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To: Belle Isle City Council

From: April Fisher through Interim City Manager Travis Grimm

**Cornerstone Charter Academy Planned Development Final Development Plan in
Compliance with Ordinance 23-02**

Background:

The City Council adopted Ordinance 23-02 at the May 2, 2023, public hearing. This Ordinance approved rezoning the subject properties comprising Cornerstone Charter Academy to the Planned Development (PD) zoning designation. As part of this process, a preliminary concept plan for expansion of the school facilities was approved and memorialized in the Ordinance.

The PD rezoning is a two-step process with the preliminary concept plan receiving approval first. Within 9 months of the preliminary concept plan approval, the development plan must be submitted to the City Council for review and approval. The Land Development Code requires that the development plan be consistent with the preliminary concept plan (Sec. 54-77 (e)(5)).

Staff Recommendation:

The enclosed plans are the development plan prepared for City Council review and approval. Staff and City consultants reviewed these plans and have determined them to be consistent with the approved PD preliminary concept plan, code requirements regarding lighting, transportation, and engineering standards.

Additionally, the applicant obtained the required regional approvals for this project. These approvals include Orange County Engineering Department (drainage review), Orange County Fire Department, the Florida Department of Transportation (drainage connection permit), and the Saint Johns River Water Management District.

Staff recommends the City Council approve the development plan as presented, which will complete the PD rezoning process.