

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

**Meeting Date:** June 25, 2024

**To:** Planning and Zoning Board

**From:** Stephen Noto, AICP  
Alexis Crespo, AICP  
RVi Planning & Landscape Architecture

**Subject:** Comprehensive Plan Update

**Background:** RVi Planning and Landscape Architecture was hired by the City in 2023 to complete an update to the City's Comprehensive Plan, primarily to address changes since the Plan's last major update in 2010 and to address mandatory updates based upon Florida Statutes.

A Preliminary Assessment Report was completed by RVi and delivered to the City in the fall of 2023 – attached as Exhibit A. This Report provided a full analysis of the City's demographics (existing and projected), land uses, infrastructure, as well as an analysis of all the existing Comprehensive Plan policies for consistency with State law and relevancy.

Since the analysis is related to the broad based and non-regulatory Comprehensive Plan, specific day to day operational items such as waste pickup and department operations, were not included, nor are they intended to be as part of this type of exercise.

Since the completion of the Report, RVi has been coordinating with the City Manager, staff, and Working Group, on the updates to the nine (9) elements in the Comprehensive Plan. These elements must be reviewed by the Planning and Zoning Board, recommended for action to the City Council, then sent to the Florida Department of Commerce for review. Following state review a final hearing before the City Council is required for final adoption of the updated Plan. The final adoption must occur by March 2025.

Due to the wide scope of the project, the updated elements will be provided to the Planning in Zoning Board in two (2) parts, in order to allow for timely review and comment by staff and members of the Planning and Zoning Board. The City last completed an Evaluation and Appraisal Report (EAR) in 2008, which led to the last major update in 2010. While small updates and changes have occurred overtime, the Comprehensive Plan has not been evaluated since that time.

The Phase “1” presentation occurred on May 28, 2024, and covered the Conversation, Housing, Intergovernmental Coordination, and Recreation and Open Space Elements. Those elements will be voted on as a recommendation to the City Council at the June 25, 2024 meeting.

The elements reviewed as part of this presentation “Phase 2” are the Future Land Use, Capital Improvements, Infrastructure, Public School Facilities and Transportation Elements. These “Phase 2” elements will be voted on as a recommendation to the City Council at the July 23, 2024 meeting.

Below is a brief summary of the recommended updates to the referenced elements, as shown in the strike-through/underline versions of the associated elements.

### **Future Land Use Element**

- Goal 1
  - Updated to emphasize the importance of community character and neighborhood preservation.
- Policy 1.1.1
  - Expansion of the policy to better describe the purpose of the Future Land Use (FLU) map
- Policies 1.1.1a – 1.1.1.j
  - Added descriptions of all FLU categories
- Policy 1.1.2
  - Add new maximum densities per acre for each FLU category.
- Objective 1.2
  - Clarified how compatibility is defined in the context of the overall objective.
- Policy 1.2.1
  - Updated the list of how the LDC will implement the Comprehensive Plan
- Policies 1.2.2. – 1.2.6
  - New policies related to density and protection of established neighborhoods.
- Objective 1.3 and Policies 1.3.1 – 1.3.5
  - Updates related to non-conforming uses and compliance with the Comprehensive Plan and LDC.
- Objective 1.4 and Policies 1.4.1 – 1.4.5
  - General updates related to issuance of development agreements.
- Policy 1.4.6
  - Updated list of low impact design (LID) techniques
- Goal 2
  - Strengthened the goal by adding language related to established character of neighborhoods.
- Policy 2.1.5

- Strengthened policy by adding language regarding buffers, open space, landscaping, stormwater, etc.
- Objective 2.4 and Policies 2.4.1 – 2.4.4
  - Cleaned policy language as needed.
- Policy 2.6.4
  - New policy requiring sidewalks/bikeways for all new development, which will improve community connectivity.
- Policy 2.8.3
  - Updated policy to be consistent with anti-sprawl language of Florida Statutes.
- General grammatical and wordsmithing updates.

### **Capital Improvement Element**

- Removing definitions
- Goal 1
  - Rephrasing to make in to an action statement.
- Objective 1.1 and Policies 1.1.1 – 1.1.13
  - Updates related to the Capital Improvement Plan (CIP)
  - Renumbering of Policies
- Policy 1.4.3
  - Directing to the City budget to see the 5-year CIP.
- Policies 1.4.3 – 1.4.6
  - Updated numberings due to duplicates in original document
- Objectives and Policies related to School Capacity remained. Coordination with the School Board and other local agencies that are part of the Interlocal Agreement is recommended to determine if a collective update is needed.

### **Infrastructure Element**

- Policy 1.1.2
  - New Policy. Septic system requirement for lots under 1 acre
- Policy 1.1.3
  - Updated policy to clarify “abutting the property” to “within ¼ mile of the subject property”.
- Policy 2.2.3
  - New policy regarding coordination with relevant agencies for a Septic to Sewer Conversion Master Plan.
- Policy 2.1.3.1
  - New policy to map and document high, moderate, and poor recharge areas.
- Objective 2.3 and Policy 2.3.1
  - Moved from the Conservation Element

- Objective 2.4 and Policy 2.4.1
  - Moved from the Conservation Element
- Policy 3.3.5
  - Strengthened policy by included neighboring agencies in order to improve drainage outfalls into the Conway Chain of Lakes.
- Objective 3.4 and Policies 3.4.1 – 3.4.5
  - Moved from the Conversation Easement

### **Public Schools Facilities Element**

- Coordination with the School Board and other local agencies that are part of the Interlocal Agreement (ILA) is recommended to determine if a collective update is needed.
- Dates that have past have been removed.
- References to analysis with dates have been removed and updated with other references.
- Policy 1.3.3 and 1.3.4
  - Developments of Regional Impact (DRI) are no longer a development tool.
- General grammatical and wordsmithing updates.

### **Transportation Element**

- Removal of any dates that have passed.
- Updated to “Multi-Modal” Transportation Element
- Included the phrase “multi-modal” in to certain policies where appropriate.
- Updated local agency titles where appropriate.
- Update to Level of Service based on coordinate with local agency standards, where appropriate.
- Policy 1.3.6
  - Added language regarding proportionate share for improvements per Florida Statutes.
- Objective 1.4
  - Language updated to emphasize multimodal improvements and safety.

As mentioned previously, no action is required at this time, as a vote by the Board will be taken at the July meeting. The element updates are attached to this report for review and comment.

**Staff Recommendation:** No action is required at this time. Staff and RVi will be available for questions and comments. A recommendation by the Board to TRANSMIT to the City Council is requested following review of all nine (9) elements.

**Attachments:** Future Land Use, Capital Improvements, Infrastructure, Public School Facilities and Transportation Elements in strikethrough/underline format.