



## INTER-OFFICE MEMORANDUM

**TO:** Development Review Committee

**DATE:** May 18, 2020

**FROM:** Carol McFarlane, AICP  
Land Development Manager

**SUBJECT:** DRC Meeting Date: May 20, 2020  
Overall Development Plan Application  
Hart Subdivision  
2020-S-ODP-0225, RSN 986435

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### **Project Summary:**

This is an Overall Development Plan application to approve one parcel on a 1.3-acre site located on the west side of Blue Ridge, 625 feet south of its intersection with Minnesota Avenue, in the Orange City area. Both Blue Ridge Avenue and West Minnesota Avenue are local, privately maintained, dirt roads with County emergency maintenance only. Zoning for this property is Urban Single-Family Residential (R-4), which requires a minimum lot size of 7,500 square-feet.

The property is comprised of 20 lots from the Volusia Highlands, platted in 1925, and has platted right-of-way on three sides: Boston Avenue on the north side is not open, Cincinnati Avenue on the south side is not open, and Blue Ridge Avenue on the east side is a narrow dirt road (approx. 12 feet wide) that terminates 300 feet south of the subject property. All right-of-way within the plat are 40 feet wide. The applicant proposes access to the property via a dirt driveway (see typical section in attachments) on Cincinnati Avenue.

### **Case Background:**

The applicant purchased the subject property in July 2019, and applied for a combination of lots on November 8, 2019 (2020-S-EXM-0040) for the underlying lots. The combination was denied on November 26, 2019 because none of the lots have vested rights; the lots did not front on an open, passable road in 1976 per section 72-537.5.a.2 of the Land Development Code. The applicant appealed that decision to the Development Review Committee (DRC) and at the January 22, 2020 DRC meeting, the committee denied the appeal and upheld the County Development Engineer's determination. At the DRC meeting, the applicant was given three options: 1. Appeal the DRC's decision to County Council, 2. File a petition with some of the neighbors to construct one of the adjacent platted roads to county standards, and 3. Construct one of the platted roads to county standards. The applicant has requested an appeal of the DRC's action to the County Council, but first wishes to pursue the option of improving access to the site.

It should be noted that providing access to the site does not automatically vest the property. The property still needs to be found in compliance with the subdivision regulations of the Land Development Code (Code of Ordinances Chapter 72, Article III, Division 2). Approval of this Overall Development Plan will vest the property.

On Overall Development Plan (ODP) application for this project was submitted on April 22, 2020, and scheduled for the May 20, 2020, DRC Meeting. This application proposes to develop Cincinnati Avenue as a 20-foot stabilized lane/driveway, from its intersection with Hamilton Avenue to the owner's property, for a distance of 710 feet.

However, review staff recommend that the property be accessed via Blue Ridge Avenue instead of Cincinnati Avenue. The proposed dirt driveway typical section can be applied to Blue Ridge Avenue, from the northern point of the parcel at 2500 Blue Ridge Avenue, to the subject property, for a distance of approximately 310 feet. Engineering staff also recommend some improvements to Minnesota Avenue from the end of pavement near Jetske Circle, to its intersection with Blue Ridge Avenue. The applicant would need to provide a survey of the area of construction, including the width of the traveled way, to ensure that the right-of-way is cleared for 25 feet, and stabilized for 20 feet in accordance with the typical road section provided.

At the May 14, 2020 Technical Review Committee meeting, the applicant stated that Cincinnati Avenue was no longer an option for access, due to the amount of trees that would have to be removed and three electric poles that would have to be relocated. The applicant also dismissed staff's suggestion of accessing Blue Ridge Avenue because of the improvements that would be required on Minnesota and Blue Ridge Avenue right-of-way, and explained that Boston Avenue is now their preference for access. Staff's comments still apply regardless of the access route taken.

### **Findings:**

To approve this application with the proposed typical road section for Blue Ridge Avenue, the DRC would have to approve the following waivers:

1. A waiver to the design and construction standards to allow the proposed "20-foot stabilized lane/driveway" typical section instead of the typical rural road per section 72.612(a) of the Land Development Code, *General requirements for paved and unpaved streets*.
2. A waiver to allow the access to the lot, Blue Ridge Avenue, to connect to Minnesota Avenue, a private road, instead of a public road as required in 72-612(g), *Access to development*, on the condition that Minnesota Avenue be improved to meet the "20-foot stabilized lane/driveway" typical section from the end of pavement near Jetske Circle, up to and including the intersection with Blue Ridge Avenue.

The application lacks sufficient detail to be approved at this time. At the minimum, the following items must be provided:

- A. The right-of-way use permit submitted with this application, 2020-P-USE-0355, must be revised to show the driveway construction on Blue Ridge Avenue, instead of Cincinnati Avenue, with the design to be approved by the County Development Engineer.
- B. Submit a survey for the offsite improvements, showing the extent of the road construction and the edge of the travelled way.
- C. Submit a boundary survey for both properties to be approved, parcels 8003-04-03-0330 and 8003-04-03-0650.
- D. Submit a biological survey for the area of construction.
- E. Submit a tree removal permit, in accordance with the comments from Environmental

Permitting.

- F. Revise the ODP plan to provide a turn-around cul-de-sac at the terminus of the proposed driveway, in accordance with staff comments.
- G. Submit a proposed ingress/egress easement, including a legal description, for the cul-de-sac mentioned above to allow the public to access to the site for garbage pickup, emergencies, etc. A legal description of the easement area is also required.
- H. A maintenance agreement shall be executed between the property owner's and Volusia County, stating that the private property owners will be wholly responsible for maintenance of Blue Ridge Avenue.

**Recommendation:**

Staff recommends that the DRC continue the Overall Development Plan to give the applicant time to revise the plans to address staff's comments, attached herein.

**Attachments:**

- 1 Staff Comments
- 2 Map Series
- 3 Use Permit Plan
- 4 Volusia Highlands Plat
- 5 Applicant Photos
- 6 Exhibit of Off-site Improvements
- 7 Exhibit of Nearby Vested Lots

**Exhibit 1**  
**STAFF REVIEW COMMENTS**

**Meeting Date: May 14, 2020**  
**Hart Subdivision**  
**2020-S-ODP-0225, RSN 986435**

**DEVELOPMENT ENGINEERING**

**Scott Carraro, P.E., Civil Engineer II**

**May 13, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. If the applicant is to access their property via Cincinnati, then all street construction within the County right-of-way shall be in accordance with the construction standards of Article III, Land Development, Chapter 72, Code of Ordinances (LDC) Regulations:
  - a. Per Section 72-612(a), of the LDC, all proposed lots or developments shall front a paved street.
  - b. The street shall be constructed to the standards of Section 72-612, of the LDC, for a two-lane local street. See the typical roadway sections provided in Section 72-612(a), of the LDC.
  - c. Per Section 72-612(o), of the LDC, the pavement section shall consist at a minimum of one (1) inch of Type SP asphalt, six (6) inches of lime rock or other approved base group, and six (6) inches of stabilized subgrade constructed in accordance with FDOT Standard Specifications for Road and Bridge Construction.
  - d. Per Section 72-612(e) - Tables II and III, of the LDC, a minimum right-of-way dedication of 25 feet from the centerline of the proposed street shall be required for an urban section, or 35 feet from the centerline for a rural section. Dedication of additional right-of-way will also be required for a turn-around/cul-de-sac at the terminus of the proposed street.
2. We understand that an alternative means of access via Blue Ridge Avenue is being considered. Blue Ridge Avenue is currently a county emergency maintained roadway. Development Engineering would support a waiver to the local road construction standards, as described above, if, at a minimum, the following improvements were constructed from the end of the paved section of West Minnesota Avenue to the applicant's driveway:

- a. Clearing and grubbing to a width of 25 feet centered on the right-of-way centerline.
- b. Construction of a stabilized 20-foot-wide roadway with a two-percent cross-slope consisting of one of the following materials:
  - i. Recycled asphalt millings
  - ii. Graded aggregate including gravel, rock or recycled concrete
  - iii. Shell rock
- c. Graded 2.5-foot shoulders with a six-percent cross-slope.

3. Per Section 72-691, of the LDC, a use permit will be required for the proposed improvements to Blue Ridge Avenue within the county right-of-way.
4. Additional comments may be required upon future submittals.

\* \* \* \* \*

## **ENVIRONMENTAL PERMITTING**

**Samantha West, Environmental Specialist III**

**May 5, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. A tree survey is required for all specimen and historic trees within the Cincinnati Avenue right-of-way. The tree survey must identify pine and hardwood trees by specific species.
2. A tree removal plan is required, indicating all trees planned for removal within the right-of-way, including those with encroachment into the drip line (approximated as one-foot of radius per inch of tree diameter), and label them with an X or similar notation.
3. The plans must comply with Section 72-842, Tree Replacement Requirements, of the LDC. Tree removal and replacement calculations are required for all specimen trees removed in the Cincinnati Avenue right-of-way. Replacement is 15-percent of the total cross sectional area removed. The applicant must pay into the Volusia County Tree Replacement Trust Account at \$49.00 per cross sectional square inch.
4. A biological survey must be provided. This survey should document the types of habitat on-site and indicate compliance with state and federal rules concerning protection of threatened and endangered species.

5. This property has been identified as containing suitable habitat for the gopher tortoise (GT), a threatened species. Pursuant to Section 72-1140, of the LDC, a 100-percent GT burrow survey is required to be conducted by an Authorized Agent to determine if GT burrows or their 25-foot buffers are located within the Cincinnati Avenue right-of-way. If any GT burrows are found on-site and their 25-foot buffers cannot be avoided, a Florida Fish and Wildlife Conservation Commission GT relocation permit will be required.

Informational:

1. The subject property shall meet, at minimum, the following requirements at time of or prior to residential construction:
  - a. The minimum tree coverage standard of one tree per 2,500 square feet of parcel area, (rounded up to the nearest whole tree), as required per Section 72-838, of the LDC. Pursuant to the submitted survey, the property is 1.29 acres. Therefore, 23 trees are required on-site.
  - b. Section 72-842 Tree Replacement Requirements, of the LDC, within the required R-4 zoning setbacks.
  - c. Section 72-843(a), of the LDC, if historic trees are located on the property.
  - d. As the property has been identified as containing suitable habitat for the gopher tortoise (GT), a threatened species, Section 72-1140(c), of the LDC, applies.
2. This office reserves the right to provide additional comments based on review of a future plan submittal.

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## **FIRE SAFETY**

**Shane Lanoue, Fire Inspector**

**April 30, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. Chapter 18..2.3.1.1, Florida Fire Prevention Code (FFPC): Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

2. Roads shall be 20 feet wide with 13-foot, six-inch (13.5-foot) clearance in height.
3. Fire hydrants shall be provided. Other fire protection maybe considered.
4. Chapter 18.1.1.2, FFPC, shall apply to public and privately owned fire hydrant systems. A hydrant providing 1,000 GPM shall be installed prior to combustibles being brought on to the property. Refer also to Section 72-622, Section 2B, of the LDC.

\* \* \* \* \*

## **HEALTH**

**Britt Williams, DOH/Volusia County Public Health Unit**  
**DOH/Volusia County Public Health Unit**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

(No comments were received at the time of printing.)

\* \* \* \* \*

## **LAND DEVELOPMENT**

**Carol McFarlane, AICP, Land Development Manager** **May 12, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. As stated in a March 26, 2018, memorandum by the County Engineer, the lots front on platted rights-of-way (Blue Ridge Avenue, Boston Avenue, and Cincinnati Avenue) that were not open and passable by an ordinary passenger vehicle, as of October 29, 1976, based on a 1976 aerial photo. Therefore, a previously requested lot combination application did not meet the vesting criteria. The same situation applies to the adjacent two lots purchased after the Subdivision Exemption application was submitted.
2. Revise the survey submitted to include both parcels 8003-04-03-0330 and 8003-04-03-0650.

3. An easement must be provided for any area on private property that will be used by county services (garbage pickup, emergency services, etc.).
  - a. Revise the plan that shows the limits of the lands that will be dedicated.
  - b. A recording instrument (deed or easement) granting the public ingress/egress to those lands shall be submitted for review and must be executed and recorded prior to approval. This will include a legal description drafted by a licensed surveyor.
4. The portion of Blue Ridge Avenue that will need to be constructed shall be maintained privately with county emergency access only.
5. Provide a survey for the area of off-site improvements.
6. The use permit approval must have conditions placed upon the approval to make it clear that Blue Ridge Avenue was extended only for the purpose of providing one vested lot (the subject ODP) and approval of the use permit in no way vests other lots on Blue Ridge Avenue that are not otherwise vested in accordance with the Land Development Code. Any new lots on Blue Ridge Avenue may have to provide further improvements to the road.
7. Since this application is only for one lot, staff recommends a waiver to Sections 72-540 and 72-541, waiving the requirements for a preliminary plat and a final plat. The approval will be mapped as an unrecorded subdivision.
8. The property owners will have to enter into a maintenance agreement with Volusia County to make it clear that the private property owner's will be responsible for maintenance of Blue Ridge Avenue and Minnesota Avenue.

\* \* \* \* \*

## **PUBLIC WORKS – MOSQUITO CONTROL**

**Tim Machardy, Activity Project Manager**

**May 7, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and has no comment.

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## **PUBLIC WORKS – ROAD & BRIDGE**

**Tom Morrissey, P.E., Civil Engineer III**

**May 7, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

(No comments were received at the time of printing.)

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## **PUBLIC WORKS – ROAD IMPACT**

**Scott Carraro, Civil Engineer II**

**May 8, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and defers to Development Engineering comments.

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## **PUBLIC WORKS – STORMWATER REVIEW**

**Dan Nimlos, Sr. Engineering Inspector**

**April 30, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and has no comment.

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## **SCHOOL BOARD**

**Marian Ridgeway, Specialist, Real Estate**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

(No comments were received at the time of printing.)

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## **SURVEY**

**Mark E. McClain, Engineering Supervisor**

**April 30, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and has no comment.

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## **TRAFFIC**

**Anthony Taylor, Engineering Assistant**

**For Jon E. Cheney, P.E., County Traffic Engineer**

**May 5, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. The proposed ODP suggests opening the Cincinnati Ave. right of way from Hamilton Avenue to the subject parcel. Per Section 72-612, of the LDC, all proposed lots or developments must front a road designed to the standards in this section. The design standard for a local county maintained road is a 24-foot-wide paved road. However, in lieu of constructing Cincinnati Avenue to current county standards, this department would not oppose waiving this requirement for the following items:
  - a. Connection to this property does not occur through the unopened right of way of Cincinnati Avenue, but rather the existing emergency access road Blue Ridge Avenue.
  - b. Blue Ridge Avenue will need to be designed to the current dirt road standards provided in Section 72-612, of the LDC. However, if alternate design standards are recommended by the County Development Engineer, then this department would defer to that decision.

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## **UTILITIES**

**Scott Mays, P.E., Utilities Engineer**

**May 5, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and has no comment.

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## **ZONING**

**Christian Nagle, AICP, Planner II**

**For Scott Ashley, AICP, Senior Zoning Manager**

**May 12, 2020**

**Hart Subdivision**

**2020-S-ODP-0225**

Staff has reviewed the requested application and provides the following comments:

1. Staff understands that this Overall Development Plan (ODP) application was submitted to help the property owners comply with county subdivision requirements. Per the submitted application, the property owners desire to build one house on the subject property. The property legal description per the submitted survey is Lots 33 through 37 inclusive and Lots 60 through 64 inclusive and Lots 67 through 74, inclusive all in Block C, of the Volusia Highlands, a subdivision according to the map in Map Book 6, Page 251, Public Records of Volusia County.
2. According to county records on January 22, 2020, the Volusia County Development Review Committee (DRC) denied the property owners' appeal and upheld the County Development Engineer's denial of the property owners' Subdivision Exemption application. The application was for Lots 33 through 37, and Lots 60 through 64, and Lots 67 through 74, Block C, of the Volusia Highlands subdivision, as provided by Section 72-537(a)(4), Article III, Land Development Regulations, Chapter 72, Code of Ordinances of Volusia County, Florida (LDC). The County Development Engineer found that the application did not comply with the vesting criteria of Section 72-537(a) (5), of the LDC.
3. The subject property is within the Urban Single-Family Residential (R-4) zoning classification. The property is designated Urban Low Intensity (ULI) on the county's Future Land Use map. The applicant submitted a property boundary survey, dated 12/14/17 as an Overall Development Plan for the proposed development. According to the boundary survey, the subject property is  $\pm 1.29$  acres, which equates to a gross residential density of  $\pm 0.77$  dwelling units/acre. This proposed density is

consistent with the specific density range of the ULI Future Land Use designation.

4. Pursuant to Comprehensive Plan Policy 6.1.1.13 (b), a septic system is only allowed on the property if an ODP application is approved and the proposed septic system is approved by the Florida Department of Health.
5. Pursuant to Comprehensive Plan Policy 7.1.1.12 (c), a potable water well system is only allowed on the property if an ODP application is approved and the proposed potable water well is approved by the Florida Department of Health and central water service is not available to the property. Connection to central water service is required when said service becomes available.
2. As Volusia County is not the area utility provider, this office will rely on information from the City of Orange City and the Health Department about the availability of central sanitary sewer and central water services to this property.
6. Pursuant to Section 72-614 (b) (2), Street access, of the LDC, the development of land shall provide a means of street or access way, each lot with satisfactory and permanent access to an existing paved street. Based on county records and the submitted property survey the three existing rights-of-ways that adjoin the property are not paved.
7. The R-4 zoning classification has a minimum 7,500 square feet lot area requirement and a minimum 75-foot lot width requirement, excluding property proposed to be dedicated to the county as additional right-of-way (if any). Based on the submitted property survey, the subject property exceeds minimum lot area and minimum lot width requirements of the R-4 zoning classification.
8. Based on the proposed ODP plan, the subject property is a corner lot and has three front yards and one side yard, as defined by the ZO. In addition, the subject property exceeds the minimum applicable corner lot area (8,625 square feet) and minimum applicable lot width (86.25 feet) requirements of Section 72-614 (b) (1), of the LDC.

Informational comments:

1. The R-4 zoning classification includes the following minimum yard (setback) requirements: Front yard - 25 feet, Rear yard - 20 feet, Side yard - Minimum 20 feet combined with a minimum of eight feet on any one side; Waterfront yard - 25 feet.
2. Any fences on the property will require separate permits and approvals through the County Permit Center. Proposed fences shall comply with Section 72-282 requirements, of the ZO.
3. Per county records, the subject property is owned by Bernard Hart and Jo Hart. The abutting property to the north (tax parcel 8003-04-03-0650) of the subject property is

owned by Jo Hart, who acquired the property by tax deed.

4. Staff reserves the right to make new or different comments upon receipt of additional information and/or during review of future or revised inquiries, applications or plans.

\* \* \* \* \*

## Exhibit 2: Map Series

HART SUBDIVISION

HART SUBDIVISION  
2020-S-ODP-0225



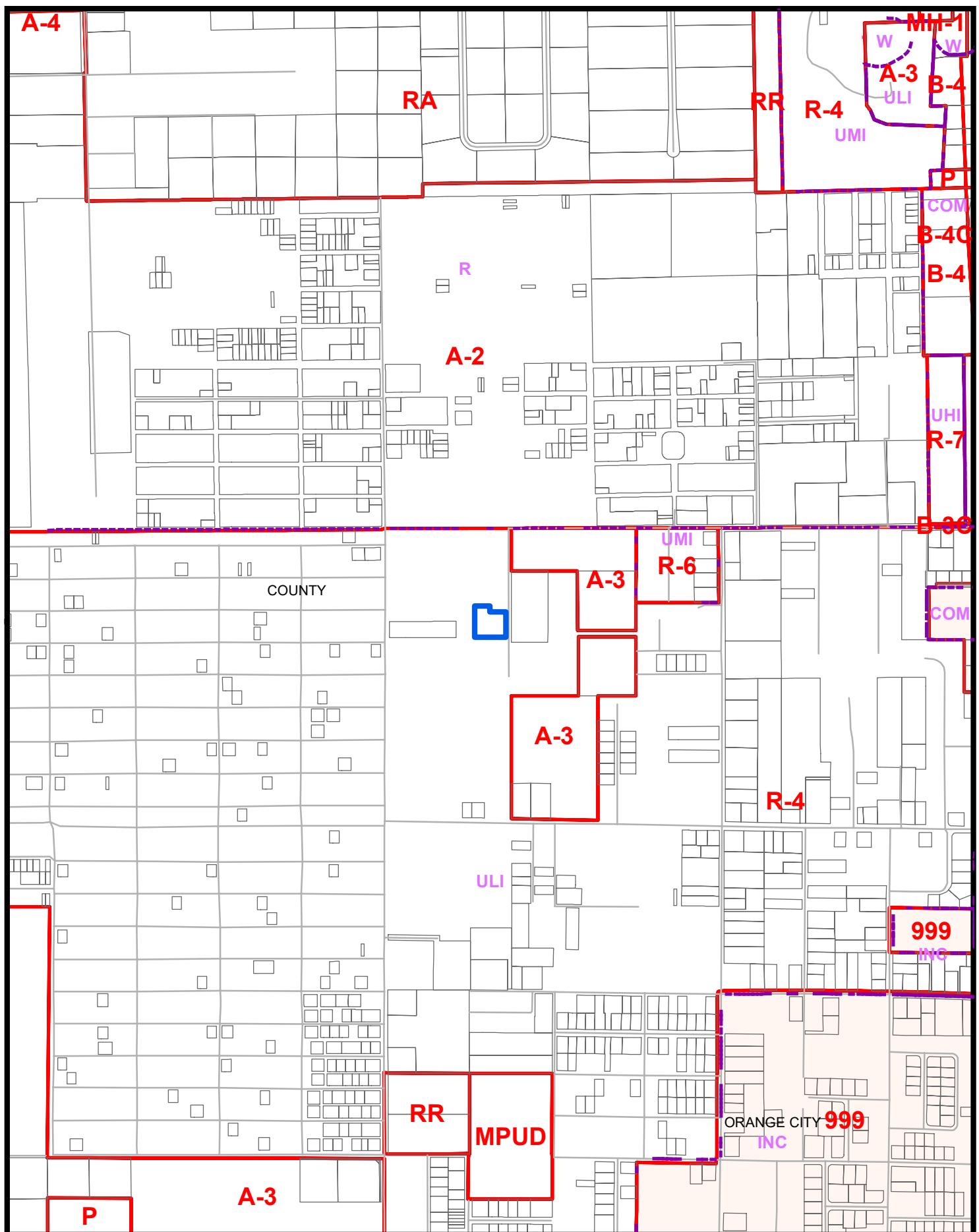
1 inch = 2 miles



HART SUBDIVISION  
2020-S-ODP-0225

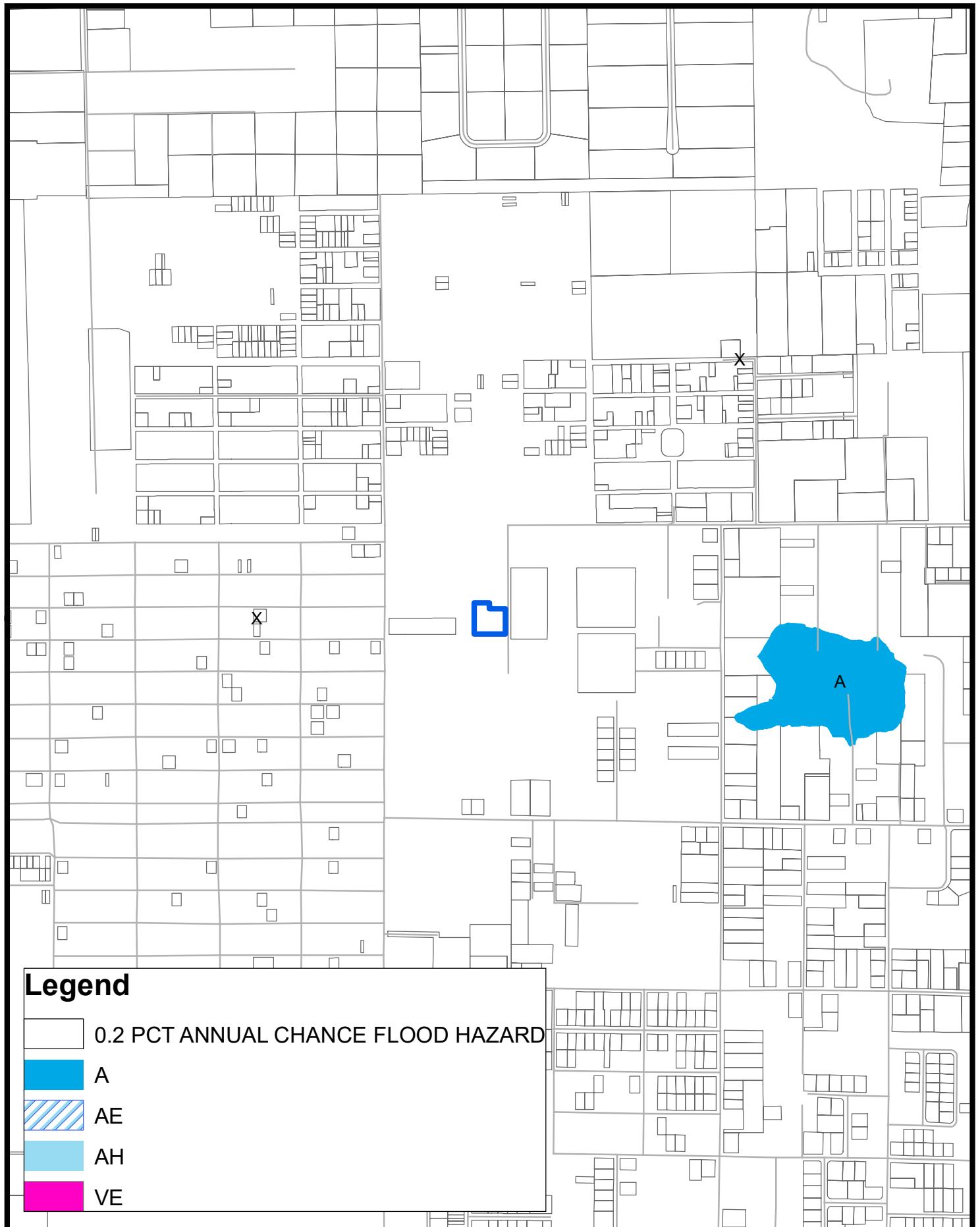


1 inch = 75 feet



HART SUBDIVISION  
2020-S-ODP-0225

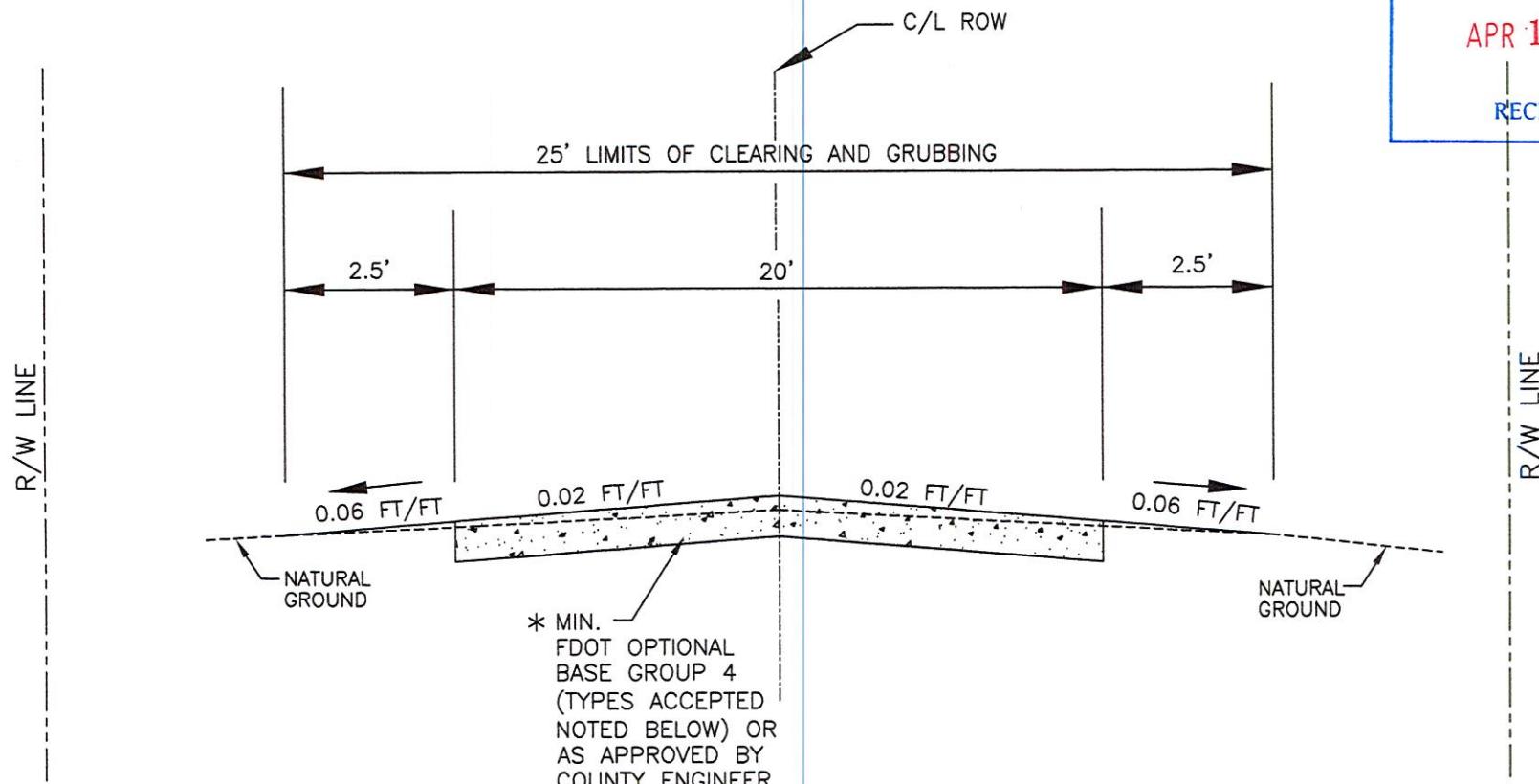
1 inch = 1,000 feet



1 inch = 1,000 feet

Exhibit 3 Use Permit Plan

LAND DEVELOPMENT  
ACTIVITY  
APR 13 2020  
RECEIVED



NOTES:

1. THE ROAD ELEVATION SHALL BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOODPLAIN.
- \* 2. PER THE CURRENT EDITION OF FDOT DESIGN STANDARDS, THE ACCEPTED OPTIONAL BASE GROUP OPTIONS ARE:
  - 1) - RECYCLED ASPHALT MILLINGS.
  - 2) - GRADED AGGREGATE INCLUDING GRAVEL, ROCK OR RECYCLED CONCRETE.
  - 3) - SHELL ROCK

THE SELECTED BASE GROUP MATERIAL  
IS \_\_\_\_\_ AT THE REQUIRED  
THICKNESS OF \_\_\_\_\_.

Joe Hart  
OWNER SIGN

Joe Hart  
PRINT NAME

4/13/2020  
DATE

CONTRACTOR SIGN

PRINT NAME

DATE



PUBLIC WORKS DEPARTMENT  
ENGINEERING & CONSTRUCTION  
123 WEST INDIANA AVENUE  
DELAND, FL 32720-4262  
(386) 736-5967

20' TYPICAL SECTION  
STABILIZED LANE/DRIVEWAY

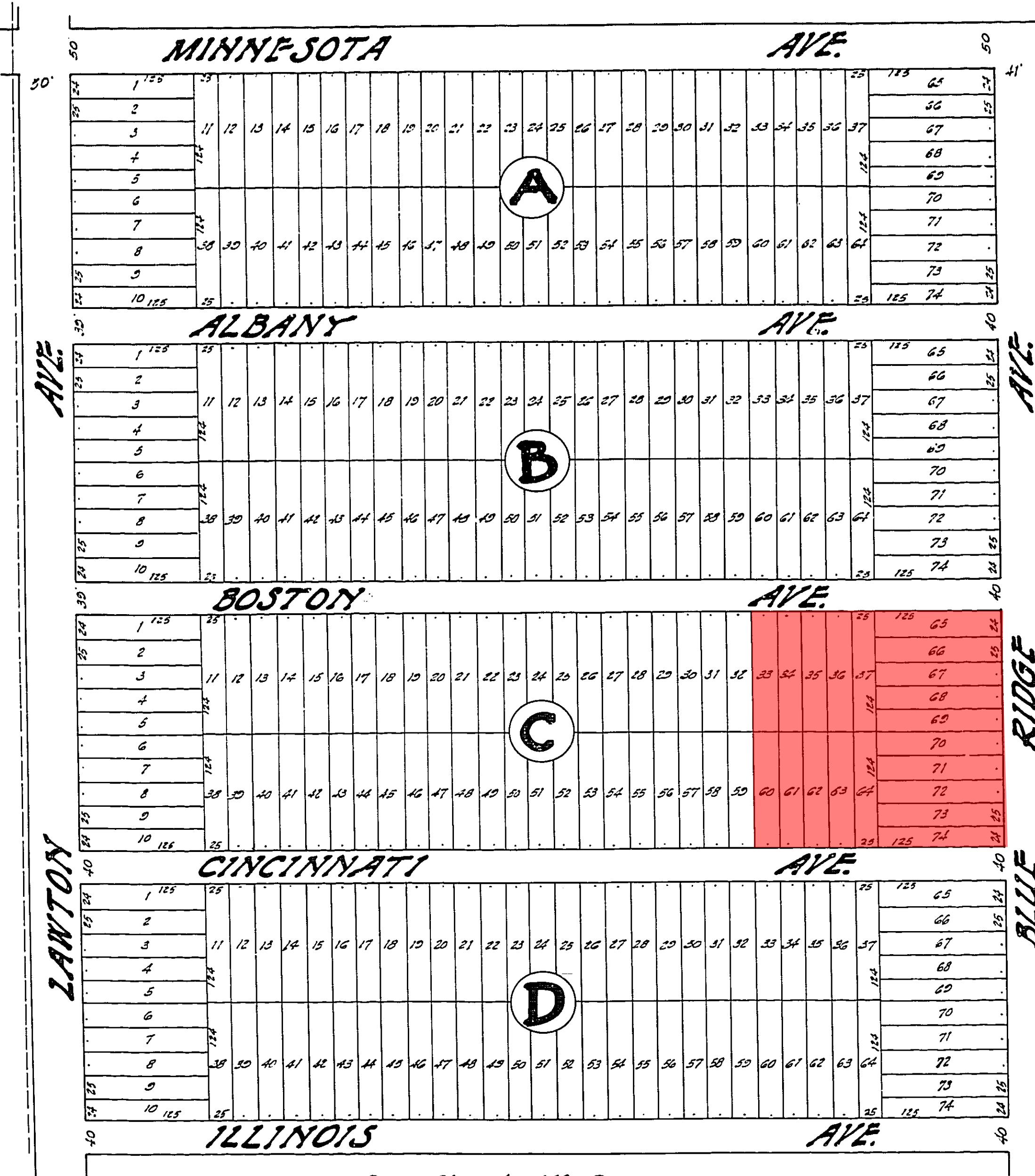
Property

8003-04-03-0330

## VOLUSIA HIGHLANDS

VOLUSIA COUNTY, FLA.

Being Knowles Realty Company's Subdivision of Lots No 33, 34, 35, 36, 37 and 38, of Orange City - DeLand Farms Subdivision as recorded in Map Book 5, Page 99 of the records of Volusia Co, Fla.  
Scale 1" = 100'



See Sheet No 2

FEATURES -  
 HIGH LAND - Not affected by heaviest rains.  
 PURE WATER - Orange City Water available. No Sulphur.  
 LIGHTS - Jacksonville to Orlando Lines Pass Property.  
 ACCESSIBLE -  $\frac{1}{2}$  Miles to Dixie Highway, N.Y. to Tampa.  
 RAILROADS -  $\frac{1}{2}$  Mile to Atch. R.R. 1 Mile to P.E.C.R.R.  
 ST. JOHNS RIVER - Freight Service and Water Sports.  
 BLUE SPRINGS - 2 Miles to Fountain of Youth.  
 CITY ADVANTAGE -  $\frac{1}{2}$  Mile to Orange City.  
 DELAND - Only 20 Minutes by Ford.  
 BEACHES - Short Drive to Daytona or New Smyrna.  
 GOLF - 2 Miles to DeLand Country Club.  
 SCHOOLS - Grade Schools and Stetson University.  
 HEALTH - Healthiest Place in America by Medical Test.  
 CLIMATE - Modified Northern Climate all year.  
 DRAINAGE - Natural, No Mosquitos or Malaria.  
 ORANGES - Surrounded by Pine Groves.  
 INVIGORATING - Sure Relief for Asthma, Bronchitis, etc.  
 DEVELOPMENTS - Adjoining General Subdivisions.  
 LAKE EUSTIS - Only  $\frac{3}{4}$  Miles.  
 LAND VALUES - Over 100% Increase in last 90 Days.  
 BUILDINGS - 3 Modern Bungalows Under Const. Nearby.  
 TITLE - Perfect Abstract Open for Inspection.  
 RESTRICTIONS - No Colored People.  
 SHADE - Many Young Pines. Some large Oaks.  
 SOIL - Sandy Loam Ideal for Oranges and Grapes.

State of Florida  
 Volusia County  
 Benjamin H. Knowles being sworn says that he is Pres. of  
 Knowles Realty Co., owner of the Land described hereon  
 and has caused it to be Subdivided as shown and now  
 certifies the same for record  
 Signature: Benjamin H. Knowles  
 Sworn to and Subscribed before me this 5<sup>th</sup> day of February 1925  
 P. E. Buck  
 Notary Public  
 My Commission Expires March 12, 1928

Filed Feb 16, 1925  
 Sam'l D. Jordan - Clerk  
 Clifford Botts - D.G.

A TRUE COPY  
 OF MAP IN  
 Map Book 6; Page 251  
 Clerk Circuit Court  
 by Deputy Clerk

Exhibit 5 Site Photos



Fax Parcel  
8003-04-03-0330

MOST NORTH



tax parcel - 8003-04-03-0330

3

HART

Exhibit 6 Off-Site Improvements

Extent of Minnesota Av that may need improvements.

Approx. end of pavement on Minnesota Av.

Boston Avenue

Extent of Blue Ridge Avenue that was open and passable in 1976.

Subject Property

Extent of Blue Ridge Av that needs improvement.

Cincinnati Avenue

20TH ST

19TH ST

18TH ST

HAMILTON AV

17TH ST

16TH ST

MINNESOTA AV

PERSHING CDR

JETSKE CIR

ORANGE OAK DR

ELNATER

## Exhibit 7 Nearby Vested Lots

