



**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** December 3, 2019

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** Lot Split Application – 1534 Hoffner Avenue

**Background:** This application requests one lot, 1534 Hoffner Avenue, to be split into two single-family lots. Two homes are currently built on the property but are legally described as one property. The applicant is the property owner who recently purchased the property and seeks to have each lot legally identified as individual lots.

The proposed legal descriptions are provided with this application, along with the survey for each parcel. Each proposed lot meets or exceeds the minimum lot width and area requirements of the Land Development Code (i.e.; no substandard lot will be created by approving this lot split). No variance is being sought nor is one required for creation of each lot.

An existing driveway exists, abutting Hoffner Avenue, that currently serves as access to the property. An additional access is provided off of Peninsular Drive. Since this access is pre-existing and not created out of the lot split, it is not considered as a non-conformance of the lot split request. The proposed lot split diminishes nonconformity as it brings the property into compliance with the Land Development Code where only one single-family home is allowed per lot.

**Staff Recommendation:** Staff supports this lot split application as presented in the supporting application documents.

**Suggested Motion:** I move we approve the lot split application for 1534 Hoffner Ave.

**Alternatives:** Do not approve

**Fiscal Impact:** TBD

**Attachments:** Application packet