



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851 - 7730 * FAX (407) 240 - 2222
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September 5, 2023

Marvel Quevedo
1711 Hoffner Avenue
Belle Isle, FL 32809

Re: 1711 Hoffner Avenue

Dear Quevedo:

After reviewing the April 21, 2022 letter from former City Manager Bob Francis to you and your proposal to build a new single-family residence at 1711 Hoffner Avenue, it has been determined that Mr. Francis' letter was issued to you in error and that he did not have the authority to waive or give variances to certain land development code requirements that would allow your proposed development as presented. Section 54-1 (f) of the Belle Isle land development code only permits one principal building per lot. The property currently features one single-family residence and one office building, which already does not conform to the land development code. While the existing non-conforming mixed uses and structures are grandfathered and may remain pursuant to and subject to compliance with the non-conforming use and structure provisions of the land development code. However, under section 54-3, of the Belle Isle land development code, non-conforming buildings, structures, or uses cannot be extended or enlarged. Thus, the proposal to construct an additional dwelling on the lot would violate both the non-conforming use provisions of the land development code and the provision disallowing more than one principal structure per lot.

A lot split or subdivision of the lot will not be supported since that too would permit the expansion of a non-conforming use currently on the lot, and it appears that any proposed lot split or subdivision would not meet the requirements of the land development code.

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 waivers or variances to the land development code. Please consider this letter as rescission and modification to Mr. Francis' April 21, 2022 letter.

You have the right to appeal this interpretation of the land development code to the City's Planning and Zoning Board pursuant to section 42-62 regarding the new interpretation letter. Should the Board deny your request, the decision can be further appealed to the City Council under Section 42-71.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'T' and 'G' followed by a long horizontal line.

Travis Grimm, Interim City Manager