



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
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www.cityofbelleislefl.org

April 21, 2022

Marvel Quevedo
1711 Hoffner Ave.
Belle Isle, FL 32809

RE: 1711 Hoffner Avenue

Dear Ms. Quevedo:

Thank you for reaching out to me. According to the Orange County Property Appraiser your property is zoned R-1-AA. It is consistent with the zoning of other properties adjacent to you. The property contains a commercial building which for many years was used as a professional office by the prior owner.

After reviewing your situation, the City decided that as long as the office continues as a professional office use then it can remain. A wide range of commercial uses are permitted in the commercial land use; however, the zoning category C-1 specifies uses that are consistent with the characteristics of the land and surrounding area. The City believes that the office is consistent; however, the office footprint cannot be expanded. The commercial building and its business shall only be utilized by the person(s) residing in the single family residence on the subject property.

A new single family home may also be added, and the house currently on the property used by the property owner while the new house is being constructed. At the time of completion, the current house will become non-conforming and may not be expanded.

Sincerely,

Bob Francis, ICMA-CM
City Manager