

City of Belle Isle



1600 Nela Ave. Belle Isle, FL 32809
407.851.7730 | FAX: 407.240.2222

August 17, 2023

Marvel Quevedo
1711 Hoffner Avenue
Belle Isle, FL 32809

Re: 1711 Hoffner Avenue

Dear Quevedo:

After reviewing the proposal to build a new single-family residence at 1711 Hoffner Avenue, the City has decided to enforce section 54-1 (f) of the Belle Isle land development code to allow only one principal building per lot. The property currently features one single-family residence and one office building. The nonconforming mixed uses and structures are grandfathered to remain. Under Section 54-3, buildings, structures, or uses of nonconforming land cannot be extended or enlarged.

City staff reviewed our records and found that the request to build more than one principal building on 1711 Hoffner Avenue was not presented to the City's Planning and Zoning Board or the City Council for approval. Under Section 42-62, the City Manager has the authority to enforce and interpret the land development code but cannot grant variances to the code.

Regarding the new interpretation letter, you can appeal to the City's Planning and Zoning Board under Section 42-62. Should the Board deny your request, the decision can be further appealed to the City Council under Section 42-71.

Sincerely,

Travis Grimm, Interim City Manager