

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 26, 2024

RE: Variance Application – 1916 Hoffner Avenue

PUBLIC HEARING #2024-02-017 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-73 (A), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FOR A MAXIMUM BUILDING HEIGHT OF 40 FEET, INSTEAD OF THE STANDARD MAXIMUM BUILDING HEIGHT IN A R-1-AA ZONING DISTRICT OF 35 FEET, SUBMITTED BY APPLICANT JASON LEE, REPRESENTING PROPERTY OWNER GREG MEERBAUM, LOCATED AT 1916 HOFFNER AVENUE, BELLE ISLE, FL 32809, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-3648-00-220.

Background:

1. On February 14, 2024, the applicant submitted a variance application and the required paperwork.
2. Letters to the abutting property owners were mailed within 300 feet of the subject property on March 13, 2024.
3. A Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on Sat., March 16, 2024.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings of fact that are presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I MOVE, PURSUANT TO BELLE ISLE CODE 42-64 AND 50-73 (A), **TO APPROVE** A MAXIMUM BUILDING HEIGHT OF 40 FEET, INSTEAD OF THE STANDARD MAXIMUM BUILDING HEIGHT IN A R-1-AA ZONING DISTRICT OF 35 FEET, SUBMITTED BY APPLICANT JASON LEE, REPRESENTING PROPERTY OWNER GREG MEERBAUM, LOCATED AT 1916 HOFFNER AVENUE, BELLE ISLE, FL 32809, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-3648-00-220.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE CODE SEC. 42-64 AND 50-73 (A), HAVING NOT BEEN MET, **TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* A MAXIMUM BUILDING HEIGHT OF 40 FEET, INSTEAD OF THE STANDARD MAXIMUM BUILDING HEIGHT IN A R-1-AA ZONING DISTRICT OF 35 FEET, SUBMITTED BY APPLICANT JASON LEE, REPRESENTING PROPERTY OWNER GREG MEERBAUM, LOCATED AT 1916 HOFFNER AVENUE, BELLE ISLE, FL 32809, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-3648-00-220.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT	Jason Lee	OWNER	Greg Meerbaum
ADDRESS	815 Orienta Ave Ste 1040 Altamonte Springs		PROJECT ADDRESS 1916 Hoffner Ave
CONTACT NUMBER	407.629.6711	OWNER'S CONTACT NUMBER	561.703.8865
EMAIL	jlee@mjsdesignersgroup.com	OWNER'S EMAIL	Greg@coastalinvco.com
PARCEL ID#	18-23-30-3648-00-220		
LAND USE CLASSIFICATION	0030- Vacant Water	ZONING DISTRICT	R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON	Sec. 42-64. - Variances.		
DETAILED VARIANCE REQUEST	We are requesting a variance for 5' overall building height. This will make the building 40' in height at the highest peak.		
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property. By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 			
APPLICANTS SIGNATURE	OWNER'S SIGNATURE		
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 2024-01-008 2024-02-017		DATE OF HEARING March 26 2024

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



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Variance and Special Exception Application

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
 - h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which


Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: \$300	Feb. 14. 24 Date Paid	1064 Check/Cash	 Rec'd By	2024-02-017
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Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or a written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, and you do not have to comply with Sec. 42-64 (1) d and (1) f.**

Good morning, City of Belle Isle,

We are seeking a Variance for 1916 Hoffner Ave, Orlando, FL 32809, for the overall building height. We would like to go from 35' to 40', so we are asking for a variance to cover the height at the front peaks of the building.

WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?

Due to the slope of the site, the FFE for the house had to be raised to allow for grading & drainage around the proposed house.

WHAT WOULD BE THE UNNECESSARY HARDSHIP?

Sloping contour of the site.

HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

Due to the slope of the site, the FFE for the house had to be raised to allow for grading & drainage around the proposed house. This caused the overall height of the house from grade to peak to be over the maximum height allowed.

CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

Only by pushing the house down, which would cause drainage & ponding issues on the site. Due to the slope of the property, the house is currently at 5.4' above natural grade.

LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.

We have lowered the roof pitch to help reduce the overall peak roof height.

WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

This will not harm or interfere in any way with adequate light, air, access, use of adjacent property, density, compatibility with surrounding land uses, traffic control, or pedestrian safety.

Property Record - 18-23-30-3648-00-220

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 02/06/2024

Property Name

1916 Hoffner Ave

Names

Meerbaum Greg

Municipality

BI - Belle Isle

Property Use

0030 - Vacant Water

Mailing Address

3129 Indian Dr
Belle Isle, FL 32812-3702

Physical Address

1916 Hoffner Ave
Orlando, FL 32809



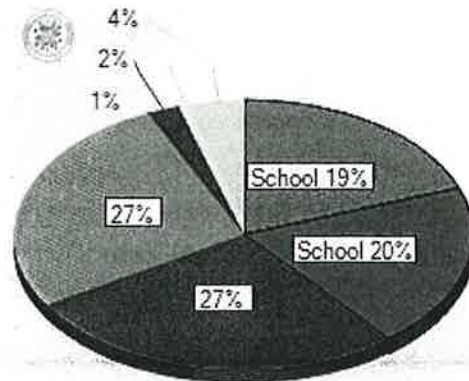
QR Code For Mobile Phone



1916 HOFFNER AVE, ORLANDO, FL 32809 5/14/2019 9:53 AM



302318364800220 08/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$726,000	+ \$65,078	+ \$2,500	= \$793,578 (11%)	\$793,578 (69%)
2022 <input checked="" type="checkbox"/> MKT	\$660,000	+ \$54,230	+ \$2,500	= \$716,730 (19%)	\$468,812 (3.0%)
2021 <input checked="" type="checkbox"/> MKT	\$550,000	+ \$52,037	+ \$2,500	= \$604,537 (13%)	\$455,157 (1.4%)
2020 <input checked="" type="checkbox"/> MKT	\$480,000	+ \$52,037	+ \$2,500	= \$534,537	\$448,873

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2023 <input checked="" type="checkbox"/>	n/a	n/a	n/a	n/a	\$0
2022 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$247,918	\$4,689
2021 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$149,380	\$3,137
2020 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$85,664	\$2,095

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$793,578	\$0	\$793,578	3.1730 (-1.28%)	\$2,518.02	19%
Public Schools: By Local Board	\$793,578	\$0	\$793,578	3.2480 (0.00%)	\$2,577.54	20%
Orange County (General)	\$793,578	\$0	\$793,578	4.4347 (0.00%)	\$3,519.28	27%
City Of Belle Isle	\$793,578	\$0	\$793,578	4.4018 (0.00%)	\$3,493.17	27%
Library - Operating Budget	\$793,578	\$0	\$793,578	0.3748 (0.00%)	\$297.43	2%
St Johns Water Management District	\$793,578	\$0	\$793,578	0.1793 (-9.17%)	\$142.29	1%
Lake Conway Mstu	\$793,578	\$0	\$793,578	0.5750 (40.00%)	\$456.31	4%
			16.3866		\$13,004.04	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$135.00	\$135.00
				\$440.40

Property Features

Property Description

C H HOFFNERS SUB F/37 LOTS 22 & 23 & LAND ON LAKE SIDE MEASURING 20 FT ON N & 71 FT ON S

Total Land Area

61,330 sqft (+/-) | 1.41 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0030 - Vacant Water	R-1-AA	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
BC3 - Boat Cover 3	12/29/2023	1 Unit(s)	working...	working...
BD3 - Boat Dock 3	12/29/2023	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/06/2023	\$1,160,000	20230204015 /		Trustee's Deed	Georgia Holley Odonnell Revocable Trust	Meerbaum Greg	Improved
04/01/1980	\$82,000	19801520718	03114 / 0233	Warranty Deed			Improved
06/01/1975	\$100	19750865255	02600 / 0822	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
17540 Lake Star Rd	01/18/2024	\$1,053,371	\$257	Special Warranty	5/4	20240044465 /	
731 Dennis Ave	01/10/2024	\$490,900	\$239	Warranty Deed	4/2	20240028879 /	
725 Dennis Ave	01/10/2024	\$488,900	\$238	Warranty Deed	4/2	20240028907 /	
6667 Heather Rd	01/04/2024	\$502,900	\$245	Warranty Deed	4/2	20240015168 /	
6655 Heather Rd	01/04/2024	\$506,900	\$256	Warranty Deed	4/3	20240015182 /	
719 Dennis Ave	01/04/2024	\$508,900	\$257	Warranty Deed	4/3	20240015792 /	
Kirby Smith Rd	01/02/2024	\$1,400,000		Warranty Deed	0/0	20240010071 /	
Mileham Dr	12/28/2023	\$25,000		Warranty Deed	0/0	20240009649 /	
713 Dennis Ave	12/22/2023	\$524,900	\$225	Warranty Deed	4/2	20240000162 /	
13617 Mcmillan Dr	12/21/2023	\$1,132,800	\$328	Warranty Deed	4/4	20240007417 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Pershing School (Elementary)

Principal	Sanjay Brown
Office Phone	407.858.3160
Grades	2023: 2022: B 2019: C

Oak Ridge (High School)

Principal

Dennis Gonzalez

Office Phone

407.852.3200

Grades

2023: | 2022: C | 2019: B

Utilities/Services

Electric

Duke Energy

Water

Orlando Utilities
Commission

**Recycling (Friday,
Tuesday)**

Belle Isle

Trash (Tuesday, Friday)

Belle Isle

Yard Waste (Monday)

Belle Isle

Elected Officials

State Senate

Linda Stewart

County Commissioner

Mayra Uribe

School Board Representative

Alicia Farrant

State Representative

Anna Eskamani

US Representative

Darren Soto

Orange County Property
Appraiser

Amy Mercado

Nearby Amenities (1 mile radius)

ATMS	1
Banks & Financial Institutions	3
Barber Shops	1
Beauty Salons	4
Child Daycare	1
Dentists Offices	1
Dry Cleaners	1
Gas Stations	1
Grocery Store	1
Nail Salons	1
Optometrists Offices	1
Restaurants	10

Market Stats

Sales Within Last 1 Year

	Sales Within Last 6 Months			Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$1,400,000 (\$496/SqFt)	\$1,400,000 (\$496/SqFt)	\$1,400,000				
Vacant Land					1	\$1,160,000	\$1,160,000	\$1,160,000

1916 Hoffner Ave.
Orlando, FL 32809
Northeast Corner
(Front)



1916 Hoffner Ave.
Orlando, FL 32809
North Center (Front)



1916 Hoffner Ave.
Orlando, FL 32809
Northwest Corner
(Front)



1916 Hoffner Ave.
Orlando, FL 32809
South Center
(Rear)



1916 Hoffner Ave.
Orlando, FL 32809
Southeast Center
(Rear)

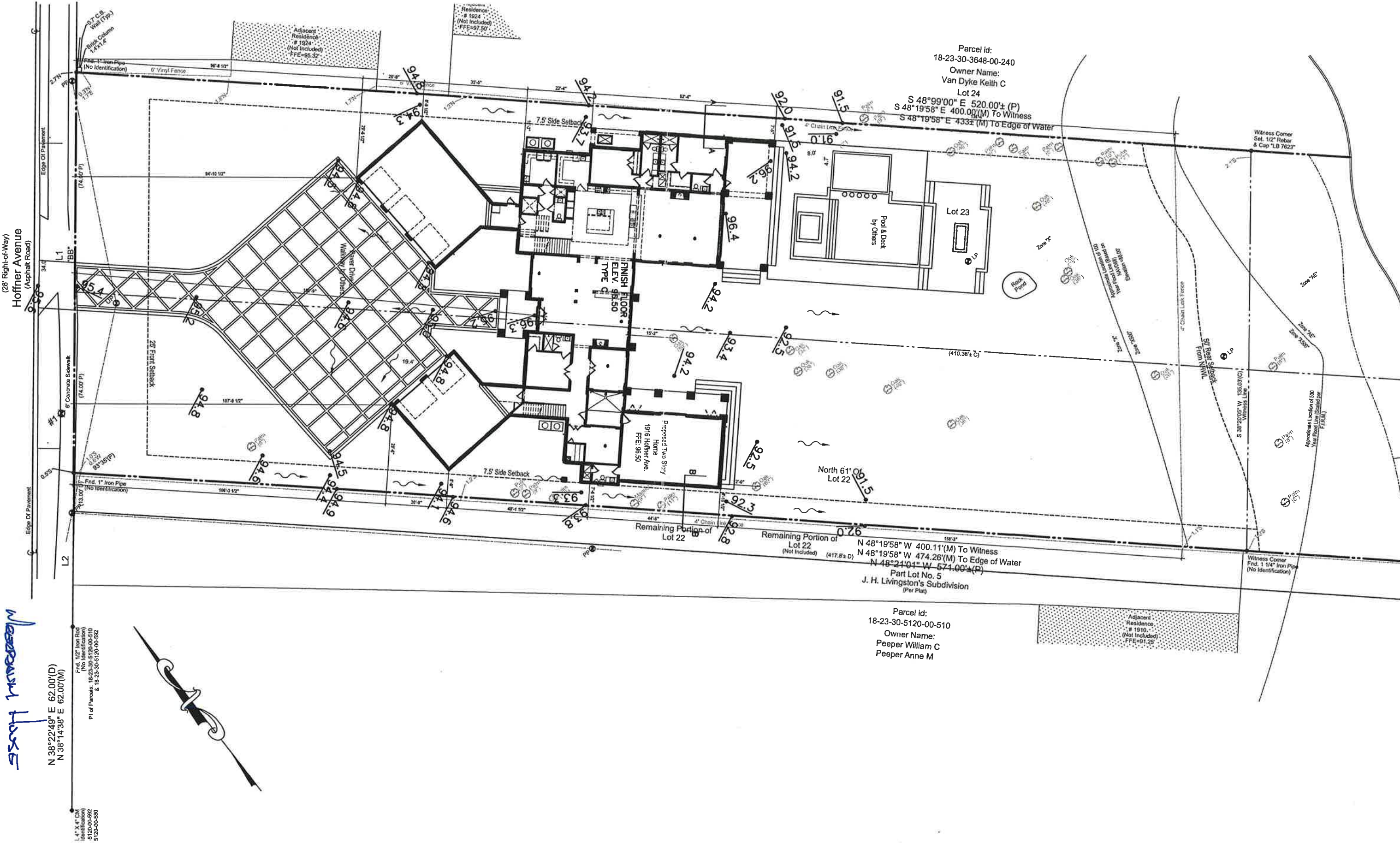


1916 Hoffner Ave.
Orlando, FL 32809
Southwest Center
(Rear)



NOTE: NO FILL WILL BE PLACED AS TO
 CREATE WATER PONDING ON ADJACENT PROPERTIES
 ALL EXCESS CUT SHALL BE HAULED OFF-SITE AND NOT DISTRIBUTED ON-SITE

Proposed Site Layout
1" = 30'
Waste Water House



Parcel id:
 18-23-30-3648-00-240
 Owner Name:
 Van Dyke Keith C
 Lot 24
 S 48° 99' 00" E 520.00± (P)
 S 48° 19' 58" E 400.00± (M) To Witness
 S 48° 19' 58" E 433± (M) To Edge of Water

Parcel id:
 18-23-30-5120-00-510
 Owner Name:
 Peeper William C
 Peeper Anne M

Pi of Parcels:
 N 38° 22' 49" E 62.00' (D)
 N 38° 14' 38" E 62.00' (M)

4" x 4" CM Identification
 5120-00-510
 5120-00-510
 5120-00-510



Witness Corner
 Set. 1/2" Rebar
 & Cap "LB 7823"

Witness Corner
 Fnd. 1 1/4" Iron Pipe
 (No Identification)

Adjacent
 Residence
 # 1910.
 (Not Included)
 FFE=91.25

1/2" CB
 Wall (Type)
 Thick Column
 14x14"

Fnd. 1" Iron Pipe
 (No Identification)

Fnd. 1/2" Iron Rod
 (No Identification)
 18-23-30-5120-00-510
 18-23-30-5120-00-510

(28' Right-of-Way)
 Hoffner Avenue
 (Asphalt Road)

6" Concrete Sidewalk
 (74.00' P)

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement