

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

Meeting Date: April 18, 2023
To: Honorable Mayor and City Council Members
From: T. Grimm, Interim City Manager
Subject: Ordinance 23-02 CCA Zoning Change from C1 to PD

Background: The City Council read Ordinance 21-12 for the first time at the October 5 Council meeting and reviewed the CCA Lease Agreement. The agreement, since then, had a few small changes for grammar and language necessary to proceed with an FDFC bond but nothing that would significantly change the agreement. City and CCA Attorneys reviewed the request and amendment, and changes were made to the original amendment.

On April 11, 2023, the CCA Board presented Ordinance 23-1 to the Planning & Zoning Board (P&Z) to change FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD); PROVIDING FOR CERTAIN PERMITTED, PROHIBITED AND SPECIAL EXCEPTION USES AND DEVELOPMENT STANDARDS AND REQUIREMENTS WITHIN THE PLANNED DEVELOPMENT; DESCRIBING THE PLANNED DEVELOPMENT INCLUDING ALL THE AFORESAID PROPERTIES AS THE CORNERSTONE CHARTER ACADEMY PD.

The P&Z Board recommended approval 4:1 with the following conditions,

1. Randolph Avenue be closed only during the pick-up and drop-off hours of the school and shall include appropriate pedestrian safety measures.
2. Eliminate the "Required and "Allowable" columns on the site plan and reflect the floor area ratio, impervious surface ratio, and building setbacks standard.
3. The "Site Notes" on page 9 of the concept plans reference the final plans shall be at Final Construction Plan. Under sec. 54-77 (e) (5), the code requires the next phase of the PD process to govern "the use of land and the construction, modifications, or alterations of any buildings, structures or other improvements" on the property. The Site Note must be modified to reference the Development Plan, not the Final Construction Plans.
4. The Title of the Plan Set needs to be Cornerstone Charter School CONCEPT Plan, not Development Plan. Consistency with Code verbiage is important to eliminate any confusion in the future.

Please note that the correct Ordinance number should be read as 23-02 and the following corrections have been agreed upon and made to the ordinance to reflect the following,

- G. *Intensity.* There shall be a maximum of floor area ratio of **0.45**; provided however, the building square footage developed on the Property shall be consistent with the Concept Plan.
- H. *Maximum Impervious Surface.* The maximum impervious surface area shall **be 0.7**.

Staff Recommendation: Approve the amendment as recommended by the P&Z Board.

Suggested Motion: I move that we read Ordinance 23-02 for the first time and post for Second Reading and Adoption on May 2, 2023.

Alternatives: Do not approve.
Fiscal Impact: None
Attachments: Ordinance