prepared by an employee of:  
Dominion Parks to Beach Title  
Caroline Borling  
1005 Delridge Avenue  
Orlando, FL 32804

Order No.: 20250225

Property Appraiser's Parcel I.D. (folio) Number:  
745102040050

### WARRANTY DEED

THIS WARRANTY DEED dated this the 22nd day of July, 2025, by **Sharon Gordon a/k/a Sharon K. Gordon**, an unmarried widow, individually and as **Co-Trustee** of the **Sharon Gordon Living Trust dated December 27, 2024, as Amended and Restated on March 27, 2025**, whose post office address is *2010 Ridgewood Avenue, #30, Edgewater, FL 32141* and **James A. Nolan**, as **Co-Trustee** of the **Sharon Gordon Living Trust dated December 27, 2024, as Amended and Restated on March 27, 2025**, whose post office address is *50 North Laura Street, Suite 1200, Jacksonville, FL 32202* (the "Grantor"), to **Cathy Hofmann**, a single woman, whose post office address is *211 Nob Hill Circle, Longwood, FL 32779* (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 Volusia, State of Florida, viz:

**Lot 5, Block D, Highland Shores Section Two, according to the map or plat thereof, as recorded in Map Book 9, Page 64, of the Public Records of Volusia County, Florida.**

THE ABOVE PROPERTY IS THE HOMESTEAD ONLY OF SHARON GORDON A/K/A SHARON K. GORDON, THE CO-TRUSTEE AND SETTLOR OF SHARON GORDON LIVING TRUST DATED DECEMBER 27, 2024, AS AMENDED AND RESTATED ON MARCH 27, 2025, AND NOT THE HOMESTEAD OF ANY OTHER PERSON.

AS TO JAMES A. NOLAN, HE IS NOT A BENEFICIARY OF THE SHARON GORDON LIVING TRUST DATED DECEMBER 27, 2024, AS AMENDED AND RESTATED ON MARCH 27, 2025, NOR DOES HE HAVE ANY FINANCIAL INTEREST IN THE SUBJECT TRANSACTION. THIS CONVEYANCE IS MADE SOLELY AS TRUSTEE OF THE SHARON GORDON LIVING TRUST DATED DECEMBER 27, 2024, AS AMENDED AND RESTATED ON MARCH 27, 2025, AND NOT IN HIS INDIVIDUAL CAPACITY.

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: December 31, 2024.

Prepared by an employee of:  
Dominion Parks to Beach Title  
Caroline Borling  
1005 Delridge Avenue  
Orlando, FL 32804

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

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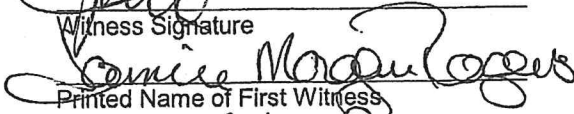


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

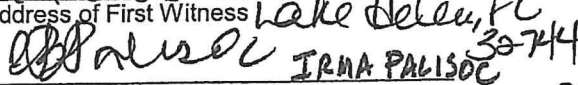
Signed, sealed and delivered in presence of:



Witness Signature



Printed Name of First Witness

404 Oakland Ave  
Address of First Witness Lake Helen, FL 32744  


Witness Signature


2010 S. Ridgewood Edgewater, FL 32141

Printed Name of Second Witness

FL 32141

Address of Second Witness

  
Sharon Gordon a/k/a Sharon K. Gordon,  
Individually

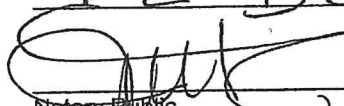
BY:   
Sharon Gordon a/k/a Sharon K. Gordon,  
as Co-Trustee of the Sharon Gordon Living  
Trust dated December 27, 2024, as Amended  
and Restated on March 27, 2025

Grantor Address:

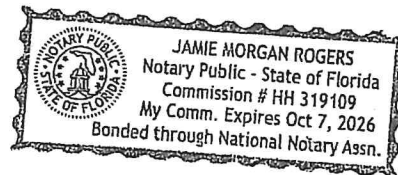
2040 Ridgewood Avenue, #30  
Edgewater, FL 32141

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on this 18th day of July, 2025, by Sharon Gordon a/k/a Sharon K. Gordon, Individually and as Co-Trustee of the Sharon Gordon Living Trust dated December 27, 2024, as Amended and Restated on March 27, 2025, who ☐ is personally known to me or ☒ who has produced FL DL as identification.

  
Notary Public

My Commission Expires: 10-7-2026  
(SEAL)



[SIGNATURE AND ACKNOWLEDGMENT ON NEXT PAGE]

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:

Jennifer L. Payne  
Witness Signature

Jennifer L. Payne  
Printed Name of First Witness

50 N. Laura St. #1200, Jacksonville, FL 32202  
Address of First Witness

Alexis Perry  
Witness Signature

Alexis Perry  
Printed Name of Second Witness

50 N. Laura St. #1200, Jacksonville, FL 32202  
Address of Second Witness

BY: [Signature]

James A. Nolan,  
as Co-Trustee of the Sharon Gordon  
Living Trust as Amended and Restated on  
March 27, 2025

**Grantor Address:**  
50 North Laura Street  
Suite 1200  
Jacksonville, FL 32202

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on this 21<sup>st</sup> day of July, 2025, by James A. Nolan, as Co-Trustee of the Sharon Gordon Living Trust dated December 27, 2024, as Amended and Restated on March 27, 2025, who ☒ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Jennifer L. Payne  
Notary Public  
My Commission Expires: June 30, 2026  
(SEAL)

