



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

Meeting Date: November 7, 2017

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Open Space Zoning District

Background: The City is in the process of rezoning the Wallace Street Property to public open space. The only Zoning Classification in the BIMC for this is Public buildings district PUB. The City Council's opinion was that the PUB classification was too broad of a classification to protect Wallace Field as open space and directed the city staff to develop an ordinance to add an Open Space Classification to the BIMC. This classification would provide for open space and be more stringent in protecting those areas that the City will want to preserve strictly for open space initiatives.

Staff Recommendation: Review the draft of the Open Space Classification and direct the staff to prepare an ordinance.

Suggested Motion: I move we approve the Open Space Classification as written (**or as amended in tonight's meeting**) and direct the City Attorney to prepare the ordinance for a first reading at the next Council meeting.

Alternatives: Do not approve the classification and pass Ordinance 17-12 for the second time to rezone the Wallace field as PUB.

Fiscal Impact: None to add new classification to the BIMC

Attachments: Proposed Open Space Classification



CITY OF BELLE ISLE, FL
1600 NELA AVENUE, BELLE ISLE, FL 32809 * TEL 407-851-7730

MEMORANDUM

From the Desk of Bob Francis, City Manager

To: Mayor & Council
Date: November 7, 2017
Re: Draft- Proposed Open Space (OS) Zoning District

-
- a) *Intent and purpose of district.* The open space district is primarily intended to help protect environmentally sensitive natural systems, preserve major open spaces, and provide for passive recreational needs of the city. Permitted uses are restricted to those with low-intensity characteristics, designed to protect open tracts of land that are owned by municipal, state, or federal governments.
- b) *Definitions:* The following definitions apply to the open space district:
- 1) *Active Recreation:* Active recreation is generally any recreational activity that requires significant infrastructure for the purposes of active sports or organized events. It is about engaging in adventure sports or outdoor games. An active park refers to structured recreational activities which require specialized parkland development and management which may restrict general use of the parkland or facility. Examples of active recreation include, but are not limited to, sports fields, ball fields, playgrounds, skateparks, swimming pools, gymnasiums, and outdoor theaters.
 - 2) *Passive Recreation:* Passive recreation area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Emphasis is placed on preservation of wildlife and the environment. Passive park use refers to less structured recreational activities which require little or no specialized parkland development and management, and therefore can be provided at a low cost to communities. It involves casual activities and pursuit of hobbies, with no adverse impact to the natural habitat. Examples of passive recreation include, but are not limited to, walking and jogging, hiking and nature walks, community gardens, painting, photography, kite flying, picnicking, Frisbee, fishing, and outdoor theaters.
- c) *Uses permitted.* The following uses are permitted in the open space district:
- 1) Passive recreational uses;
 - 2) Noncommercial agriculture or horticulture such as community gardens; and,
 - 3) Customary accessory uses in support of the primary uses listed in 1 and 2 above.
- d) *Special exceptions.* The following uses shall be permitted in the open space district through the special exception process:
- 1) Active recreational uses; and,

- 2) Public municipal government buildings, without repair facilities or outdoor storage yards.
- e) *Uses prohibited.* The following uses are prohibited in the open space district:
- 1) Any use that is not owned by a municipal, state, or federal governmental agency;
 - 2) Any use that is owned by a municipal, state, or federal governmental agency, but not identified in subsection (b), (c) or (d) of this section; and
 - 3) Parking that is not associated with the recreational use of the property.
- f) *Development standards.* The following development standards apply to the open space district:
- 1) No parking shall be located within 25 feet of any residentially zoned property nor within 15 feet of any right-of-way line;
 - 2) No building, or structure, except fences or walls, shall be located within 50 feet of any residentially zoned property line or right-of-way line; and,
 - 3) Impervious surfaces shall not cover more than 35% of the lot area; and,
 - 4) Maximum building height is restricted to 35 feet.
- g) *General requirements.* General requirements in the open space district shall be as follows:
- 1) The first one inch of rainfall from each storm shall be retained and either percolated into the ground or collected and evaporated. All drainage systems shall include special engineering design features to minimize pollution from oil, suspended solids and other objectionable material in stormwater runoff within limits set by the SJRWMD rules. Treatment facilities shall be designed by a state-registered engineer to adequately treat the stormwater runoff resulting from rainstorms of the maximum intensity predicted for the Belle Isle area at 25-year intervals for major drainageways and ten-year intervals for all other drainageways and shall be subject to approval by the council prior to construction. The SJRWMD shall determine which drainageways shall be classified as major.
 - 2) Each application for a building permit shall be accompanied with a site plan incorporating the regulations established herein. Said site plan shall be submitted to the board for review and approval. The board shall approve the site plan prior to the granting of a building permit. Upon such approval, said site plan becomes a part of the building permit and may be amended only by the board.