

FUTURE LAND USE ELEMENT



FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO ENHANCE THE QUALITY OF LIFE FOR THE CITIZENS OF THE CITY OF BELLE ISLE BY EFFECTIVELY PROVIDING A BALANCED LAND USE PATTERN CONSISTENT WITH AVAILABLE PUBLIC FACILITIES AND SERVICES, DIRECTING QUALITY INFILL DEVELOPMENT, PRESERVING AND ENHANCING COMMUNITY CHARACTER, PROTECTING EXISTING NEIGHBORHOODS, PROMOTING SMART GROWTH PRINCIPLES, AND PRESERVING NATURAL RESOURCE AREAS BY REGULATING DEVELOPMENT PROACTIVELY MANAGING GROWTH. THROUGH IMPLEMENTATION OF THE FOLLOWING POLICIES.

OBJECTIVE 1.1: ~~The City of Belle Isle shall recognize that growth as a regional issue. In order to prevent urban sprawl, preserve historic and natural resources, and protect the low-density community character historic resources, the City, along with other governments, shall by permitting development only in areas where adequate facilities and services are available and appropriate conditions exist through implementation of the following policies.~~

POLICY 1.1.1: ~~The City of Belle Isle shall continue to adopt Land Development Codes (LDC's), and wherever possible shall be consistent with the LDC's of the surrounding government to prevent urban sprawl and provide a mix and balance of uses. Designate on the Future Land Use Map a full range of land use categories of varying densities and intensities consistent with the natural and built-up environment and with existing and developing growth patterns, topography and natural resources, and the availability of essential services. Permits shall be issued by the City only for new development or redevelopment that is consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following sub-policies and implemented through the Land Development Code.~~

POLICY 1.1.1.a: The Agricultural future land use classification designates areas which are used for agricultural purposes, such as passive pasturelands and productive cropland and citrus groves. The implementing zoning categories for this future land use classification are A-1 and A-2.

POLICY 1.1.1.b: The Low-Density Residential future land use classification allows residential uses from 0 to 5.49 dwelling unit per acre and is intended for predominantly single-family dwelling types to preserve existing and future neighborhoods from the encroachment of nonresidential uses and higher density development. The implementing zoning categories for this future land use classification are R-1-AAA, R-1-AA, R-1-A, R-1 and PD.

POLICY 1.1.1.c: The Medium-Density Residential future land use classification allows for residential development up to 10 dwelling units per acre. These areas are intended for a broader range of

dwelling types at slightly higher densities than the Low-Density Residential classification to provide a transition between more intense uses, such as a multi-family or commercial uses and low-density single-family neighborhoods. The implementing zoning categories for this future land use classification are R-2, R-3 and PD.

POLICY 1.1.1.d: The High-Density Residential future land use classification allows for residential development up to 12 units per acre. The most appropriate types of residential development in this classification are townhouses and multi-family buildings. The implementing zoning categories for this future land use classification is R-2, R-3 and PD.

POLICY 1.1.1.e: The Professional Office future land use classification allows for development of various types of offices and professional services, in areas where commercial retail intensity may be inappropriate due to neighborhood character and compatibility. The implementing zoning categories for this future land use classification is P-O and PD.

POLICY 1.1.1.f: The Commercial future land use classification allows for the development of a range of community-serving commercial uses including office, retail and light manufacturing. The implementing zoning categories for this future land use classification are C-1, C-2, C-3 and PD.

POLICY 1.1.1.g: The Industrial future land classification land use allows for the development of employment generating industrial uses. This land use category will promote the development of a wide variety of general industrial and related activities while establishing and maintaining standards which will protect adjacent commercial development. No industrial future land use classification shall be established adjacent to residential land use districts. The implementing zoning categories for this future land use classification are C-3, I-2 and PD.

POLICY 1.1.1.h: The Conservation future land use classification identifies areas in the City that have specific environmental characteristics and is used to preserve or protect these areas from development. The areas with the Conservation future land use classification have been identified in the Conservation Element of the Comprehensive Plan. The most appropriate uses are passive recreation, open space and/or other public uses consistent with the low-intensity usage for protection of these areas. Wherever possible, areas with a Conservation future land use classification should be left in a natural state. The implementing zoning category for this future land use classification is the Open Space district.

POLICY 1.1.1.i: The Recreation and Open Space future land use classification is used for all government-owned parks in the City.

The only development permitted is that which is related to recreational facilities. The zoning category that is consistent with the Recreation and Open Space land use classification is public uses. Residential zoning categories also permit recreation and open space uses. The implementing zoning category for this future land use classification is the Open Space district.

POLICY 1.1.1.j: The Public Building future land use classification designates areas that are for public buildings and uses. Uses that would have the public buildings land use include schools, public hospitals, City buildings, and county buildings. City Hall, as an example, is a parcel with a Public Building future land use classification. The zoning category that is most consistent with the Public Building future land use classification is public uses. However, certain public buildings are permitted in other zoning categories. The implementing zoning category for this future land use classification is PUB.

POLICY 1.1.2: The City of Belle Isle shall continue discussions to identify issues for Joint Area Planning Agreements with Orange County, the City of Orlando, and the City of Edgewood, which will specifically address the establishment of future land use designations and provision of public facilities and services in areas surrounding Belle Isle. The maximum intensities and densities allowed in each future land use classification summarized in Policy 1.1.1 is as follows:

<u>Future Land Use Classification</u>	<u>Maximum Density*</u>	<u>Maximum Intensity</u>	<u>Impervious Surface Ratio**</u>
<u>Agricultural</u>	<u>1 du/5 ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Low-Density Residential</u>	<u>5.49 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Medium Density-Residential</u>	<u>10 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>High-Density Residential</u>	<u>12 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Professional Office</u>	<u>0 DU/A</u>	<u>0.5 FAR</u>	
<u>Commercial</u>	<u>N/A</u>	<u>0.5 FAR</u>	<u>N/A</u>
<u>Industrial</u>	<u>N/A</u>	<u>0.5 FAR</u>	<u>N/A</u>
<u>Conservation</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Public Building</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

*Density shall be defined as the total number of units divided by the number of acres suitable for development (not including wetlands, lakes, muck, etc).

**Subject to Impervious Surface Ratios in Section 50-74 of the Land Development Code.

OBJECTIVE 1.2: The City of Belle Isle shall continue to prepare and adopt implement Land Development Code regulations LDC's, which will regulate new development, infill development, and redevelopment of areas consistent with the character of the surrounding area to ensure a compatible land use pattern. For the purposes of this objective, compatibility is defined as the characteristics of other uses or activities or design which allow them to be located near or adjacent to each

other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

~~The City of Belle Isle shall continue to adopt Land Development Codes (LDC’s), and wherever possible shall be consistent with the LDC’s of the surrounding government to prevent urban sprawl and provide a mix and balance of uses.~~

POLICY 1.2.1: The City of Belle Isle shall continue to ~~adopt~~ maintain Land Development Code regulations ~~LDC’s~~ that contain specific ways regulations to implement the Comprehensive Plan, including but not limited to:

- a) Zoning and Subdivision regulations for the appropriate use and development of land in accordance with the Comprehensive Plan.
- b) Ensure compatibility of adjacent land uses and neighborhood protection.
- c) Maintain the level of service standards for all requisite infrastructure to support development and redevelopment, including parks, recreation and open space.
- d) Provide for floodplain management, surface water management and water quality management.
- e) Ensure safe and convenient ingress/egress via interlocal agreements, cross-access easements between private property owners, and parking for all developments.
- f) Protect natural resources, landscaping, the urban tree canopy and open space.
- g) Identification and protection of historical sites.
- h) Regulation of signage

- ~~a) Update the City’s Subdivision Regulations;~~
- ~~b) Regulate areas subject to seasonal or periodic flooding management;~~
- ~~c) Regulate use of land and lakes consistent with the Comprehensive Plan;~~
- ~~d) Ensure compatibility of adjacent land uses;~~
- ~~e) Maintain the level of service standard for recreation areas and open space;~~
- ~~f) Regulate signage~~
- ~~g) Ensure safe and convenient ingress/egress via interlocal agreements, and parking for all developments;~~
- ~~h) Protect identified historical sites;~~
- ~~i) Ensure that development orders and permits shall not be issued which lower the level of service for public facilities and service below the standards adopted in this Comprehensive Plan;~~

- j) ~~Develop a landscape ordinance, including an arbor section, which requires the use of Xeriscaping~~

POLICY 1.2.2: ~~The Residential land use categories shown on the Future Land Use Map shall have the following maximum densities for both development and redevelopment:~~

- a) ~~Low Density Residential: 0 to 5.5 units per acre;~~
b) ~~Medium Density Residential: 5.6 to 10 units per acre;~~

~~*Density shall be defined as the total number of units divided by the number of acres suitable for development (not including wetlands, lakes, muck, etc).~~

POLICY 1.2.2: The City's Future Land Use Map is comprised of a range of densities, all of which can be accommodated in the appropriate areas when the following policies and standards are met. All new development and redevelopment must be compatible with existing and planned surrounding development in order to protect the City's established residential neighborhoods and ensure a high quality of life for its residents.

POLICY 1.2.3: The density ranges set forth in this Element provide the general range of appropriate densities in each future land use category. Densities in the upper limits of the allowable density range will be evaluated as to the availability and proximity of the road network; centralized sewer and water services; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with neighboring land uses; and any other relevant facts affecting the public health, safety, and welfare.

POLICY 1.2.4: Higher density and intensity development shall occur in urbanized areas of the City, generally along the arterial roadway network. These developments are intended to provide for greater housing diversity, employment opportunities and a compact, mixed-use and multi-modal built environment.

POLICY 1.2.5: Projects must demonstrate sensitive site design to address compatibility with the surrounding neighborhood. Such design may include but is not limited to: spatial separation between existing low-density uses and proposed higher-density uses through the use of open space, buffers, setbacks; consistent lot sizes and lot coverage requirements that align with abutting developed lots; limitations on building heights; performance standards; and other appropriate conditions of approval. Projects must demonstrate the transition of proposed densities within the project to the external boundaries, where proximate to established low-density residential neighborhoods.

POLICY 1.2.6: The City of Belle Isle shall continue to review the Land Development Codes of the surrounding governments to determine consistency and amendments that may be required to prevent urban sprawl

and provide a mix and balance of uses.

POLICY 1.2.37: The City shall continue to amend the Comprehensive Plan to be consistent with the adopted results of Orange County and St. John’s River Water Management District’s Wellhead Protection Study and requirements to maintain a Water Supply Facilities Work Plan.

POLICY 1.2.48: ~~The Commercial, Industrial, Professional-Office, Recreation and Open Space, and Conservation Land Uses shall continue to have the following maximum densities and permitted uses~~ The following table details zoning district and future land use compatibility:

Future Land Use Category	Zoning District
<u>Agriculture</u>	<u>A-1, A-2</u>
<u>Low Density Residential</u>	<u>R-1-AAA, R-1-AA, R-1-A, R-1, and PD</u>
<u>Medium Density Residential</u>	<u>R-2, R-3 and PD</u>
<u>High Density Residential</u>	<u>R-2, R-3 and PD</u>
<u>Commercial</u>	<u>C-1, C-2, C-3, and PD</u>
<u>Professional-Office</u>	<u>P-O and PD</u>
<u>Industrial</u>	<u>C-3, I-2 and PD</u>
<u>Conservation</u>	<u>*Recreation, open space or other public uses consistent with the area</u>
<u>Recreation and Open Space</u>	<u>Open Space</u>
<u>Public Building</u>	<u>Public Uses (*certain public buildings are permitted in other zoning categories)</u>

Land Use	Uses	Density
<u>Commercial</u>	<u>Retail and general sales to serve residents, workers, tourists, and businesses in Belle Isle.</u>	<u>Impervious Surface Ratio of 80%</u>
<u>Industrial</u>	<u>General industrial operations to permit a wide variety of manufacturing activities</u>	<u>Impervious Surface Ratio of 80%</u>
<u>Professional</u>	<u>Office and</u>	<u>Surface Ratio</u>

Office	professional services for residents, workers, tourists, and businesses in Belle Isle	of 80%
Recreation	Equipment for passive and active recreation	Surface Ratio of 35%
Conservation & Open Space	Walkways and gazebos only	Surface Ratio of 10%

OBJECTIVE 1.3: The City of Belle Isle shall continue to eliminate coordinate with landowners whose existing land uses are incompatible with the land use pattern and/or deemed legal non-conforming with the character of Belle Isle and/or inconsistent with the Future Land Use Map and bring them in to compliance with the Comprehensive Plan and Land Development Code.

POLICY 1.3.1: Existing zoning of undeveloped land shall be consistent with the adopted Comprehensive Plan and those undeveloped lands which are inconsistent with the adopted Comprehensive Plan ~~shall be administratively rezoned.~~ will be deemed legal non-conforming until such time as redevelopment occurs and/or compliance with Comprehensive Plan and Land Development Code is triggered.

POLICY 1.3.2: Developed ~~land property~~ that existed prior to January 1, 1991 and is inconsistent with the adopted Comprehensive Plan shall be "grandfathered." considered an existing non-conforming use. Expansion or increase of density/intensity of the non-conforming grandfathered use shall not be permitted without ~~amending the Comprehensive Plan.~~ a determination regarding remediation, such as a future land use amendment, or compliance with Section 54-3 of the Land Development Code.

POLICY 1.3.3: Specific non-conforming uses or uses established prior to January 1, 1991 will not be used as a precedent for land use approvals inconsistent with the comprehensive plan without ~~a corresponding plan amendment.~~ an appropriate analysis as determined by the City Manager or designee, or as outlined in the Land Development Code.

POLICY 1.3.4: Development approvals shall contain an expiration date consistent with a the Land Development Code and Florida Statutes. ~~realistic period necessary to complete the proposed development~~

POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the Land Development Code Zoning Code, which prohibits unsightly conditions and unhealthy collection of debris, to protect the public health, safety and welfare. These efforts shall be coordinated between multiple departments within that manage code enforcement issues.

OBJECTIVE 1.4: Unless otherwise exempted by the Florida Statutes or other policies, ~~the~~ City of Belle Isle shall ~~continue to~~ not approve any development orders and/or permits for development or redevelopment unless all public facilities and services necessary to meet the adopted ~~Level of Service~~ level of service standards are available concurrent with the impact of the development.

POLICY 1.4.1: All approvals of development orders (including institutional uses) ~~issued on or after January 1, 1992~~ shall continue to be conditioned upon the demonstration of the availability of adequate levels of services and facilities, as established in the adopted Belle Isle Comprehensive Plan. If approval of a development proposal would result in a degradation of levels of service, a reasonable economic use and benefit of the property which does not lower the levels of service may be approved by the City Council with consideration of the uses of the surrounding properties.

POLICY 1.4.2: The availability of services and facilities shall continue to be measured by the adopted ~~Level of Service Standards~~ level of service standards (LOS outlined in the Infrastructure and Transportation Elements, Comprehensive Plan. An application shall be filed in conjunction with associated preliminary development submittals for determination of capacity. Should the availability of services and facilities be found adequate, a written Certificate of Capacity will be issued by Orange County Utilities (potable water, wastewater, and County roads), Orlando Utility Commission (potable water), Orange County Public Utilities (potable water), and/or Belle Isle (City roads, parks, and drainage). By issuing a Certificate of Capacity, the proposed development shall be vested with respect to available services and facilities for a reasonable period of time and subject to reasonable conditions established in the Concurrency Management Policy.

POLICY 1.4.3: Conditions regulating the timing of development, with the availability of facilities and services, shall be incorporated into development approvals or developer agreements, ~~issued after January 1, 1992.~~

POLICY 1.4.4: All development approvals or developer agreements ~~issued after January 1, 1992~~ shall adhere to Orange County's requirement for the provision of potable water and wastewater and the requirements of the Orlando Utilities Commission and Orange County Public Utilities for the provision of potable water.

POLICY 1.4.35: The City will require data and analysis for Future Land Use Map changes that demonstrate that adequate transportation, water/sewer supplies, waste, public safety, and associated public facilities are available to meet projected growth demands associated with the Future Land Use Map change.

POLICY 1.4.46: The City shall encourage, when possible, the use of low impact development design techniques for private development and as part of its own public work projects. Such practices may include, but are not limited to:

- ~~a. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.~~
- ~~b. Clustering of development.~~
- ~~c. Bioretention areas or “rain gardens”.~~
- ~~d. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.~~
- ~~e. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.~~
- ~~f. Clustering of development.~~
- ~~g. Bioretention areas or “rain gardens”.~~
- ~~h. Grass swales.~~
- ~~i. Permeable pavements.~~
- ~~j. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.~~
- ~~k. Elimination of curb and gutter where appropriate.~~
- ~~l. Minimization of impervious surfaces through use of shared driveways and parking lots.~~
- ~~m. Reduction in impervious driveways through reduced building setbacks.~~
- ~~n. Reduction in street paving by providing reduced street frontages for lots.~~
- ~~o. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.~~
- ~~p. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.~~
- ~~q. Reuse of stormwater.~~
- ~~r. Use of “Florida Friendly” plant species and preferably native species for landscaping.~~
- ~~s. Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.~~

- a. Development similar to the principles of “New Urbanism” or “Traditional Neighborhood Development”.
- b. Clustering of development.
- c. Ecofriendly: Bioretention areas or “rain gardens”, Grass swales. Reuse of stormwater, Use of “Florida Friendly” plant species and preferably native species for landscaping, Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- d. Permeable pavements.
- e. Elimination of curb and gutter where appropriate.

- f. Minimization of impervious surfaces through use of shared driveways and parking lots.
- g. Reduction in impervious surfaces: building setbacks for driveways, Reduction in street paving by providing reduced street frontages for lots.
- h. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.
- i. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- j. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

GOAL 2: TO PROMOTE A LAND DEVELOPMENT PATTERN WHICH IS CONSISTENT WITH THE EXISTING LAND DEVELOPMENT PATTERN, AND PROTECTS THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF BELLE ISLE, AND IS IN KEEPING WITH THE ESTABLISHED CHARACTER OF THE CITY AND ITS NEIGHBORHOODS.

OBJECTIVE 2.1: The Future Land Use Map designations and Land Development Codes shall encourage the physical and functional integration of land uses through implementation of the following policies.

POLICY 2.1.1: The City shall continue to initiate discussions for entering into a Joint Planning Area Agreement with Orange County, which will regulate development within the intergovernmental coordination area identified in the Intergovernmental Coordination Element.

POLICY 2.1.2: The City shall continue to support, through technical assistance, publicly or privately sponsored small area studies conducted to identify strategies and make recommendations for physically and functionally integrating land use and zoning in developed areas. The City Council of Belle Isle shall review the strategies and recommendations for incorporation into the Comprehensive Plan.

POLICY 2.1.3: The City shall continue to adopt pedestrian and bikeway plans as part of a Transportation System Plan showing the existing and proposed linkages between residential, non-residential, and recreational areas, and other jurisdictions.

POLICY 2.1.4: The LDC's Land Development Code regulations shall establish site design conditions (including but not limited to signage, building setbacks and heights, lighting and landscape buffering requirements), and use restrictions to provide compatibility with adjacent residential areas land uses.

POLICY 2.1.5: The LDC's Land Development Code regulations shall establish landscape requirements for all commercial areas in order to

provide for sufficient buffers, open space, landscape features, stormwater, etc. to ensure compatibility, safety, and improve the aesthetics of the City and neighboring uses.

POLICY 2.1.6: The LDC's Land Development Code regulations shall include procedures for notifying City residents through neighborhood meetings, public notice of public hearings of changes in land use, including zoning and subdivision considerations, in order to provide for the broadest public awareness.

POLICY 2.1.7: ~~Beginning January 1992, t~~The City Council of Belle Isle shall accept applications for amendments to the Future Land Use Map and process applications in accordance with Florida Statutes. All amendments must be deemed consistent with the City's Comprehensive Plan. on a twice per year basis. ~~The procedure for amending the Future Land Use Map shall be included in the LDC's.~~

OBJECTIVE 2.2: The City of Belle Isle shall continue to develop ~~procedures~~ regulations for the protection of the natural environment from the impacts of development.

POLICY 2.2.1: The City's LDC's Land Development Code regulations shall include a provision for identifying, monitoring, and regulating existing and proposed small quantity hazardous waste generators.

POLICY 2.2.2: All development in groundwater recharge areas and cones of influence for wellheads shall be required to address groundwater quality protection as part of the site plan.

POLICY 2.2.3: The Future Land Use Map shall indicate conservation areas and areas to be preserved in a natural state.

OBJECTIVE 2.3: The City shall manage any active-existing agricultural land uses through the implementation of the following policies;

POLICY 2.3.1: ~~All~~ Any land with an agricultural land use classification shall be reclassified on the ~~future land use map~~ Future Land Use Map to an appropriate non-agricultural land use prior to being utilized for non-agricultural purposes.

POLICY 2.3.2: All active agricultural uses in non-agricultural land use areas on January 1, 1991 shall be grandfathered. However, no new agricultural uses shall be permitted in these areas.

POLICY 2.3.3: The Agricultural land use category shown on the Future Land Use Map shall allow the following uses:

Use	Density
Single Family Dwellings	1 unit per five (5) acres <u>twenty (20) acres</u>
Sale of commodities produced	50 square feet/acre

on the premises	
Citrus production	n/a
Nurseries/greenhouses	n/a
Truck farms	n/a
Livestock/poultry production	n/a

OBJECTIVE 2.4: The location and development criteria, as identified in the policies listed below, shall be included in the LDC's Land Development Code regulations to guide the distribution, extent and location of land uses.

~~**POLICY 2.4.1:** The Future Land Use Map shall indicate a separate land use designation for Professional Office, Industrial, and Commercial uses. The Professional Office land Use designation shall correspond with the Professional Office zoning district. The Industrial designation shall correspond with the Industrial zoning district. The Commercial Land Use designation shall correspond with C-1, C-2 and C-3 zoning districts.~~

~~**POLICY 2.4.21:** Unless otherwise allowed through a Planned Development, N-no commercial, industrial or professional-office activities shall be permitted in residential areas-residential future land use classification without amending the Future Land Use Map, except those permitted under the City's home occupational regulations. Home occupations are exempt from this policy.~~

~~**POLICY 2.4.32:** The City shall require appropriate open space, maximum impervious surface ratios, landscape buffers and site development standards for non-residential development to ensure attractive viewsheds, and a minimum 10' landscaped buffer between commercial and industrial developments (minimum 5' on each commercial and industrial property) in order to avoid a continuous commercial or industrial land use pattern without open space.~~

~~**POLICY 2.4.43:** Beginning on January 1, 1992, tThe City of Belle Isle shall not issue any development orders for major medical facilities until a Certificate of Need has been issued by the State of Florida in accordance with relevant Florida Statutes of State Administrative Codes~~

~~**POLICY 2.4.5:** After January 1, 1992, the City shall require sidewalks and/or bikeways between new residential areas and educational facilities as development occurs.~~

~~**POLICY 2.4.64:** The LDC's Land Development Code regulations shall include a provision for permitting facilities of public utilities, which provide essential service to existing and future land uses authorized by this plan, in all land use categories. All facilities of public utilities shall conform to appropriate location criteria, including buffering, as required by the City's Land Development Code.~~

OBJECTIVE 2.5: The LDC's Land Development Code regulations shall regulate

the development of vacant parcels within residential areas and the renovation of existing structures to be consistent with surrounding development.

POLICY 2.5.1: ~~The maximum floor to area ratio is 0.3 for one-story and 0.25 for two-story dwelling units, and shall not exceed a 35% impervious surface ratio for residential areas.~~

POLICY 2.5.2 1: The maximum floor to area ratio is 0.5 for professional-office, industrial and commercial areas, and shall not exceed an 80% Base Impervious Surface Ratio (ISR) for commercial and industrial areas. Professional-office maximum ISR will be determined on a case-by-case basis ~~(, as outlined in Ordinance No. 03-15).~~

OBJECTIVE 2.6: The City shall coordinate land use and transportation planning through the ~~LDC's~~ Land Development Code regulations, Future Land Use Map and implementation of the following policies:

POLICY 2.6.1: Amendments to the Future Land Use Map shall consider the functional classifications of abutting roadways as follows:

Functional Classification	Acceptable Land Uses
Major Arterials (4 lanes)	Commercial, Professional-Office, Industrial
Minor Arterials (2 lane)	All Residential uses
Urban Collectors (2 lane)	Low or Medium Density Residential
Local Streets (2 lanes)	Low or Medium Density Residential

POLICY 2.6.2: ~~As of June 1991,~~ ~~t~~The widening of a road shall not constitute sufficient reason to allow a change in Land Use designation on the Future Land Use Map. All development shall continue to be required to comply with the City's Concurrency measures.

POLICY 2.6.3: Access management controls, including, but not limited to, joint driveways, frontage roads, and cross access agreements along collector and arterial roadways shall be required in all new development. For all state roadways, access management controls shall be approved by the Florida Department of Transportation.

POLICY 2.6.4: The City shall require sidewalks and/or bikeways to provide connectivity within and along the perimeters of new development and redevelopment, as further required in the Land Development Code

OBJECTIVE 2.7: Belle Isle ~~examined~~ recognizes the need for Historical Preservation ~~historical preservation regulations as part of the Land Development Code's.~~ ~~per an independent study conducted in 2002 through implementation of the following policies.~~

POLICY 2.7.1: Belle Isle will adhere to the State Historical Preservation regulations by prohibiting development in areas identified as historically significant which would alter or destroy the nature or characteristics of the historical site or structures.

POLICY 2.7.2: The City shall continue a program for providing historical information about Belle Isle to residents.

POLICY 2.7.3: The City shall review properties which may be historically significant prior to adopting regulations in the LDC's Land Development Code regulations.

OBJECTIVE 2.8: The LDC's Land Development Code regulations shall include a provision to preserve Belle Isle's existing neighborhoods from the encroachment of incompatible uses and densities through implementation of the following policies.

POLICY 2.8.1: ~~After June 1991, t~~The following criteria shall be used in reviewing any proposed amendment to the Future Land Use Map changing the land use designation of a property from residential to non-residential.

- a) The character and density of surrounding land uses must have changed, ~~e.g. in effect,~~ single family to multi-family dwelling units;
- b) The adjacent road is designated as a major thoroughfare Major Arterial as shown in the ~~Comprehensive Plan Transportation Element~~ Multi-Modal Transportation Element;
- c) Sufficient land area is available to support the parking, stormwater retention, and minimum site standards established in the LDC's Land Development Code regulations for the use;
- d) The non-residential use must be compatible with the surrounding land uses.

POLICY 2.8.2: ~~After June 1991, a~~All changes in zoning shall be consistent with the City's Comprehensive Plan, including but not limited to the Future Land Use Map.

POLICY 2.8.3: The City shall discourage the proliferation of urban sprawl by assessing development urban sprawl potential utilizing the criteria in F.S. § 163.3177(6)(a)(9)(a). ~~In order to discourage urban sprawl, the City shall require development to be consistent with existing or planned development on adjacent parcels.~~

POLICY 2.8.4: ~~A mixture of land uses shall be encouraged within activity and commercial centers, outside of predominantly residential areas. Office and industrial land uses shall be located to provide a balanced land use mixture, in addition to commercial uses.~~

GOAL 3: THE CITY SHALL CONTINUE TO MAINTAIN A CURRENT FUTURE LAND USE MAP THROUGH THAT IS COORDINATED WITH THE LAND DEVELOPMENT

CODE AND SURROUNDING JURISDICTIONS, AND REVISIONS TO THE MAP SHALL BE MADE AS CHANGES ARE ADOPTED.

OBJECTIVE 3.1: The City shall coordinate land uses in order to analyze development and redevelopment based on hazard mitigation report findings, avoid urban sprawl, ensure compatibility between uses, and protect existing neighborhood character.

POLICY 3.1.1: ~~Prior to or after January 2003,~~ The City shall continue to review hazard mitigation report findings to inform the residents of Belle Isle and possible developers of hazardous areas.

POLICY 3.1.2: The Future Land Use Map shall reflect the distribution of industrial areas in order to provide adequate and sufficient locations for industrial uses, particularly in existing corridors and areas in proximity to commercial activity centers, avoid large concentrations of industrial traffic through existing neighborhoods, provide adequate and sufficient locations for industrial uses, particularly in existing corridors and areas in proximity to commercial activity centers, and provide while providing a variety of locations with different transportation accessibility opportunities (such as arterials, highways, airports, and railroads). Such locations may be most appropriate along the south City boundary, which is in close proximity to State Road 528, Boggy Creek Road., Tradeport Drive, and the Orlando International Airport.

POLICY 3.1.3: The City of Belle Isle provides appropriate Future Land Use Planning for a Planning Horizon through the Year ~~2020~~ 2045 and adopts the Future Land Use Map Series as follows: as Depicted in Part II, Map Series, and Listed Below, and uses the Future Land Use Designation as Defined in Part I:

- Map 1: City of Belle Isle Vacant Lands
- Map 2: City of Belle Isle Existing Land Use
- Map 3: City of Belle Isle Zoning
- Map 4: City of Belle Isle Future Land Use
- Map 5: City of Belle Isle Adjacent Land Use
- Map 6: City of Belle Isle Wetlands
- Map 7: City of Belle Isle Floodplains
- Map 8: City of Belle Isle General Soils, Waterwells
- Map 9: City of Belle Isle Water Service Areas
- Map 10: City of Belle Isle Central Sewer Service
- Areas Map 11: City of Belle Isle CIP Projects

GOAL 4: TO ACHIEVE ENERGY EFFICIENT LAND-USE PATTERNS TO HELP REDUCE GREEN-HOUSE GREENHOUSE GAS EMISSIONS.

Objective 4.1: The City shall promote and encourage urban strategies such as infill development, mixed use development, transit-oriented development and coordinated land use and transportation planning to promote efficient use of infrastructure.

POLICY 4.1.1: The City shall encourage efforts to protect air quality from increases in ~~green—house~~ greenhouse gases by:

1. ~~directing Direct~~ and ~~incentivizing incentivize~~ growth and redevelopment toward lands designated for mixed development or higher intensity planned development.
2. ~~Work~~ Coordinate with regional transportation planning partners such as MetroPlan Orlando and LYNX to improve alternative transportation routes within the City.
3. Adopt revisions to the Land Development Code by ~~December 31, 2010,~~ that provide density and intensity incentives to ~~Mixed-Use Development~~ mixed-use development projects within the ~~corridor~~ City, that will include bonuses for the inclusion of ~~Workforce Housing~~ workforce housing and the use of Green Building techniques.

POLICY 4.1.2: ~~By December 31, 2010, the~~ The City shall continue to review its Future Land Use Map to identify appropriate areas within the City for higher densities and amend the City's Comprehensive plan to allow higher densities in these designated areas clustered around transit stops, as determined by City Council.

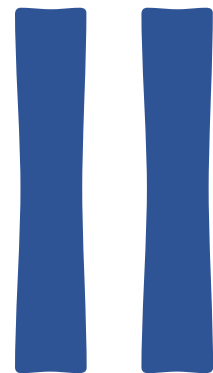
POLICY 4.1.3: ~~By December 31, 2010, the~~ The City shall continue to review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage and an attractive and functional mix of uses where adjacent land uses are compatible.

POLICY 4.1.4: ~~By December 31, 2010, the~~ The City shall develop and adopt strategies and incentives to encourage mixed-use, higher density development in appropriate places within the City in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

POLICY 4.1.5: Shopping centers shall include bicycle parking areas, and where appropriate, bus bays or shelters to encourage alternative transportation modes. Such requirements shall be referenced in the Land Development ~~Regulations~~ Code.

POLICY 4.1.6: In new construction and redevelopment, the City shall encourage the use of new urbanism and sustainability concepts, including but not limited traditional neighborhood design, urban villages, livability and pedestrian-friendly environments (including safety enhancements improvements), and transit-oriented design, to reduce urban sprawl, decrease trip lengths, promote internal capture and promote multi-modal travel.

TRANSPORTATION ELEMENT



MULTIMODAL TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PROVIDE A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM IN BELLE ISLE BY USING ALTERNATE MEANS OF TRANSPORTATION, BY COORDINATING ROAD TRANSPORTATION PLANNING WITH LAND USE PLANNING WITHIN THE CITY AND OTHER NEIGHBORING JURISDICTIONS, AND THROUGH THE LAND DEVELOPMENT CODES (LDC'S), IMPLEMENTATION OF THE FOLLOWING POLICIES IN THE LAND DEVELOPMENT CODE.

OBJECTIVE 1.1: The City shall coordinate ~~road~~ transportation planning with land use through interrelated policies found in the Transportation Element, Infrastructure, Capital Improvements and, Future Land Use Elements, and the Future Land Use Map.

POLICY 1.1.1: ~~After June 1991, the~~ In order to protect existing neighborhoods, the City shall not approve future land uses changes or rezonings that cause the use of a road to differ from its functional classification.

POLICY 1.1.2: ~~After June 1991, all~~ All planning, designing, and construction of new roads and widening of improvements to existing roads shall consider adjacent land uses and residential areas existing neighborhoods and to minimize negative impacts through buffering, location and design.

POLICY 1.1.3: ~~After June 1991, the~~ The City shall not issue permits for roadways improvements which fragment or sever existing established neighborhoods, or create incompatible traffic patterns through low-density areas.

POLICY 1.1.4: ~~As of June 1991, the~~ The widening of a road shall not constitute sufficient reason for the City to allow a change in Land use Use designation on the Future Land Use Map, unless sufficient capacity can be proven through review of a traffic impact study based upon the City's adopted methodology.

POLICY 1.1.5: The City shall require all development and redevelopment to utilize access management controls including, but not limited to, joint driveways, frontage roads and cross access agreements along collector and arterial roads.

POLICY 1.1.6: The City shall continue to coordinate with ~~DOT~~ the Florida Department of Transportation (FDOT) and the State Access Management Program in implementing access management controls and multimodal improvements, as described in Policy 1.1.5, to ensure adequate, safe and efficient access to S.R. 528/McCoy Road, consistent with State Highway System Connection Permits as outlined in Chapters 14-96 and 97, F.A.C.

POLICY 1.1.7: Planned Developments and other innovative land development ideas solutions should be encouraged to reduce travel demand and increase multimodal transportation opportunities through site design, provision of infrastructure, and flexible design standards.

OBJECTIVE 1.2: The City shall work with other jurisdictions on regional transportation issues to create a safe, convenient and efficient multimodal motorized and non-motorized transportation system through implementation of the following policies:

POLICY 1.2.1: The City shall continue to provide Orange County with information on the City transportation system to be included in the County's Future Transportation Map.

POLICY 1.2.2: Belle Isle shall continue to coordinate the City's ~~5-year~~ 5-year transportation improvement program with the plans of ~~Metroplan~~ MetroPlan Orlando (MPO), Orange County, Florida Department of Transportation, ~~Orlando-Orange County~~ Central Florida Expressway Authority, and the City of Orlando.

POLICY 1.2.3: The City shall continue to coordinate with the Metropolitan Planning Organization, MetroPlan Orlando, in order to provide a safer, more convenient and more efficient transportation system for the whole region.

POLICY 1.2.4: Belle Isle shall coordinate with local transit providers such as SunRail and LYNX in order to provide mass transit options, including but not limited to buses, light and heavy rail system, to the residents of the City.

POLICY 1.2.5: The City shall, whenever possible, attend or have representation on relevant transportation meetings in Central Florida, and coordinate with other governmental agencies as recommended in the Intergovernmental Coordination Element.

POLICY 1.2.6: The City shall continue to serve as a member of the technical review committee of the ~~orlando-orange county~~ Central Florida Expressway Authority expressway authority in order to review and comment on the creation of a beltway and on the bee-line master review and provide comments on any and all regional transportation planning issues plan.

OBJECTIVE 1.3: The City shall continue to have LDC's which will regulate development in order to provide a safe, more convenient, and more efficient motorized and non-motorized multimodal transportation system.

POLICY 1.3.1: Belle Isle shall adopt a peak hour minimum level of service standard of "C" "E" on all City-local roads. The level of service standard shall be based on the information data provided in the Transportation Element.

POLICY 1.3.2: The City shall adopt a peak hour level of service standard consistent with Orange County's adopted level of service standards for County and State maintained roads in and adjacent to Belle Isle as follows:

Roadway	Classification	LOS
Gondola Dr., Matchett Rd.	Local Street	C -E
Daetweler/Judge/Conway Rds.	Urban Collector	E
S.R. 15/Hoffner Ave.	Minor Arterial	E
Nela Ave./Seminole Dr.	Urban Collector	E

POLICY 1.3.3: The City shall adopt a peak hour level of service standard consistent with Florida Department of Transportation's level of service standards for State Roadways adjacent to Belle Isle as follows:

Roadway	Classification	LOS
Conway Rd. (N. of <u>S.R. 15/Hoffner Ave.</u>)	Minor Arterial	E <u>D</u>
Orange/Hansel Aves.	Principal Arterial	D

POLICY 1.3.4: The City shall adopt a peak hour level of service standard of 3,530 vehicles per peak hour for S.R. 528/McCoy Road, which is a four-lane divided minor arterial. The City shall revise this LOS standard by amending the ~~plan~~ Comprehensive Plan to establish a standard that is consistent with the FDOT minimum LOS standard for the roadway when the roadway is improved.

POLICY 1.3.5: The City shall assist the FDOT in maintaining and improving the LOS on S.R. 528/McCoy Road by requiring developers to provide a method of access management, including by way of example, not by way of limitation, joint access driveways, multimodal options, frontage roads and cross access agreement, for all new development along S.R. 528/McCoy Road. The City shall also provide for ways to tie into existing access management controls.

POLICY 1.3.6: The City shall may not issue development orders ~~after January 1, 1992~~ that reduce the level of service below the adopted level of service standard for any road unless the applicant enters into a binding agreement to pay for or construct its proportionate share of required improvements. An applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. Proportionate share calculations shall follow the standards outlined in F.S. 163.3180(5)(h)(2).

POLICY 1.3.7: The LDC's shall require all development to have access to a City, County or State road, a road built to City standards or a standard recommended by the City Engineer and approved by the City Council in unique situation.

POLICY 1.3.8: The LDC's shall contain roadway design standards including a provision requiring private roads to meet City standards or a standard approved by the City Engineer in unique situations.

POLICY 1.3.9: The LDC's shall provide requirements for the following items:

- a. Adequate storage and turning lanes into and out of development;
- b. Spacing and design of median openings, curb cuts, and driveway accesses;
- c. Provision of frontage roads;
- d. Access between outparcels and the main parcel;
- e. Regulating signage along roadways; ~~and~~
- f. ~~For limiting speed and cut through traffic in residential neighborhoods; and~~
- g. Multimodal street design, including bicycle lanes and pedestrian paths.

POLICY 1.3.10: The LDC's shall require sidewalks and bikeways to be included in all new development proposals to promote alternative modes of transportation.

POLICY 1.3.11: By 2010, the City shall evaluate its land development code requirements and revise as needed to include guidelines and incentives that support development that encourages pedestrian and bicycle walking connectivity ~~and biking~~ as well as the use of alternative modes of transportation.

POLICY 1.3.12: Any development/redevelopment within ½ mile of S.R. 482/W. Sand Lake Road from C.R. 527/S. Orange Avenue to end of ramp will shall coordinate transportation planning efforts with Orange County and Florida Department of Transportation.

OBJECTIVE 1.4: ~~The City shall continue to implement mechanisms to increase the use and accessibility of modes of transportation other than the private automobile.~~ ensure a connected multimodal system that is safe, accessible for all ages and abilities, economically sustainable, energy efficient, and enhances a sense of place.

POLICY 1.4.1: The City shall maintain the pedestrian and bikeway plans showing existing and planned linkages connections between residential areas and recreation areas.

POLICY 1.4.2: ~~After January 1992,~~ Sidewalks shall be required in all new developments, and all new roads shall contain bikeways.

POLICY 1.4.3: ~~By June 2004, the~~ The City shall require sidewalks as development occurs that will link residential areas with educational facilities, recreational facilities, and commercial areas.

POLICY 1.4.4: ~~By June 2012, t~~ The City shall have continue to determined methods for promoting the use of mass transit by residents of Belle Isle, by modifying the LDC's, as deemed appropriate by the City Council. This may include the incentives for providing mass transit facilities, or requiring bus pullouts along bus routes, where possible. ~~for inclusion in the LDC'S and shall address at a~~

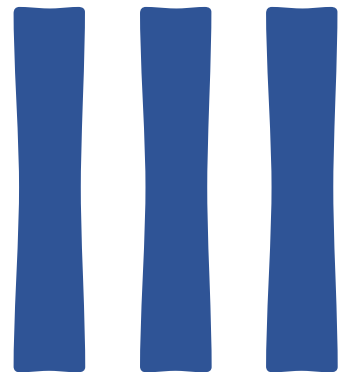
minimum the following:

- A. ~~Creation of development incentives for providing mass transit facilities;~~
and
- B. ~~Requiring bus pullouts along bus routes to prevent traffic from stacking up.~~

POLICY 1.4.6-5: The City shall continue to participate in planning efforts with ~~Lynx~~ LYNX to help improve transit headway in areas where more concentrated development will be located.

POLICY 1.4.7-6: In coordination with the County and MetroPlan Orlando, the City shall increase, as where feasible, the number of miles of bicycle trails and roadside bicycle lanes bikeways ~~contained within~~ provided throughout the City.

RECREATION AND OPEN SPACE ELEMENT



RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PROVIDE, MAINTAIN, AND PRESERVE A DIVERSE PARK, RECREATIONAL, AND OPEN SPACE SYSTEM WHICH PROVIDES EQUITABLE ACCESS AND DISTRIBUTION TO THE CITY OF BELLE ISLE'S UNIQUE NATURAL ASSETS AREAS FOR RECREATION AND OPEN SPACE THAT WILL BENEFIT THE ALL RESIDENTS OF BELLE ISLE.

OBJECTIVE 1.1: PUBLICLY ACCESSIBLE AND WELL-PLANNED PARK SYSTEMS. The City shall ~~require~~ continually seek to improve the City's unique parks and recreational assets and ensure that public access be provided for its residents and visitors. ~~City and County recreation areas in Belle Isle.~~

POLICY 1.1.1: The Future Land Use Map, or a separate Park, Recreation Open Space Master Map, shall indicate all recreation areas within the City, including all access points to the Conway Chain of Lakes.

POLICY 1.1.2: The City shall prepare and maintain a Parks, Recreation and Open Space Master Plan to inventory and guide the future planning, design, protection and maintenance of new and existing infrastructure and amenities in both the natural and built environments.

POLICY 1.1.23: The City shall continue to seek grant funding to enhance, acquire, and develop parks and open space, as well as a ~~master~~ Parks, Recreation and Open Space Master Plan.

POLICY 1.1.34: ~~After January 1, 1992, the~~The City shall require the provision of sidewalks and bikeways between all new residential areas and recreation sites as development occurs.

POLICY 1.1.45: The City shall maintain the adopted pedestrian, bikeway, and ~~canoe~~ waterway access plans as part of the Parks, Recreation and Open Space Master Plan.

POLICY 1.1.6: The City will maintain a master sign or park information policy to ensure uniform public information standards for all public parks.

OBJECTIVE 1.2: COORDINATED PARKS SYSTEMS. The City shall coordinate the provision of recreation sites, facilities and open space with other public ~~entities~~ agencies via the Intergovernmental Element and private resources through the implementation of the following policies:

POLICY 1.2.1: The City shall coordinate the provision of recreation sites and facilities with Orange County to reduce duplication of services and improve the City's ~~LOS~~ Level of Service.

OBJECTIVE 1.3: MAINTAIN LEVELS OF SERVICE FOR PARKS AND RECREATIONAL FACILITIES. The City shall coordinate the provision of recreation sites, facilities and open space with other public entities and private resources through the implementation of the

following policies to maintain established Levels of Services:-

POLICY 1.3.1: The Land Development Codes (LDC's) shall include definitions of the following terms:

- a) ~~resource~~ Resource based parks (~~passive parks~~);
- b) ~~activity~~ Activity based parks (~~none in Belle Isle~~);
- c) Active recreation
- d) Passive recreation
- e) ~~park~~ Park service areas; and
- f) ~~open~~ Open space, which shall include all natural resource areas which protect natural amenities, all buffer areas within residential or commercial areas, and all passive recreation areas.

POLICY 1.3.2: The City shall adopt a Level of Service for activity and resource-based parks of 1 acre per 1,000 people and will monitor this LOS through the creation of a Parks, Recreation and Open Space Master Plan.

POLICY 1.3.3: The LDC's shall include standards for development and dedication of parks and open space by private entities for public ownership and use.

GOAL 2: MAINTAIN AND PRESERVE CHAIN OF LAKES RECREATIONAL ASSETS. The City of Belle Isle shall provide active and passive recreational opportunities while protecting and improving its environmentally sensitive areas and natural resources and. ~~Furthermore, the City shall ensure residents and visitors continued public access to the Conway Lake Chain~~ Chain of Lakes.

OBJECTIVE 2.1: ENHANCE LAKE ACCESS. The City shall require public boat ramps based on a ~~level~~ Level of ~~service~~ Service standard of one public boat ramp per 3,000 residents and public canoe launches based on the ~~level~~ Level of ~~service~~ Service standard of one public canoe launch per 1,500 residents.

POLICY 2.1.1: To encourage public access, ensure active and passive public recreation opportunities, and to facilitate environmental education, informational signs will be posted at all City parks and boat ramps regarding the presence of the Conway ~~Lake~~ Chain of Lakes canoe trails. An element of the signs will be information for all watercraft regarding safety and, in particular, safe use of powerboats within the designated canoe trails where self-propelled craft will be used. This effort will be coordinated with adjacent jurisdictions.

POLICY 2.1.2: The City will maintain a public boat ramp map within the Parks, Recreation and Open Space Master Plan to ensure all users are aware of availability and access options.

POLICY 2.1.23: The City will continue maintenance and enhancement of park and open space features such as benches, tables, fountains and exercise equipment at all ~~active~~ city parks.

INFRASTRUCTURE ELEMENT



IV

INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: WASTEWATER SUB-ELEMENT. TO COORDINATE WITH ORANGE COUNTY TO PROVIDE AN EFFICIENT AND ADEQUATE LEVEL OF WASTEWATER SERVICE IN A COST-EFFICIENT MANNER TO ACCOMMODATE EXISTING AND FUTURE DEVELOPMENT WITHIN THE CITY.

OBJECTIVE 1.1: The City shall coordinate with Orange County Public Utilities (OCU) to provide wastewater service which maximizes use of existing facilities and promotes orderly, compact growth, and protects natural resources through the implementation of the following policies:

POLICY 1.1.1: The City shall require all new commercial and residential development to connect to a central wastewater system, if available, within $\frac{1}{4}$ mile or install dry lines to be connected to a central sewer system when available.

POLICY 1.1.2: New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing sanitary sewer services do not exist. [Formerly Conservation Element Policy 1.1.8]

POLICY 1.1.23: The City shall require that new construction on lots that are less than 1 acre in size use enhanced nutrient reducing septic systems where sewer is not available.

POLICY 1.1.4: In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks. [Formerly Conservation Element Policy 1.1.7]

POLICY 1.1.35: The City shall require all septic tank users to hook into a central sewer system within one (1) year of notification by the City to the property owner that such a system is available ~~(abutting the property)~~. within $\frac{1}{4}$ mile of the subject property.

POLICY 21.1.46: The City shall notify all property owners who abut a newly installed central sewer line that the line and capacity are available within 3 months of the installation and operation of the line.

POLICY 21.1.57: All development order approvals (including institutional use) ~~issued on or after January 1, 1992~~ shall be conditioned upon the availability of adequate wastewater capacity. If the approval of a development proposal would reduce the level of service, the City Council may approve a reasonable use of the property. Reasonable use shall be defined as a use which is permitted under the zoning classification as outlined in the Land Development Code and does not lower the adopted level of service.

POLICY 21.1.68: ~~Beginning on January 1, 1992, the~~ The availability of wastewater capacity shall be determined using the adopted level of service standards in the Comprehensive Plan. An application shall be filed with Orange County Public Utilities in conjunction with the associated preliminary development submittals (site plan and preliminary plat) for determination of available capacity. Should the availability of services and facilities be found adequate, a written Certification of Capacity will be issued by Orange County Public Utilities.

POLICY 21.1.79: Deficiencies shall be defined as existing environmental or health problems resulting from a septic tank failure that cannot be improved through maintenance or repair of the septic tank system. When the need arises, the City shall work with the County to develop a funding mechanism, such as grants, low interest loans, or CDBG, to assist in financing the installation of central sewer to correct deficiencies.

POLICY 21.1.810: ~~Beginning in June 2004, the~~ The City shall coordinate with the Orange County Health Department in the event of suspected failure of a petroleum product tank ~~or~~ septic tank system, or other harmful chemicals and pollutants, and if the need arises, will contract with an independent testing company to determine the magnitude of any problem.

POLICY 21.1.911: The following standards shall be used to determine whether a District is deficient and needs to be converted to central sewer:

- **Maintenance Failures** – When septic tank systems in a District are deficient. Solution – The homeowners are to repair, replace, or remove petroleum tanks, septic tanks, and drainfields that tests revealed to be deficient and replace with updated septic systems permitted by Orange County.
- **Potential System Failures** – When the septic tank systems in a District are believed to be deficient: Solution – The City will coordinate testing to be performed by Orange County and replacement will be to Orange County standards.

OBJECTIVE 21.2: The City shall require the correction of any existing or future deficiencies found in any wastewater systems through the implementation of the following policies.

POLICY 21.2.1: The City shall require all deficient septic tank systems to hook into a central sewer system, consistent with the City's septic to sewer planning, within one (1) year of notification by the City that such a system is available ~~(abutting) to that property~~ within ¼ mile of the subject property.

POLICY 21.2.2: The City shall require that the owners of deficient septic systems shall be responsible for removal of contaminated soil and restoration of the site.

POLICY 1.2.3: In coordination with Orange County, Florida Department of Environmental Protection and the St. Johns River Water Management District, the City shall prepare a Septic to Sewer Conversion Master Plan strategy to inventory existing septic tanks, prioritize conversion to available sanitary sewer services, and

identify funding sources through federal and state agencies.

POLICY 1.2.4: By 2035, the City will consider the feasibility of providing wastewater service to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one (1) on-site wastewater treatment and disposal system (septic system) per one (1) acre pursuant to Florida Statutes. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility through 2045, and a timeline for construction.

POLICY 1.2.5: The City shall work with Orange County, the Department of Environmental Protection, the Department of Health, water management districts, and public and private domestic wastewater treatment facilities to develop an onsite sewage treatment and disposal system remediation plan to extend wastewater collection lines and connect priority septic systems to the utilities' central sewer service. [Formerly Conservation Element Policy 1.1.5]

GOAL 2: NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT. TO PROTECT AND MAINTAIN THE FLORIDAN AQUIFER, THE SURFICIAL AQUIFER, AND THE FUNCTIONS OF THE NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE CITY, THEREBY PRESERVING THE POTABLE WATER SUPPLY.

OBJECTIVE 2.1: The City shall protect all aquifer recharge areas through policies listed below.

POLICY 2.1.1: The City shall maintain a map delineating the aquifer recharge areas and indicating whether it is high, moderate or poor recharge area.

Recharge Area Classifications

Classification	Inch/Year	Comments
No Recharge	0	Water Table is at or above land surface. Surface is usually flat.
Low Recharge	≤2	Water table is at land surface. Dry season allows table to drop and water to percolate. Soil has a high concentration of clay.
Low-Moderate Recharge	2-10	Water table is below land surface. Often has no slope and high amounts of clay-like soils. Percolation of rainwater is limited by clay.
High Recharge	10-20	Land surface is often sloped and the soil is often sandy. The water table is below the land surface.

POLICY 2.1.2: The City shall continue to require provisions for developments in all

recharge areas to protect the ability of the site to recharge the aquifer, protect groundwater quantity and quality by utilizing the following guidelines:

- Limiting the maximum total impervious surface to less than 60% of the total site;
- Requiring retention/detention on-site of the first ½” of runoff over the entire site or the runoff from the first 1” of rainfall, whichever is greater for water quality; and requiring on-site retention/detention of at least the 25-year, 24-hour storm for water quantity.

POLICY 2.1.3: The City shall require retention/detention basins with no positive outfall for all new development in areas identified as high or moderate recharge areas, but may allow retention/detention basins with positive outfalls for all new development in poor recharge areas. The City shall map and document high, moderate and poor recharge areas.

POLICY 2.1.4: The City shall utilize information gathered by Orange County, the Army Corp of Engineers, and the St. ~~John's~~ Johns River Water Management District when developing or revising groundwater recharge regulations.

POLICY 2.1.5: The ~~LDC's~~ Land Development Code regulations shall continue to provide for imposition of penalties for any person, corporation or other entity which contaminates groundwater or violates the policies identified in this element.

OBJECTIVE 2.2: The City shall coordinate with other entities to preserve the quantity and quality of groundwater and to reduce the potential pollution of the aquifers.

POLICY 2.2.1: After January 1992, the City shall not permit any new wellfields.

POLICY 2.2.2: The City shall require Xeriscaping in all new non-residential developments in order to reduce the City's consumption of groundwater.

POLICY 2.2.3: The City shall continue to inform the residents of Belle Isle through educational programming and communication of the need to conserve groundwater and on ways to reduce the demand for groundwater.

POLICY 2.2.4: The City shall continue to revise the Impervious Surface Ordinance to preserve groundwater quantity and quality.

OBJECTIVE 2.3: The City shall adopt the following policies to maintain or improve water recharge to enable safe and sustainable water consumptive use. [Formerly Conservation Element Objective 1.2]

POLICY 2.3.1: The City shall continue to support the St. ~~John's~~ Johns River Water Management District's water conservation programs by educating the City's residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations. [Formerly Conservation Element Policy 1.1.3]

POLICY 2.3.12: The City of Belle Isle shall continue with the established Wellhead

Protection Program in conjunction with Orange County and St. John's Johns River Water Management District. The program shall address the following issues: [Formerly Conservation Element Policy 1.1.2]

- a. Identify zones of contributions and cones of influence for each wellhead as areas within a 500-foot radius of the wellhead;
- b. Regulations prohibiting potentially high-risk land uses, such as but not limited to wastewater facilities, manufacturing and storage of hazardous or toxic wastes, and all industrial uses, within the established cones of influence;
- c. Regulations for Land Use and development in cones of influence, including a minimum of 20% of total area for open space and a maximum of 80% for development, shall be established to protect the function of natural drainage features and aquifer recharge areas; and
- d. Elimination of all existing high-risk land uses from the identified cones of influence within 5 years.

OBJECTIVE 2.4: Ten-year water supply facilities work plan: The City shall assess projected water needs and sources for at least a ten-year planning period by creating and maintaining a water supply facilities work plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and where possible substitute alternative water sources for the use of groundwater. [Formerly Conservation Element Goal 3]

POLICY 2.4.1: Establish, promote and require water conservation techniques and programs where feasible for current and future development. These techniques and programs are identified in the Water Supply Facilities Work Plan, affixed as an exhibit to the Infrastructure Element. The City of Belle Isle shall continue to implement the water conservation efforts identified in the work plan. [Formerly Conservation Element Objective 3.1]

- a. The City's Land Development Code shall be amended to require waterwise landscape and irrigation practices consistent with the Water Management District's lawn and landscape irrigation rule for new development and substantial renovations. [Formerly Conservation Element Policy 3.1.1]
- b. The City shall provide information on water conservation to the public through the appropriate form of media. [Formerly Conservation Element Policy 3.1.2]
- c. The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures. [Formerly Conservation Element Policy 3.1.3]
- d. The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the city's own public work projects. [Formerly Conservation Element Policy 3.1.4]

GOAL 3: DRAINAGE SUB-ELEMENT. TO MANAGE THE DRAINAGE SYSTEM OF THE CITY OF BELLE ISLE TO PREVENT FLOODING AND IMPROVE THE WATER QUALITY OF THE CONWAY CHAIN OF LAKES.

OBJECTIVE 3.1: The City shall adopt a stormwater management master plan which identifies existing deficiencies in the stormwater drainage system.

POLICY 3.1.1: The City shall continue to work and update the stormwater management master plan III.

POLICY 3.1.2: Revenue generated by the Stormwater Utility Fee shall be used exclusively for stormwater projects within the City. Projects not funded will be rescheduled in future years as the funding becomes available.

POLICY 3.1.3: The City shall obtain approval from St. ~~John's~~ Johns River Water Management District (SJRWMD) for all drainage improvement projects requiring permits.

POLICY 3.1.4: The City shall include all drainage improvements, exceeding a cost of \$1,000, in the ~~5-year~~ 5-year Capital Improvement Plan ~~Program~~ and in the Capital Improvements Element.

POLICY 3.1.5: The City shall amend the Comprehensive Plan to incorporate the results of the 2003 stormwater management master plan.

POLICY 3.1.6: Belle Isle shall continue cooperation efforts through ~~interlocal~~ interlocal Agreements ~~agreements~~ with other governmental agencies that are involved in stormwater management practices affecting the Conway Chain of Lakes. This shall include the sharing of drainage data and information. The stormwater management criteria shall be consistent between each agency, and with all applicable state and federal regulations.

POLICY 3.1.7: The City shall examine the use of new technologies and innovative techniques for extending the life of the existing drainage system as part of the stormwater management master plan.

POLICY 3.1.8: The City shall adopt the following implementation as part of the ~~5-Year~~ 5-Year Capital Improvements Program as follows:

OBJECTIVE 3.2: The City shall adopt level of service standards that address both water quantity and water quality.

POLICY 3.2.1: The City shall adopt the following water quality Level of Service standards for all new drainage systems:

All new development and redevelopment ~~will have to~~ shall provide sufficient water retention to meet either the first ½ inch of runoff over the entire site or the amount of runoff from the first 1 inch of rainfall, whichever is greater, and comply with the rules of SJRWMD.

POLICY 3.2.2: Drainage facilities of all new development shall meet the level of service standards adopted by this Plan.

POLICY 3.2.3: The ~~LDC's~~ Land Development Code shall contain regulations which govern the design and location of new drainage systems for both commercial site

plans and residential subdivisions.

POLICY 3.2.4: The City shall continue to revise Article XVII III, Section 50-74, Impervious Surface Ratio, of the City's Zoning Land Development Code, ~~also known as all sections of Ordinance Numbers 88-19 (10-04-1988), 90-5 (05-01-1990), and 03-15 (02-04-2003)~~ to preserve groundwater quantity and quality.

OBJECTIVE 3.3: The City shall protect the natural drainage features of Belle Isle through the LDC's Land Development Code regulations, particularly where the water quality of the Conway Chain of Lakes is affected.

POLICY 3.3.1: ~~After June 1991, the~~ The City shall not permit any new development in flood hazard areas, and will require all new development to be consistent with the Federal, State, and local flood management laws.

POLICY 3.3.2: The LDC's Land Development Code regulations shall require on site stormwater management systems to be consistent and compatible with the natural drainage features of the site.

POLICY 3.3.3: The Land Development Code regulations ~~LDC's~~ shall require stormwater systems to:

- a. ~~have~~ Have peak discharge post development equal to peak discharge prior to development;
- b. ~~not~~ Not cause personal or property damage to adjacent, upstream or downstream property owners; ~~and~~
- c. ~~be~~ Be ~~self sufficient~~ self-sufficient in each phase of a multi-phased development; ~~and,~~
- d. ~~and comply~~ Comply with the rules of SJRWMD.

POLICY 3.3.4: ~~After June 1991, the~~ The City shall prohibit any new stormwater system to discharge directly into the Conway Chain of Lakes and canals without treatment through Best Management Practices (BMPs).

POLICY 3.3.5: The City shall continue to plan for retrofitting of existing direct drainage outfalls into the Conway Chain of Lakes wherever possible, which are located within Belle Isle in order to preserve the water quality. These efforts shall be coordinated with neighboring agencies as outlined in the Intergovernmental Coordination Element and through policies in the Conservation Element.

POLICY 3.3.6: The City shall continue to identify and apply for available grants to achieve Policy 3.3.5.

OBJECTIVE 3.4: The City shall continue to adopt Land Development Code regulations LDC's that require the on-site management of drainage and stormwater based on the following criteria:

- a. either the runoff from the first inch of rainfall on the site or the first two and a half inches of runoff for the impervious areas, whichever is greater;
- b. the requirements of the St. John's Johns River Water Management District; and

- c. the Level of Service established in the Drainage Sub-element of the Comprehensive Plan. [Formerly Conservation Element Objective 1.1]

POLICY 3.4.1: The City shall continue to require all new commercial and subdivision development to show on the plans how the retention/detention system will limit sediment loads in the stormwater runoff. [Formerly Conservation Element Policy 1.1.2]

GOAL 4: TO COORDINATE WITH ORANGE COUNTY PUBLIC UTILITIES, AND ORLANDO UTILITIES COMMISSION FOR THE PROVISION OF POTABLE WATER TO THE CITY THROUGH IMPLEMENTATION OF THE FOLLOWING OBJECTIVES AND POLICIES.

OBJECTIVE 4.1: The City shall maximize the use of existing facilities to ensure capacity is available for existing and proposed development.

POLICY 4.1.1: The City shall adopt level of service standards for potable water as follows:

User	Level of Service Standard
Residential	350 gallons/unit/day
Non-Residential	2,000 gallons/unit/day

POLICY 4.1.2: All development order approvals (including institutional use) ~~issued on or after January 1, 1992~~ shall be conditioned upon the availability of adequate potable water capacity. If the approval of a proposed development would reduce the level of service, the City Council may approve a reasonable use of the property. Reasonable use shall be defined as a use which is permitted under the zoning classification and does not reduce the level of service.

POLICY 4.1.3: ~~Beginning on January 1, 1992,~~ The availability of potable water capacity shall be determined using the level of service standards adopted in the Comprehensive Plan. An application shall be filed with Orange County Public Utilities or Orlando Utilities Commission in conjunction with preliminary development submittals (site plan and preliminary plat) for determination of available capacity.

Should the availability of services and facilities be found adequate, a written Certificate of Capacity will be issued by Orange County Public Utilities or Orlando Utilities Commission.

POLICY 4.1.4: The City's annual water consumption will be equal to or less than the amount allocated under the District-issued consumptive use permit.

OBJECTIVE 4.2: The City shall require all new and existing developments to conserve water through the implementation of the following policies.

POLICY 4.2.1: The City shall assist in the implementation of water conservation programs of the ~~St. John's~~ Johns River Water Management District by educating the City's residents on the need to conserve water, and require water conserving devices for all permits for new construction and renovations.

POLICY 4.2.2: The City shall distribute material to educate the public on the need to conserve water and function as an information center for other agencies, including the St. John's Johns River Water Management District, Orlando Utilities Commission, and Orange County Public Utilities, to notify residents of any water conservation programs within the City.

POLICY 4.2.3: The City shall adopt a landscape ordinance which shall include requirements for Xeriscaping in common areas in new subdivisions and commercial developments. The City shall monitor and enforce Xeriscape regulations as outlined in the Article III, Section 50-76 of the LDC—Land Development Code.

GOAL 5: WATER SUPPLY FACILITIES WORK PLAN. IMPROVE THE COORDINATION OF WATER SUPPLY AND LAND USE PLANNING BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) THAT ADDRESSES THE WATER SUPPLY FACILITIES NECESSARY TO SERVE THE EXISTING AND FUTURE DEVELOPMENT THAT OCCURS WITHIN THE CITY'S WATER SERVICE AREA TO 2018.

Objective 5.1: ~~To maintain a Water Supply Facilities Work Plan (WSFWP) for at least 10 years as required by and in accordance with Florida Statutes that addresses the water supply facilities that are necessary to serve existing and future development within the City's water service area.~~ Ten-year water supply facilities work plan: The city City shall assess projected water needs and sources for at least a ten-year planning period by creating and maintaining a water supply facilities work plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and where possible substitute alternative water sources for the use of groundwater. [Formerly Conservation Element Goal 3]

POLICY 5.1.1: The City of Belle Isle Water Supply Facilities Work Plan (~~FY 2008/2009-2017—2018~~) is herein adopted and affixed as Exhibit A to the Infrastructure Element of the Comprehensive Plan.

POLICY 5.1.2: The ~~e~~City shall participate in updates of the SJRWMD's water supply assessments and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

POLICY 5.1.3: The WSFWP shall be updated within 18 months of an update to the St. Johns River Water Management District Water Supply Plan that affects the City.

POLICY 5.1.4: ~~To e~~Establish, promote and require water conservation techniques and programs where feasible for current and future development. These techniques and programs are identified in the Water Supply Facilities Work Plan, affixed as an exhibit to the Infrastructure Element. The City of Belle Isle shall continue to implement the water conservation efforts identified in the work plan. [Formerly Conservation Element Objective 3.1]

- a. The City's Land Development Code shall be amended by 2009 to require waterwise landscape and irrigation practices consistent with the water Water management Management district's Districts lawn and landscape irrigation rule for new development and substantial renovations. [Formerly Conservation Element Policy 3.1.1]

- b. The City shall provide information on water conservation to the public through printed media and the City's website. [Formerly Conservation Element Policy 3.1.2]
- c. The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures. [Formerly Conservation Element Policy 3.1.3]
- d. The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the cities city's own public work projects. [Formerly Conservation Element Policy 3.1.4]



City of Belle Isle

Exhibit A to the Infrastructure Element Water Supply Facilities Work Plan 2025-2034

1.0 Introduction

The City of Belle Isle (City) is a small, predominately residential community in Central Florida. It is located approximately five (5) miles south of the City of Orlando, in Orange County, Florida around the Lake Conway Chain of Lakes.

This Water Supply Facilities Work Plan is the City's plan to service current water demands and the anticipated growth in demand within its jurisdiction. This workplan is based on information provided by the City's Planning Department, the City's Comprehensive Plan, Orlando Utilities Commission and Orange County Utilities.

The City does not own, operate or maintain any of the water supply facilities or transmission mains serving the City. The City's potable water and wastewater service is provided by two (2) water suppliers:

1. Orlando Utilities Commission (OUC).
2. Orange County Utilities (OCU).

Figure 1 presents the current City boundaries and identifies areas serviced by OUC and OCU. The two water service providers serve approximately half of the City each. A small portion of the City, in the southeast, is serviced by OUC who provides the water supply, but the transmissions lines and related facilities are owned and maintained by OCU.

Both water suppliers included in the City's projected demand in their water supply plans and is included in their consumptive use permits.

Infrastructure Element Policy 4.1.1 and Capital Improvement Element Policy 1.3.4 establish the City's level of service standards for the potable water as follows:

- Residential: 350 gallons/unit/day
- Non-Residential: 2,000 gallons/unit/day

The City is largely built-out but anticipates some annexation of property which is already connected to potable water. Therefore, the annexations would not impact the water supply or increase demand as the areas of proposed annexation have existing water service provided by OUC and OCU.

Since the City is in a built-out condition and with plans for only a small amount of annexation, the water consumption for the City will not significantly change over the next ten (10) years. In addition, the majority of the property which is proposed for annexation already has existing water service; therefore, the overall impact will not increase. Thus, the assumption that sufficient water service will be available to the City via OUC and OCU has been made.

FIGURE 1: City of Belle Isle 2024 Water Service Areas



2.0 Provision of Potable Water Supplies and Facilities

Belle Isle is within both OCU and OUC's service areas. Both entities included the City of Belle Isle within their population and flow projections, which are used to calculate the flows in their consumptive use permits. The City's 2024 comprehensive plan update RVi Assessment Report/Plan Framework report (dated November 15th, 2023) shows that the city is expected to grow from the current 2020 estimate of 7,032 to 7,747 by 2040, an increase of +/- 10%.

Orange County Utilities (OCU)

The population of Orange County is anticipated to increase by about 51 percent between 2015 and 2040. OCU has historically have used potable groundwater from the Floridan aquifer as the primary source for public supply. Fresh groundwater is considered a traditional water source. However, the initial phase of the CFWI technical process concluded with a determination that the amount of traditional groundwater currently permitted in the five-county CFWI area, which includes Orange County, exceeded sustainable supply quantities. The CFWI process then provided guidance for a combination of water sources and water supply project options that could meet the needs of this region.

Orange County has identified that its most effective course of action with the planning horizon is to:

- Optimize the use of groundwater from the Floridan aquifer.
- Maximize the use of reclaimed water.
 - Continue aquifer recharge projects in areas of greatest benefit.
 - Expand reuse distribution facilities for irrigation and other beneficial use.
- Continue to implement effective water conservation measures.
- Develop additional AWS sources such as brackish groundwater, indirect and direct potable reuse, and surface water for potable supply and non-potable system augmentation.
- Investigate additional options such as aquifer storage and recovery (ASR), reservoir storage, and stormwater reuse for future implementation as feasible.

OCU's operations within the planning horizon will be based on this water supply strategy.

(Source: Orange County Water Supply Facilities Work Plan FY 2021/2022 to 2031/2032)

Orlando Utilities Commission (OUC)

The City of Orlando's growth projections, indicate that by 2045, the City of Orlando will have approximately 400,854 residents, an increase of 30% from 2020, which is consistent with the historic pattern of the City in recent years.

As the population continues to increase, the demand for water is expected to increase as well. From 2020 to 2025, an increase of 12% in the cumulative demand is expected. For 2045, the demand for potable water will reach 84.1 MGD for all land uses combined.

The City of Orlando and OUC have identified three (3) major strategies for meeting water demand with sufficient water supply, as follows:

1. Reclaim Water: Expand treatment and reclaimed wastewater for use as irrigation.
2. Conservation: Encourage conservation measures to decrease potable demand.
3. Alternative Water Sources: Identified alternative water sources other than traditional groundwater from the Florida aquifer. “

(Source: City of Orlando 2022 Water Supply Facilities Work Plan)

2.1 Regional Water Supply Plan Project Options

The City of Belle Isle does not have any supplemental regional water supply projects planned as it does not own the water utilities servicing the City. However, the City of Belle Isle is supportive of projects planned by the two water utilities servicing the area outlined above.

Since the City's water service is provided by OUC and OCU, the City will rely on OUC and OCU to partner with other utilities to implement alternative water supply projects for potable supply, improve potable water supply or establish agreements with other water suppliers.

2.2 Agreements with OCU and OUC

The City does not currently have formal interlocal agreements regarding the provision of water service with OCU or OUC. Instead, the City relies on its location with each entities respective territorial service area for the provisions of services.

Please note that the City's existing policies 1.4 and 1.4.1 within its Future Land Use Element that require coordination with and approval by the applicable service providers for new development. Please see referenced Future Land Use policies in the Comprehensive Plan.

3.0 Provision of Reuse or Other Non-Potable Water Supplies and Facilities

The City does not currently have a reuse pipe distribution system network and does not plan to retrofit residents in the next ten (10) years. The City's potable water providers do not have reuse water available nearby and there are no plans by OUC and OCU to bring reuse water service to the City.

3.1 Agreement with Other Non-Potable Water Suppliers and Users

The City does not currently have formal interlocal agreements regarding the provision of wastewater service with OCU or OUC. Instead, the City relies on its location with each entity's respective territorial service area for the provision of services.

4.0 Water Conservation Practices

The City does not currently have a conservation plan of its own. Instead, the residents of the City are bound by the conservation corresponding to the water supplier's service area in which they reside. However, the City does provide public education and outreach programs by printing and distributing information on water conservation to its citizens. In addition, the City has language in its Land Development Code that encourages drought tolerant plants to be used in landscaping as well procedures that promote water conservation through the more efficient use of landscape irrigation, specifically, Chapter 32, Article II, Sec. 32-31 restricts addresses within the City to certain days and times for landscape irrigation, which is consistent with the SJRWMD's lawn and landscape irrigation rule that limits irrigation to two days per week between the hours of 10 a.m. and 4 p.m. when Daylight Savings Time is in effect and one day per week between the hours of 10 a.m. and 4 p.m. when Eastern Standard Time is in effect, with some exceptions. The City's code is (enforced by the Belle Isle Police Department who issues warnings and upon second infraction issues a code violation citation. The following sections describe the City's conservation practices.

4.1 Water Conservation Policies

The City implements and maintains numerous water conservation practices through its LDC and Comprehensive Plan. Below is a listing of the Comprehensive Plan policies that provide enabling language for various water conservation practices. The following are policies containing water conservation practice directives:

- **Future Land Use Element**
 - Policy 1.4.6.j (use of irrigation and other technologies)
- **Infrastructure Element**
 - Policy 2.2.2 (xeriscaping requirement)
 - Policy 2.3.1 (coordination on water conservation education)
 - Policy 2.4.1.a (waterwise landscape and irrigation requirements)
 - Policy 2.4.1.b (water conservation education)
 - Policy 2.4.1.c (requiring water conserving fixtures)
 - Policy 2.4.1.d (promoting LID techniques)
 - Policy 4.2.1 (coordination on water conservation education)
 - Policy 4.2.2 (coordination on water conservation education)
 - Policy 4.2.3 (xeriscaping requirement)
 - Policy 5.1.4.a (waterwise landscape and irrigation requirements)
 - Policy 5.1.4.b (water conservation education)
 - Policy 5.1.4.c (requiring water conserving fixtures)
 - Policy 5.1.4.d (promoting LID techniques)
- **Conservation Element**
 - Policy 1.2.1 (water conservation education)
 - Policy 1.3.1.a (waterwise landscape and irrigation requirements)
 - Policy 1.3.1.b (water conservation education)
 - Policy 1.3.1.c (requiring water conserving fixtures)
 - Policy 1.3.1.d (promoting LID techniques)
- **Capital Improvements Element**
 - Policy 1.1.1 (funding water conservation efforts)

HOUSING ELEMENT



HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~GOAL 1: To encourage the provision of housing which is safe, sanitary, affordable, and adequate to meet the future and existing needs of the citizens of Belle Isle for housing for moderate income, low income, very low income, group homes, foster care facilities and households with special housing needs.~~ **MAINTAIN AND ENHANCE THE HIGH-QUALITY HOUSING IN THE CITY OF BELLE ISLE, PROVIDE SAFE AND LIVABLE HOUSING SUPPLY FOR RESIDENTS OF ALL AGES, AND PROTECT THE CITY'S RESIDENTIAL NEIGHBORHOOD CHARACTER.**

OBJECTIVE 1.1: HOUSING DIVERSITY. Provide a diverse inventory of housing to meet the long-term needs of the existing and future populations of Belle Isle in a manner that upholds the small-town residential character of Belle Isle.

POLICY 1.1.1: The City will encourage and promote development controls through the Land Development Code that provide flexibility and innovation in residential design and permit a range of housing types, sizes, and styles.

POLICY 1.1.2: The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques to support the development of a diverse housing supply.

POLICY 1.1.3: The City will continually review and update its architectural and site design regulations, where allowed by Florida Statutes, to improve the structural and aesthetic quality of housing stock in the City.

POLICY 1.1.4: The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multi-family buildings, institutional uses and other non-residential development.

POLICY 1.1.5: The City will recognize the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation and public art, to foster a strong sense of community throughout the City.

Objective 1.2: The City shall preserve the residential areas in the City that are currently low income or moderate income housing on the Future Land Use Map and in the LDC's. The City shall implement the below stated policies in order to assist in accommodating the existing and projected housing need as estimated below.

Projected Increase in Cost-Burdened Households

Source: Shimberg Center

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level.

Tenure: Owner

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	6	4	6	8	24
20-29.9%	5	6	6	6	23
30-39.9%	3	1	5	5	14
40-49.9%	2	2	4	2	10
50-59.9%	4	0	1	2	7
60-79.9%	0	1	-1	2	2
Total below 80% AMI	20	14	21	25	80

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level.

Tenure: Renter

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	0	2	-1	1	2
20-29.9%	2	0	2	0	4
30-39.9%	3	-1	-1	0	1
40-49.9%	0	2	0	0	2
50-59.9%	0	1	0	0	1
60-79.9%	0	0	0	0	0
Total below 80% AMI	5	4	0	1	10

OBJECTIVE 1.2: AFFORDABLE HOUSING. By December 2012, the City will shall have identified identify methods for expanding and preserving existing

affordable housing sites for the current and future population through the implementation of the following policies: [*Formerly Objective 1.1*]

POLICY 1.42.1: ~~The City has identified affordable~~ Affordable housing as is a regional issue, and the City shall continue to ~~provide technical support upon the establishment by~~ coordinate with Orange County of a regional housing resource center to assist in the provision of affordable housing, including the collection and analysis of data, provided the City has the in-house staff and ability to do so. [*Formerly Policy 1.1.1*]

POLICY 1.42.2: The City shall continue discussions with non-profit housing groups and adjacent governmental entities for preserving and providing additional affordable housing units in and adjacent to Belle Isle. [*Formerly Policy 1.1.2*]

POLICY 1.42.3: ~~The minimum setbacks, lot coverage, and size of structure requirements can be varied during the plan review process to provide~~ The performance and design standards provided for in the LDC, including but not limited to setbacks, lot coverage and size of structure, may be varied within each residential district for the ~~location~~ provision of additional affordable housing units.

POLICY 1.1.4: ~~The City shall require a five (5) foot landscaped buffer with an eight (8) foot masonry wall between residential land uses and all professional office, commercial, and industrial land uses.~~

POLICY 1.42.64: ~~The City shall allow and encourage~~ affordable housing developments to include day care and adult day care facilities, and basic accommodations for job training. [*Formerly Policy 1.1.6*]

POLICY 1.22.45: ~~The City shall permit housing for~~ very-low, low- and moderate- income families in all residential land use categories in accordance with state and federal regulations. [*Formerly Policy 1.2.4*]

POLICY 1.2.26: The City shall continue to study ~~the~~ its regulations and permitting processes to determine where improvements and streamlining can be made to facilitate the provision and preservation of affordable housing units and to expedite approval of such projects. [*Formerly Policy 1.2.2*]

POLICY 1.2.47: The City shall continue to allow permit existing mobile home parks and subdivisions under the Medium Density Residential Land use classification as shown on the Future Land Use Map to operate. ~~All existing mobile home parks and subdivisions not classified with a Medium Density Residential Land Use shall be grandfathered.~~

POLICY 1.2.5: ~~The Future Land Use Map shall indicate sufficient land for residential uses to meet the projected need for an additional 43 acres by the year 2010 based upon the projected population.~~

OBJECTIVE 1.3: SPECIAL NEEDS HOUSING. The City shall facilitate the provision of housing, with adequate density and distribution of those sites, for those residents with special needs, such as disabled persons, senior citizens and children in foster care, through the implementation of the following policies.

POLICY 1.3.1: The City shall ~~have the authority to~~ consider varying the minimum lot size, setbacks, living area and height for ~~the low and medium density residential land use classifications where~~ the following housing types ~~will be located~~:

- a. Foster Care;
- b. 55+ Retirement Communities;
- c. Senior Citizen Care Facilities; and
- d. Housing units designed for disabled persons.

POLICY 1.3.2: The City shall streamline the permitting process for permits for housing units for people with special needs, specifically physical or developmental disabilities, foster care children, and senior citizens within the following guidelines:

- a. up to 24 hours for a single housing unit;
- b. up to 10 business days for multiple housing units which are not part of a subdivision plat applications; and
- c. up to 60 days for each step of the subdivision plat application.

POLICY 1.3.3: The City shall permit the location and development of housing units for people with special needs, as identified in Objective 1.34, in all residential land use categories.

POLICY 1.3.4: ~~Group homes (community residential facilities) shall be located as follows:~~ The City will include in its Land Development Regulations principles and criteria consistent with Chapter 419, F. S., guiding the location of group homes and foster care facilities licensed or funded by the State.

- ~~a. Homes with six (6) or fewer residents shall be permitted in any low or medium density land use category;~~
- ~~b. Homes with seven (7) or more residents shall be permitted in any medium density land use category.~~

POLICY 1.3.5: The City shall provide technical support on an as needed basis to the various agencies which provide housing to people with special needs as mentioned above.

POLICY 1.3.6: The performance standards provided for in the Land Development Code, including but not limited to setbacks, lot coverage and size of structure, can be varied within each residential district for the location provision of group homes and foster care facilities. ~~following housing types:~~

- ~~a. Mobile Homes;~~
- ~~b. Group Homes;~~

c. ~~Foster Care Facilities; and~~

OBJECTIVE 1.4: QUALITY HOUSING STOCK AND SAFE NEIGHBORHOODS.

The City shall regulate housing construction through strict enforcement of the Florida Building Code, Florida Fire Prevention Code, and any other relevant all regulations to eliminate substandard housing conditions and protect the City's residential neighborhoods.

POLICY 1.4.1: The City shall define these terms as follows:

- a. Standard Housing meets requirements set forth in the acceptability criteria for standard housing, and substandard is any housing unit which does not meet the criteria;
- b. Abandoned or vacated housing unit is one which has not been lived in for over six months;
- c. Building Codes are all adopted construction codes;
- d. Rehabilitation shall mean any improvements to substandard housing to meet standard housing criteria;
- e. Renovation shall mean any improvements to standard housing; and
- f. Demolition shall mean the destruction of any housing unit.

POLICY 1.4.2: The City of Belle Isle shall maintain ~~the~~ all adopted levels of service and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline. [Formerly Policy 1.1.5]

POLICY 1.4.3: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

POLICY 1.4.4: The City shall not permit any development which is inconsistent in terms of residential unit type, lot sizes and setbacks, with the surrounding neighborhood, nor shall the City permit any roadway which severs or fragments existing neighborhoods. [Formerly Policy 1.4.2]

POLICY 1.4.5: The City, based on staff availability and resources, shall may approve or deny within 72 hours any application for the conservation, rehabilitation, or demolition of any housing unit which the applicant has shown will be used for the provision of, or replaced with affordable housing.

POLICY 1.4.6: The City shall use the Land Development Code to prevent housing units from becoming substandard by:

- a. notification to property owners to maintain their property, if the property threatens public health, safety and welfare; and
- b. not assessing a Belle Isle permit fee for upgrading plumbing, electrical, mechanical, heating, air-conditioning, and ventilation to comply with adopted

building codes.

OBJECTIVE 1.5: NEIGHBORHOOD CHARACTER. ~~To e~~Encourage innovative and context-sensitive architectural design that complements the city's—City's appearance, charm, and character, and considers the objectives of all facilities and services provided by the City.

POLICY 1.5.1: ~~By December 31, 2010, the~~ The City's Land development Development regulations Code shall be amended to incorporate additional provisions for energy conservation, "green city" concepts and encourage and/or mandate new or existing developments to acquire Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition (FGBC) certifications.

POLICY 1.5.2: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

POLICY 1.5.3: The City will evaluate establishing a Neighborhood Planning Program that will coordinate law enforcement, code enforcement, traffic calming, beautification and land development regulations to redevelop or maintain older neighborhoods.

OBJECTIVE 1.6: HISTORICALLY SIGNIFICANT HOUSING. Preserve and protect historically significant housing and residential structures.

POLICY 1.6.1: The City may evaluate establishing a Historic Preservation Board or similar organization in efforts to identify and protect historically significant housing within the City.

POLICY 1.6.2: The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

POLICY 1.6.3: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance or other information regarding any available state and federal grants and consider establishing a program to grant waivers or variances from Land Development Code requirements.

POLICY 1.6.5: The City will consider Land Development Code amendments to allow for administrative waivers or variances from Land Development Code requirements that allow renovations, expansions, or rehabilitation of historic structures.

POLICY 1.6.6: The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle. [Formerly Policy 1.4.3]

CONSERVATION ELEMENT



VI

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PRESERVE THE NATURAL ENVIRONMENT-UNIQUE WATER RESOURCES OF BELLE ISLE, AND TO CONSERVE THE CITY'S NATURAL RESOURCES FOR EXISTING AND FUTURE GENERATIONS.

OBJECTIVE 1.1: WATER QUALITY. The City shall adopt the following policies to maintain or improve ~~air and~~ water quality and continue to meet or exceed all applicable ~~air and~~ water quality standards.

POLICY 1.1.17: The City shall continue to ~~adopt~~ enforce LDC's regulations that require the on-site management of drainage and stormwater based on the following criteria:

- a. either the runoff from the first inch of rainfall on the site or the first two and a half inches of runoff for the impervious areas, whichever is greater;
- b. the requirements of the St. John's River Water Management District; and
- c. the Level of Service established in the Drainage Sub-element of the Comprehensive Plan.

POLICY 1.1.2 2-7: The City shall continue to require all new commercial and subdivision development to show on the plans how the retention/detention system will limit sediment loads in the stormwater runoff.

POLICY 1.1.3 6: The City shall assist and cooperate with ~~FDEP~~ the Florida Department of Environmental Protection in identifying all point and non-point ~~pollution~~ sources of water pollution.

POLICY 1.1.4 2-6: The City shall continue to identify sources that discharge pollutants into the City's Municipal Separate Storm Sewer System (MS4) ~~and~~ develop programs to reduce or eliminate their impact.

POLICY 1.1.5: The City shall work with Orange County, the Department of Environmental Protection, the Department of Health, St. Johns River Water Management District (SJRWMD), and public and private domestic wastewater treatment facilities to develop an onsite sewage treatment and disposal system remediation plan to extend wastewater collection lines and connect priority septic systems to the utilities' central sewer service.

POLICY 1.1.6: All new development within the City of Belle Isle shall be required to connect to and be served by the utilities' central sewer service.

POLICY 1.1.7: In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks.

POLICY 1.1.8: New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing

sanitary sewer services do not exist.

OBJECTIVE 1.2: GROUNDWATER RECHARGE. The City shall adopt the following policies to maintain or improve groundwater recharge to enable safe and sustainable water consumptive use.

POLICY 1.2.1 1.3: The City shall continue to support the St. John's River Water Management District's water conservation programs by educating the City's residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations.

POLICY 1.2.2 1.2: The City of Belle Isle shall continue with the established Wellhead Protection Program in conjunction with Orange County and St. John's River Water Management District. The program shall address the following issues:

- a. Identify zones of contributions and cones of influence for each wellhead as areas within a 500-foot radius of the wellhead;
- b. Regulations prohibiting potentially high risk land uses, such as but not limited to wastewater facilities, manufacturing and storage of hazardous or toxic wastes, and all industrial uses, within the established cones of influence;
- c. Regulations for Land Use and development in cones of influence, including a minimum of 20% of total area for open space and a maximum of 80% for development, shall be established to protect the function of natural drainage features and aquifer recharge areas; and
- d. Elimination of all existing high risk land uses from the identified cones of influence within 5 years.

OBJECTIVE 1.43: WATER SUPPLY. ~~Goal 3~~ Ten-year water supply facilities work plan. The City shall assess projected water needs and sources for at least a ten-year planning period by creating and maintaining a water supply facilities work plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and where possible substitute alternative water sources for the use of groundwater.

POLICY 1.43.1 ~~Objective 3.1:~~ To establish, promote and require water conservation techniques and programs where feasible for current and future development. These techniques and programs are identified in the Water Supply Facilities Work Plan, affixed as an exhibit to the Infrastructure Element. The City of Belle Isle shall continue to implement the water conservation efforts identified in the work plan.

- a. ~~POLICY 3.1.1:~~ The City's Land Development Code shall require waterwise landscape and irrigation practices consistent with the water management district's lawn and landscape irrigation rule for new development and substantial renovations.
- b. ~~POLICY 3.1.2:~~ The City shall provide information on water conservation to the public through printed media and the City's website.

c. ~~POLICY 3.1.3:~~ The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.

d. ~~POLICY 3.1.4:~~ The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the city's own public work projects.

OBJECTIVE 1.54: LAKE PROTECTION. ~~Objective 2.1:~~ The City shall conserve, appropriately use, and protect the water quality of the Conway Lake Chain and the adjacent wetlands to maintain their environmental and recreational benefits.

POLICY 1.54.1 2.8:

The City shall maintain the existing interlocal agreement with Orange County Environmental Protection Department to support the enforcement of the regulation prohibiting development of all natural water bodies and floodplains.

POLICY 1.54.2 1.8:

~~Prior to 2005, t~~The City shall attempt to enter discussions for the development of an interlocal agreement with Orange County Environmental Protection Department to monitor activities which, may be detrimental to the ecology along the Conway Chain of Lakes.

POLICY 1.54.3 2.1.1:

The City shall employ aquatic plant management practices, which reduce the degree of non-native, undesirable aquatic plants so as to ensure that the lakes are available for recreational boating and fishing.

GOAL 2: TO PRESERVE THE NATURAL ENVIRONMENT OF BELLE ISLE, AND TO CONSERVE THE CITY'S NATIVE VEGETATION, CONSERVATION LANDS, WETLANDS AND PROTECTED AND ENDANGERED SPECIES. ~~The City of Belle Isle shall protect its environmentally sensitive areas and ensure that existing and proposed development does not degrade or diminish its natural resources.~~

OBJECTIVE 2.1 1.3: The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern by ensuring that existing and proposed development does not degrade or diminish its natural resources.

POLICY 2.1.1 1.3.2: ~~By December 31, 2010~~ The City shall adopt an ordinance concerning the protection of wildlife and plants that are endangered, threatened or a species of special concern identified in and consistent with the Florida Department of Environmental Protection and Florida Statutes.

POLICY ~~2.1.2~~ ~~4.3.4~~: The City shall ~~maintain~~ ~~adopt by January 1993~~ a conservation ordinance which is designed to:

- a. Preserve and protect all wildlife and their habitats listed as endangered, threatened or of special concern pursuant to Florida Statute Chapter 372 by designating conservation/wetland areas for protection on the Future Land Use Map;
- b. Regulate the ~~protection removal~~ and mitigation of all wetlands;
- c. Preserve the natural function of wetlands by prohibiting development in wetlands, and limiting development surrounding wetlands;
- d. Prohibit development of all natural water bodies and floodplains; and
- e. Prohibit the issuance of any development orders which will harm or destroy any wildlife, wildlife habitat, wetland, or water body.

POLICY ~~2.1.4~~ ~~4.1.9~~: The City shall continue to adopt regulations for environmentally sensitive lands based on the following standards:

- A. Development shall be prohibited in areas designated with a Conservation land use classification;
- B. Permits shall be required for any allowed activity such as gazebos, walkways and trails in these areas.

POLICY ~~2.1.5~~ ~~4.2.5~~: ~~Prior to January 2005,~~ The City shall adopt the following natural resource protection items:

- A. A tree preservation ordinance for individual parcels; and
- B. A landscape ordinance which requires Xeriscaping in all new commercial developments, City owned property, and common areas in new subdivisions

POLICY ~~2.1.6~~ ~~2.1.2~~: The City shall continue management of licensed aquatic plant management firms to control aquatic plants in accordance with all county, water management district and state restrictions and requirements.

POLICY ~~2.1.7~~ ~~2.1.3~~: The City shall continue to enforce its floodplain regulations, which prohibit the altering of, or construction in any stream or floodway, and the adding of any fill to wetland floodplain areas.

OBJECTIVE ~~2.2~~ ~~4.2~~: The City shall preserve its natural resources: the Conway Chain of Lakes; soils; minerals; and native vegetative communities through implementation of the following policies.

POLICY ~~2.2.1~~ ~~4.2.4~~: The City shall prohibit all mining activities in Belle Isle.

POLICY ~~2.2.2~~ ~~4.2.3~~: The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.

POLICY ~~2.2.3~~ ~~4.2.4~~: The City shall require all new commercial and subdivision developments to submit soil suitability studies and a plan for preventing soil erosion on the site.

GOAL 3: TO PROACTIVELY PLAN TO MINIMIZE, PREVENT AND MITIGATE COMMUNITY EXPOSURE TO HAZARDOUS WASTE TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE.

OBJECTIVE 3.1: Belle Isle shall meet all federal and state guidelines for the management of hazardous waste and protect the environment from the effects of the storage and transportation of hazardous waste.

POLICY 3.1.1 1.3.4: The City shall cooperate with the Orange County Environmental Protection Division to ensure the proper use, storage, disposal, and recycling of hazardous materials.

POLICY 3.1.2 1.3.3: The City shall assess the impact of hazardous waste on the City's natural resources, especially Conway Chain of Lakes, by reviewing periodic testing and studies of the land and waterways.

POLICY 3.1.3 1.4.1: The City's Land Development ~~Codes~~ Code shall include a process for granting occupational licenses which shall require businesses to identify their impact on air and water quality, and whether they are a small quantity hazardous waste generator through the DEP Hazardous Waste regulation Section.

GOAL 4: TO PROTECT AND WHERE POSSIBLE IMPROVE AIR QUALITY TO ENHANCE COMMUNITY RESILIENCY AND CLIMATE ACTION.

OBJECTIVE 4.1 1.1: The City shall adopt the following policies to maintain or improve air quality and ~~water quality~~ and continue to meet or exceed all applicable air ~~and water~~ quality standards.

POLICY 4.1.1 1.1.4: The City shall continue to support air quality regulations established by the Environmental Protection Agency (EPA) by maintaining land use controls and by enforcing nuisance abatement regulations.

POLICY 4.1.2 1.1.5: The City shall require all new subdivisions and site plans to include provisions for alternative transportation modes ~~in order~~ to reduce the air pollution attributable to private automobiles.

OBJECTIVE 4.2 Goal 4: To conserve energy resources for future generations and help reduce greenhouse gas emissions.

~~Objective 4.1~~ **POLICY 4.2.1:** ~~To conserve natural resources and reduce pollution~~ The City shall reduce greenhouse gas emissions by implementing the following policies:

- a. **POLICY 4.1.1:** The City shall evaluate and consider the future use of hybrid and alternative fuel vehicles as well as electric vehicles into its fleet of vehicles.
- b. **POLICY 4.1.2:** The City shall adopt Land Development Code regulations ~~by 2010~~ that require new development and redevelopment to incorporate sustainable building design, construction materials, and energy conservation strategies consistent with national and state-recognized green building standards.
- c. **POLICY 4.1.3:** The City shall adopt new Land Development Code Regulations to implement incentives to encourage new construction and redevelopment to obtain

green certification such as Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC) certification.

- d. ~~**POLICY 4.1.4:**~~ The City shall partner with Orange County and the other municipalities to develop a local climate action plan.
- e. ~~**POLICY 4.1.5:**~~ The City shall support Orange County's regulation of businesses and industries that have an impact on air quality and through code enforcement help to ensure that proper pollution control devices are used and maintained.
- f. ~~**POLICY 4.1.6:**~~ The City shall support, encourage, and coordinate with the County's effort to create incentives to support green building and green development for the private sector such as reduced fees, and expedited permit review.

INTERGOVERNMENTAL COORDINATION ELEMENT



VII

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE FOR THE EXCELLENT DELIVERY OF SERVICES TO THE RESIDENTS OF BELLE ISLE THROUGH INTERGOVERNMENTAL COORDINATION AMONGST ALL AGENCIES MAKING DECISIONS AFFECTING THE CITY'S GROWTH MANAGEMENT AND PLANNING, TRANSPORTATION, ESSENTIAL SERVICES, NATURAL RESOURCES, EMERGENCY MANAGEMENT AND EDUCATION.

OBJECTIVE 1.1: INTERGOVERNMENTAL COMMUNICATION. The City of Belle Isle shall maintain effective and efficient communication and working relationships with Orange County, the Cities of Orlando and Edgewood, Orange County Utilities, Orlando Utility Commission, Greater Orlando Aviation Authority, St. Johns River Water Management District (SJRWMD), East Central Florida Regional Planning Council, and other special districts, agencies and units of governments identified to be active in the City.

POLICY 1.1.1: The City shall adopt formal coordination procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units (partner organizations).

POLICY 1.1.2: The City will provide opportunities for partner organizations and affected entities to review and comment on the Comprehensive Plan prior to formal adoption of updates and amendments.

POLICY 1.1.3: Belle Isle will implement procedures for the notification and exchange of information with Orange County, City of Edgewood, and the City of Orlando regarding changes in land use or zoning of areas within one mile of its boundaries.

POLICY 1.1.4: Belle Isle will coordinate with partner agencies to develop procedures and protocol for the exchange of information and data in order to leverage available resources and foster a collaborative approach to addressing regional issues.

POLICY 1.1.5: For any public facility within Belle Isle for which the City does not have responsibility, the City will participate in establishing Level of Service (LOS) with the entity that has operational and maintenance responsibility for that facility and adopt such standard(s) into the Comprehensive Plan and appropriate City plans and documents.

POLICY 1.1.6: The City shall regularly review the Comprehensive Plan to determine if memorandums of understanding or other interlocal agreements are needed with adjacent jurisdictions or other agencies.

POLICY 1.1.7: Continue interlocal agreements with Orange County and continue to identify issues for interlocal agreements with the City of Orlando and City of Edgewood. Where appropriate, the City Council will execute memorandums of understanding or other interlocal agreements with adjacent jurisdictions or other agencies in order to ensure coordination and formalize responsibilities.

POLICY 1.1.8: The City will monitor updates to Florida Statutes on an annual basis

relating to intergovernmental coordination to ensure the intergovernmental planning process maintains internal consistency and conforms with state and regional goals and objectives.

OBJECTIVE 1.2: JOINT AREA PLANNING AGREEMENTS. The City shall develop coordination mechanisms which will minimize the impact on the City from development which is adjacent to Belle Isle and provide formal procedures for working with the adjacent local government.

POLICY 1.2.1: Continue discussions to identify issues for joint planning area agreements with Orange County, City of Orlando, and the City of Edgewood.

POLICY 1.2.2: The Joint Planning Area Agreements shall address at a minimum the following issues:

- a. Boundaries of the joint planning area;
- b. ~~future~~ Future Land Use designation for land within the boundaries;
- c. Procedures for sharing information and data particularly on Land Use and Zoning changes;
- d. Identification of the entities that provide infrastructure and the LOS for each facility or service;
- e. Establishment of annexation procedures for property within the Joint Planning Area;
- f. Establishment of common environmental regulations especially for water quality;
- g. Roadway extensions, widening, improvements and creation;
- h. Facilities and sites for recreation and open space; and
- i. Methods for resolving conflicts that arise with the Joint Planning Area;
- j. Annexation of strategic parcels as identified by the City Council; and,
- k. Coordination between Joint Planning Area partners regarding annexation strategies.

GOAL 2: COORDINATED AND COOPERATIVE FACILITIES AND INFRASTRUCTURE PLANNING. COORDINATE THE PLANS AND POLICIES OF THE CITY OF BELLE ISLE AND ADJACENT LOCAL GOVERNMENTS TO PROVIDE FOR THE DELIVERY OF ADEQUATE AND APPROPRIATE PUBLIC FACILITIES, INFRASTRUCTURE, AND NATURAL RESOURCE PROTECTION.

OBJECTIVE 2.1: TRANSPORTATION. Coordinate with, MetroPlan Orlando, Orange County Transportation Authority, Florida Department of Transportation, and LYNX in the planning, funding, and construction of transportation improvements within or affecting the City of Belle Isle and for implementation of the Transportation Element.

POLICY 2.1.1: The City will coordinate proposed transportation planning and infrastructure improvements, including roadways, bikeways, sidewalks, pathways, and trails, affecting Belle Isle with other jurisdictions through the means described under the Transportation Element of this Plan.

POLICY 2.1.2: The City will participate in the MetroPlan Orlando planning processes for system-wide facility needs.

POLICY 2.1.3: The City shall monitor for conflicts, or potential conflicts, in LOS standards

for transportation facilities in other adjacent jurisdictions and shall pursue resolution of those conflicts through exchange of data with governmental partners.

POLICY 2.1.4: The City shall maintain and annually update an inventory of the various LOS standards for its and adjacent jurisdictions public utilities and where applicable shall discuss with the subject jurisdiction a means of coordinating those standards which are not in agreement. Data shall be acquired from the relevant jurisdictions.

OBJECTIVE 2.2: POTABLE WATER AND WASTEWATER. Coordinate with Orange County Utilities and the Orlando Utility Commission in the planning, funding, and construction of utilities improvements within or affecting the City of Belle Isle and for implementation of the Infrastructure Element.

POLICY 2.2.1: The City shall coordinate with the Orange County Health Department, Orange County Utilities, and Orlando Utilities Commission, for the provision of potable water, and the processing and disposal of wastewater.

POLICY 2.2.2: The City shall provide up to date development data and population projections to utility providers to ensure efficient and sufficient delivery of potable water and sanitary sewer services.

OBJECTIVE 2.3: NATURAL RESOURCES. Protect natural resource systems both internal to the City and those that cross governmental boundaries through a coordinated approach with partner agencies for implementation of the Conservation Element.

POLICY 2.3.1: The City shall coordinate with the Florida Department of Environmental Protection, the Orange County Environmental Protection Division, the St. John's River Water Management District, South Florida Water Management District, the City of Edgewood, and Orange County for the implementation of the goals, objectives and policies found in the Conservation Element.

POLICY 2.3.2: The City shall participate with adjacent governmental and non-governmental natural resource protection agencies, including local, state and federal environmental agencies, in regularly conducted natural resource protection staff intergovernmental coordination meetings.

POLICY 2.3.3: To provide increased protection of natural resource systems which cross government boundaries, the City shall continue to participate with other governments to prepare and implement water management plans, water supply plans, and other water resource management plans.

POLICY 2.3.4: The City shall enter into interlocal agreement with the City of Edgewood and other applicable agencies, to establish a process to coordinate water quality monitoring in Lake Conway Chain of Lakes.

POLICY 2.3.5: The City shall re-evaluate its policies for protecting and enhancing natural resources upon a review of natural resource management plans that are newly adopted or revised by other partner agencies for consistency and to facilitate implementation, including the Orange County Low Impact Development Manual.

POLICY 2.3.6: The City shall continue to pursue efforts to coordinate with Orange County, the St. Johns River Water Management District, and other participating agencies to implement a plan for surface water management in the Boggy Creek Watershed.

OBJECTIVE 2.4: WATER SUPPLY. The City shall ensure the coordination of the Comprehensive Plan with the St. Johns River Water Management District's Regional Water Supply Plan and Water Supply Facilities Work Plan (WSFWP).

POLICY 2.4.1: Participate in the water supply planning process in conjunction with the St. Johns River Water Management District and other pertinent entities with the objective to assist in the development of a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs.

POLICY 2.4.2: The City will maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional Water Supply Plan.

POLICY 2.4.3: The City shall exchange water supply information with the St. Johns River Water Management District, East Central Florida Regional Planning Council and local governments through water supply planning work groups and through meetings on an as-needed basis.

POLICY 2.4.4: The City shall notify the applicable water supplier upon submittal of any land use change or rezoning request which would increase water and wastewater demand to ascertain capacity availability.

OBJECTIVE 2.5: HOUSING. The City shall coordinate with Orange County to address housing needs, including the provision of affordable housing, for implementation of the Housing Element, as required by Florida Statutes.

POLICY 2.5.1: The City shall coordinate with Orange County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability.

OBJECTIVE 2.6: SCHOOLS. Pursuant to State Law and the adopted Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the City shall continue to participate in cooperative planning with the School Board of Orange County to ensure that the public educational needs and desires of the community (K-12) are thoroughly and fairly assessed.

POLICY 2.6.1: The City shall coordinate with the School Board of Orange County for: better coordination of the establishment of new schools in time and place with residential development; greater efficiency for the School Board and local governments by locating schools to take advantage of existing and planned infrastructure; improved student access and safety; locating and designing schools to serve as community focal points; greater efficiency through co-location of schools and other community facilities; reducing pressure on schools resulting from urban sprawl, in accordance with the "Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency" dated March 9, 2011.

POLICY 2.6.2: The City shall, throughout the planning period, coordinate with the Orange

County Public Schools (OCPS) Staff to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools, as may be required by the Florida Statutes.

POLICY 2.6.3: The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.

POLICY 2.6.4: The City shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

POLICY 2.6.5: As a member of the OCPS Technical Planning Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

POLICY 2.6.6: The City shall coordinate with the OCPS to research and identify alternative planning and funding mechanisms to provide sufficient school capacity for future City growth.

POLICY 2.6.7: The City shall participate in the periodic school impact fee study/ordinance update process, providing input and recommendations to Orange County and OCPS as appropriate.

OBJECTIVE 2.7: EMERGENCY MANAGEMENT. The City shall coordinate with other local governments and agencies to protect the residents of Belle Isle from the effects of natural hazards, hurricane and storm events, fires, pandemics and similar emergencies.

POLICY 2.7.1: The City shall cooperate with Orange County and other agencies in the development and implementation of plans and programs to prevent and address natural hazards, fires, and similar emergencies.

POLICY 2.7.2: The City shall cooperate with Orange County to maintain a current emergency management program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

POLICY 2.7.3: The City shall participate in the Orange County Local Mitigation Strategy (LMS) Working Group to proactively coordinate on emergency management needs with local and regional partners, and to maintain qualification for federal emergency management grants.

POLICY 2.7.4: The City shall continue to examine the need for interlocal agreements and other means to prepare for and deal with such emergencies.

GOAL 3: PROVIDE FOR METHODS OF EFFECTIVE DIALOGUE AND COMMUNICATION WITH OTHER LOCAL GOVERNMENTS TO ADDRESS ISSUES WHICH HAVE AN EFFECT BEYOND THE MUNICIPAL BOUNDARIES OF THE CITY.

OBJECTIVE 3.1: The City will adopt formal dispute resolution procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units.

POLICY 3.1.1: The City shall utilize the East Central Florida Regional Planning Council's informal mediation process to resolve conflicts resulting from multi-jurisdictional land development regulations and to resolve annexation issues.

POLICY 3.1.2: If required, the City of Belle Isle will utilize the formal dispute resolution processes and procedures set forth in Chapter 164, Florida Statutes to resolve conflict with other local governments.

POLICY 3.1.3: The City will enter into interlocal agreements with adjacent local governments, as necessary, to formalize processes and procedures for dispute resolution of issues of multi-jurisdictional concern.

GOAL 4: MAINTAIN A COMPACT GROWTH BOUNDARY THAT CAN BE READILY SERVED BY EXISTING AND PLANNED INFRASTRUCTURE AND MANAGE GROWTH THROUGH THE PLANNING HORIZON.

OBJECTIVE 4.1: ANNEXATION STRATEGY. Develop a coordinated strategy for the annexation of lands into the City of Belle Isle to support logical municipal boundaries, neighborhood protection and orderly development patterns.

POLICY 4.1.1: Develop a comprehensive annexation strategy that identifies and prioritizes areas for future City expansion based upon established criteria; an example of such criteria would be land that is located along major roadways.

POLICY 4.1.2: Analyze the fiscal impacts of prioritized annexation areas to ensure net positive fiscal impact to the City.

OBJECTIVE 4.2: ANNEXATION COORDINATION. The City will coordinate with Orange County and the City of Orlando on the feasibility of a joint planning agreement relating to annexation priorities of the City.

POLICY 4.2.1: The City shall coordinate with Orange County to ensure a coordinated annexation process. Should annexations occur, the City shall confer with all affected jurisdictions to insure an equitable and smooth transition from Orange County to City jurisdiction.

POLICY 4.2.2: The City shall consider annexation requests from property owners who wish to voluntarily become a part of the city and whose properties are contiguous to existing city limits in accordance with Florida Statutes.

POLICY 4.2.3: Any petition to annex property into the City of Belle Isle should not be approved if such annexation will adversely impact the supply and delivery of any public facilities and services, or otherwise present an unreasonable burden to the citizens of Belle Isle.

GOAL 5: ENSURE COORDINATION OF CONCURRENCY MANAGEMENT POLICIES BETWEEN ADJACENT LOCAL GOVERNMENTS AND AGENCIES.

OBJECTIVE 5.1: The Concurrency Management Policy for Belle Isle will identify the LOS for services not provided by the City that are consistent with the LOS standards adopted by the

governmental agency that provides that service.

POLICY 5.1.1: The Concurrency Management Policy for the City shall include a provision for reviewing the impact of development in Belle Isle in the surrounding areas. Unless a level of service standard has been waived in a respective Element, as allowed by the Florida Statutes, if such development would result in a LOS below that government's adopted standard, the City shall require the improvements necessary to maintain the LOS at an acceptable level.

POLICY 5.1.2: The Concurrency Management Policy shall include a process for the provision of public facilities and services to inform the City on the current and projected LOS for a particular facility or service.

POLICY 5.1.3: The Belle Isle Police Department shall meet all state standards including LOS standards for Police.

POLICY 5.1.4: The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.

~~**GOAL 1:** To coordinate with the various governmental agencies on the local, regional and state levels, to avoid duplication of services, improve communications between agencies and Belle Isle, and to ensure consistency and compatibility of each entities' goals, objectives and policies.~~

~~**OBJECTIVE 1.1:** After December 2007, the City shall coordinate the implementation of the Comprehensive Plan with the various governmental agencies which provide services but do not have regulatory authority over the use of the land.~~

~~**POLICY 1.1.1:** The City shall coordinate with the Florida Department of Transportation, Orange County, City of Orlando, City of Edgewood, and the Metropolitan Planning Organization for implementing the goals, objectives and policies in the Transportation Element.~~

~~**POLICY 1.1.2:** The City shall coordinate with the Orange County Health Department, Orange County Public Utilities, and Orlando Utilities Commission, for the provision of potable water, and the processing and disposal of wastewater.~~

~~**POLICY 1.1.3:** The City shall coordinate with the St. John's River Water Management District, South Florida Water Management District, Orange County Engineering, Florida Department of Environmental Protection, and Orange County Public Works to implement the goals, objectives and policies found in the Infrastructure Element.~~

~~**POLICY 1.1.4:** The City shall coordinate with the, the Florida Department of Environmental Protection, the Orange County Environmental Protection Department, the St. John's River Water Management District, South Florida Water Management District, the City of Edgewood, and Orange County for the implementation of the goals, objectives and policies found in the Conservation Element.~~

~~**POLICY 1.1.5:** The City shall coordinate with the Florida Department of Environmental Protection, Orange County, the School Board, and the City of~~

~~Orlando for the implementation of the goals, objectives and policies in the Recreation and Open Space Element.~~

~~**OBJECTIVE 1.2:** The City shall develop coordination mechanisms which will minimize the impact on the City, from development which is adjacent to Belle Isle, and provide formal procedures for working for the adjacent local government.~~

~~**POLICY 1.2.1:** Continue discussions to identify issues for joint planning area agreements with Orange County, City of Orlando, and the City of Edgewood.~~

~~**POLICY 1.2.2:** The Joint Planning Area Agreements shall address at a minimum the following issues:~~

- ~~i.~~ Boundaries of the joint planning area;
- ~~m.~~ future Land Use designation for land within the boundaries;
- ~~n.~~ procedures for sharing information and data particularly on Land Use and Zoning changes;
- ~~o.~~ identification of the entities that provide infrastructure and the LOS for each facility or service;
- ~~p.~~ establishment of annexation procedures for property within the Joint Planning Area;
- ~~q.~~ establishment of common environmental regulations especially for water quality;
- ~~r.~~ roadway extensions, widening, improvements and creation;
- ~~s.~~ facilities and sites for recreation and open space; and
- ~~t.~~ methods for resolving conflicts that arise with the Joint Planning Area.

~~**POLICY 1.2.3:** Continue interlocal agreement with Orange County and continue to identify issues for interlocal agreements with the City of Orlando and City of Edgewood.~~

~~**POLICY 1.2.4:** The City shall utilize the East Central Florida Regional Planning Council's informal mediation process to resolve conflicts resulting from multi-jurisdictional land development regulations and to resolve annexation issues.~~

~~**OBJECTIVE 1.3:** The City shall have consistent LOS standards for public facilities and services which are provided by governments other than Belle Isle such as Orange County Public Schools.~~

~~**POLICY 1.3.1:** The Concurrency Management Policy for Belle Isle will identify the LOS for services not provided by the City that are consistent with the LOS standards adopted by the governmental agency that provides that service.~~

~~**POLICY 1.3.2:** The Concurrency Management Policy for the City shall include a provision for reviewing the impact of development in Belle Isle in the surrounding areas. If such development would result in a LOS below that government's adopted standard, the City shall require the improvements necessary to maintain the LOS at an acceptable level.~~

~~**POLICY 1.3.3:** The Concurrency Management Policy shall include a process for~~

~~the provision of public facilities and services to inform the City on the current and projected LOS for a particular facility or service.~~

~~**POLICY 1.3.4:** The Belle Isle Police Department is being established April 1, 2009 and will meet all state standards including LOS standards for Police.~~

~~**POLICY 1.3.5:** The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.~~

~~**Objective 1.4:** The City shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.~~

~~**Policy 1.4.1:** The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.~~

~~**Policy 1.4.2:** The City shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.~~

~~**Policy 1.4.3:** As a member of the OCPS Technical Advisory Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.~~

~~**Policy 1.4.4:** The City shall comply with the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2008 along with the goals, objectives and policies of the Public School Facilities Element.~~

~~**Policy 1.4.5:** The City shall coordinate with the OCPS to research and identify alternative planning and funding mechanisms to provide sufficient school capacity for future City growth.~~

~~**Policy 1.4.6:** The City shall participate in the periodic school impact fee study/ordinance update process, providing input and recommendations to Orange County and OCPS as appropriate.~~

~~**Objective 1.5:** Effectively coordinate with all applicable local, state and federal agencies regarding the City's adopted Water Supply Facilities Work Plan (WSFWP).~~

~~**Policy 1.5.1:** The city shall review and coordinate with the most recently published District Water Supply Plan and St. John's River Water Management District staff in projecting the future supply and demand for potable water and alternative sources and in preparing amendments to the Water Supply Facilities Work Plan that affects the City within 18 months of any updates to the District Water Supply Plan.~~

~~**Policy 1.5.2:** The City shall exchange water supply information with the St. Johns River Water Management District, East Central Florida Regional Planning Council and local governments through water supply planning work groups and through~~

~~meetings on an as-needed basis.~~

Policy 1.5.3: ~~The City shall notify the applicable water supplier upon submittal of any land use change or rezoning request which would increase water and wastewater demand to ascertain capacity availability.~~

CAPITAL IMPROVEMENTS ELEMENT



VIII

CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PLAN FOR AND MANAGE THE PROVISION OF PUBLIC FACILITIES AND SERVICES IN A FISCALLY SOUND MANNER, AND ADEQUATELY SERVE THE NEEDS OF THE EXISTING AND FUTURE POPULATION OF BELLE ISLE. THE CITY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE PUBLIC FACILITIES IN A MANNER THAT PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROVIDES FOR NEEDED EXPANSIONS CONCURRENT WITH AN ORDERLY AND COMPACT GROWTH PATTERN.

OBJECTIVE 1.1: The City shall guide the provision of public facilities by annually identifying capital improvements to meet the needs of the existing and future population, and the improvements needed to replace antiquated, worn-out, obsolete, inefficient, and economically unfeasible facilities.

POLICY 1.1.1: The City shall adopt a financially feasible Capital Improvements Program and capital budget with each annual budget: to ensure that the necessary public facilities will be in place to meet Levels of Service established within the Comprehensive Plan.

POLICY 1.1.2: The Capital Improvements Schedule shall be reviewed and updated annually to reflect any applicable changes to goals, objectives and policies or capital improvement needs set forth in all elements of the Comprehensive Plan.

POLICY 1.1.3: The Capital Improvements Program shall define capital improvement as any public physical improvement or land acquisition over \$10,000. Capital projects for the following facilities and infrastructure will be included and funded as part of the City's Capital Improvements Schedule, at minimum:

- (1) Potable Water
- (2) Sanitary Sewer
- (3) Stormwater Management (Drainage)
- (4) Solid Waste

POLICY 1.1.24: The Capital Improvement Program shall prioritize the identified improvements according to the following criteria:

- a. Elimination of a public hazard;
- b. Consistency with identified existing capacity deficits in the Comprehensive Plan;
- c. Financial feasibility and impact on the City budget;
- d. Consistency with the location of projected growth based on the Future Land Use Map, and supporting data;
- e. Ability to serve the future population;
- f. Consistency with plans for improvements by other agencies within Belle Isle;
- g. Maintenance or improvement to Level of Service (LOS);
- h. Capacity deficiency;
- i. Right-of-way availability/reservation;
- j. Support the use of alternative modes of transportation;
- k. Address backlogged facilities to the extent possible; and
- l. Legislative mandates and requirements.

POLICY 1.1.3: The Capital Improvements Program shall define capital improvement as any public

~~physical improvement or land acquisition over \$10,000. For the purposes of the Comprehensive Plan, capital improvements shall be limited to open spaces, recreation, transportation, solid waste, potable water, wastewater and drainage facilities.~~

POLICY 1.1.45: The Capital Improvements Program shall be financially feasible and consistent with the Comprehensive Plan.

POLICY 1.1.56: The City shall maintain all City owned infrastructure at a level of service adequate to extend the use of the facility, and reduce the future repair or replacement costs.

POLICY 1.1.67: The repair or replacement of capital facilities shall be reviewed under the same criteria listed in Policy 1.1.24. The City shall plan for the replacement of capital facilities and begin identifying funding sources during its annual budget cycle.

POLICY 1.1.78: The City shall seek the highest quality new and replacement capital improvements at the lowest cost in order to provide the greatest savings to the residents of Belle Isle.

POLICY 1.1.89: The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program as necessary, based on the policies outlined in this Element.

POLICY 1.1.910: The Capital Improvements Element shall be a ~~five-year~~ five-year program that is updated annually and may be amended ~~twice~~, if required through the Growth Management state defined plan amendment process. ~~In the event an emergency of the Capital Improvements Element can be amended more than twice in a year.~~

POLICY 1.1.4011: The Capital Improvements Element shall be integrated into the Capital Improvements Program process and the first year of the Capital Improvement Program will represent the Capital budget that is adopted by the City Council with each annual budget.

POLICY 1.1.4412: The City shall, whenever possible, allocate funds within the Capital Improvements Program for water conservation efforts to include public education materials.

OBJECTIVE 1.2: The City shall continue to provide a comprehensive and viable financial strategy, balancing the capital improvement needs of Belle Isle with the ability of the City to pay for them.

POLICY 1.2.1: The City shall adopt the following debt management policy:

- The maximum ratio of debt service to total revenue shall be .1;
- The use of revenue bonds shall be limited to a maximum of 25% of the total revenues; and
- The maximum ratio of outstanding capital debt to ad valorem taxes shall not exceed .1.

POLICY 1.2.2: The City shall not approve any capital improvement that the City cannot adequately fund the operation and maintenance of the improvement.

OBJECTIVE 1.3: The City shall maintain the adopted level of service standards for public facilities and services identified in the Comprehensive Plan, by requiring all proposed development to pay for the capital improvements necessary to serve the development at the adopted level of service.

POLICY 1.3.1: The City shall utilize the level of service standards (LOS) identified in this plan to

evaluate and permit new development in order to maintain adopted level of service standards for existing and future needs.

POLICY 1.3.2: Belle Isle shall adopt a peak hour minimum level of service standard of “C”E on all City local roads. The level of service standard shall be based on the information provided in the Transportation Element.

POLICY 1.3.53: The City shall adopt a level of service for solid waste of 4.0 pounds per person per day for residential uses, and 2.0 pounds per person per day for commercial uses. The LOS shall be used for determining the availability of the Orange County Landfill.

POLICY 1.3.4: The City shall adopt level of service standards for potable water as follows:

User	Level of Service Standard
Residential	350 gallons/unit/day
Non-Residential	2,000 gallons/acre/day

POLICY 1.3.5: The City shall adopt level of service standards to determine whether there is sufficient wastewater service available to service proposed developments:

User	Level of Service Standard
Residential	
Single Family	300 gallons/unit/day
Multi-Family	225 gallons/unit/day
Commercial	
Professional-Office	0.1 gallons/sq.ft./day
General Commercial	0.25 gallons/sq.ft./day
Hotel/Motel	265 gallons/room/day
Industrial	0.15 gallons/sq.ft./day

POLICY 1.3.6: The City shall adopt the following Level of Service standards for all new drainage systems:

Water Quality: All retention/detention facilities shall retain either the first 1/2” of runoff from the entire site or the runoff from 1” of rainfall, whichever is greater.

Facility	Design Storm
<u>Bridges</u>	<u>50-year</u>
<u>Canals, ditches or culverts for drainage external to development</u>	<u>25-year</u>
<u>Cross drains and storm sewers</u>	<u>10-year</u>
<u>Roadside swales, drainage internal to development or individual house</u>	<u>10-year</u>
<u>Detention basins/retention basins with positive outfall**</u>	<u>25-year</u>
<u>Retention basins without positive outfall***</u>	<u>100-year</u>
<i>Note: All design storms are 24 hours in length.</i>	

Facility	Design Storm
Bridges	50-year

Canals, ditches or culverts for drainage external to development	25 year
Crossdrains and storm sewers	10 year
Roadside swales, drainage internal to development or individual house	10 year
Detention/Retention Basis**	25 year
Retention Basins	100 year

* All Design storms are 24 hours in length.

** With positive outfall.

*** Without positive outfall.

POLICY 1.3.7: The City shall adopt a LOS for activity and resource-based parks of 1.0 acre/1,000 people.

OBJECTIVE 1.4: ~~In December of 1992, the City adopted~~ maintains as part of the Land Development Code, a Concurrency Management System which provides the process and procedures for evaluating the impact of a new development on the adopted level of service standards. The City of Belle Isle shall continue to enforce the Concurrency Management System pursuant to the following policies.

POLICY 1.4.1: The City shall ensure that adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy (CO) or its equivalent, ~~or the City shall consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve development by the anticipated issuance date of the CO or its equivalent.~~

POLICY 1.4.2: The Concurrency Management System mandates that all development order approvals ~~issued after January 1, 1993~~ shall be conditioned upon the availability of adequate facilities. It shall be the responsibility of the applicant to provide proof that the proposed development will not reduce the level of service below the level of service adopted in the City's Comprehensive Plan for any public facility. The necessary facilities and services needed to serve the new development must be scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the City's adopted five-year schedule of capital improvements.

POLICY 1.4.3: The City of Belle Isle shall plan for and provide needed capital facilities that are within the fiscal capability of the City through the adoption of a Capital Improvements Program (CIP). For those needed capital facilities that are under the fiscal responsibility of another public agency, the City of Belle Isle shall adopt by reference the applicable agency's 5-year capital improvement program or work plan, attached to this Element as Exhibit A.

City of Belle Isle

Five Year Capital Improvement Plan

2009/2010 – 2013/2014

Project Year	Project Name/ Description	Total Project Cost	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	Dept	Revenue Source
2008/2013	Canopy Removal	\$90,000	\$10,000	\$20,000	\$20,000	\$20,000	\$20,000	519	General Fund
2008/2009	Phase II Drainage Improvements	\$95,654	\$95,654	\$0	\$0	\$0	\$0	519	SWU & General
2008/2013	Emergency Project Funding	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	513	General Fund
2008/2013	Lake Conway East & Windsor Place street resurfacing	\$376,100	\$333,100	\$43,000	\$0	\$0	\$0	541	General Fund
2008/2013	Tree Replacement	\$85,000	\$5,000	\$20,000	\$20,000	\$20,000	\$20,000	541	General Fund
2008/2013	Sidewalk & Curb Repair	\$250,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	519	General Fund
2008/2013	Phase III Drainage Improvements	\$2,040,594	\$390,124	\$1,117,740	\$532,730	\$0	\$0	519	SWU & General
2008/2009	Traffic Calming	\$85,000	\$5,000	\$20,000	\$20,000	\$20,000	\$20,000	541	General Fund
2007/2014	Community Beautification	\$450,000	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	519	General Fund
2007/2014	Community Improvement Grants	\$110,000	\$10,000	\$25,000	\$25,000	\$25,000	\$25,000	519	General Fund
2009/2010	Council Chambers & Audio Visual	\$75,000	\$0	\$75,000	\$0	\$0	\$0	519	General Fund
2008-2009	Building - 1521 Nela Police Dept.	\$29,500	\$29,500	\$0	\$0	\$0	\$0	519	General Fund
2009	Phase I Street Resealing and Resurfacing	\$90,924	\$0	\$90,924	\$0	\$0	\$0	541	General Fund
2010	Phase II Street Resealing and Resurfacing	\$171,120	\$0	\$171,120	\$0	\$0	\$0	519	General Fund
2011	Phase III Street Resealing and Resurfacing	\$205,440	\$0	\$0	\$205,440	\$0	\$0	519	General Fund
2010	Phase IV Drainage Improvements	\$50,704	\$0	\$50,704	\$0	\$0	\$0	519	SWU & General

Five Year sub total

Yearly Total

~~\$4,705,036~~ ~~\$1,078,378~~ ~~\$1,883,488~~ ~~\$1,073,170~~ ~~\$335,000~~
\$335,000

Adjusted Total

\$4,705,036 \$1,078,378 \$1,883,488 \$1,073,170 \$335,000
\$335,000

Footnote:

Phase II Drainage Improvements

3013 Cullen Lake Shore Drive HOA/Road Repair 95,564

95,564

Phase III Drainage Improvements

3013 Trentwood Outfall @ Lincoln res 50,000 staff estimate – staff project

50,000

Phase III Drainage Improvements

Belle Vista Drive Outfall Repair	31,313
Horizon Court Outfall Repair	101,377
Lagoon/Trimble Park Outfall Repair	31,691
Lake Drive Outfall Repair at Sullivan Residence	101,427
Nela Homewood Drainage	985,000
Willoughby Lane Outfall Repair	74,317

1,325,125

Phase III Drainage Improvements

Wind Drivet Road Outfall/Swale Improvement 50,704

50,704

Resurfacing & Curbing

Lake Conway East & Windsor Place street resurfacing

333,1

00 Quando Drive, Playa Court, Jandra Court, and Araje

Court Resurfacing

Cove Drive, Sol Avenue, and Quando Circle Resealing

Road Resurfacing (Windsor Place) 43,000

Wandsworth Avenue, Chiswick Circle, Edlingham

Court, Battersea Court, Deerhurst Drive, Hawford

Circle and

Rothbury Drive Resealing

376,100

Phase I Street Resealing and Resurfacing

Indian Drive, Barby Lane, Seminole Drive, Warren Park,

90,92

4 and Willoughby Lane Resurfacing and Resealing

Court Resurfacing

90,924

Phase II Street Resealing and Resurfacing

Barby Lane and Flowertree Road Resurfacing

61,08

0 Idian Drive, Willoughby Lane, Trentwood Boulevard

Burbank Avenue, Flowertree Road, Via Flora, Wilks Avenue

Woodbine Drive, Waltham Street, Belle Vista Drove,

110,0

40 La Belle Street, Penninsular Drive, Pasadena Road,

Parkway Drive, Venetian Avenue, McClawley Court and

Kissam Court Resealing

171,120

Phase III Street Resealing and Resurfacing

Nela Avenue Spur, Idaho Avenue and Gondola Drive Resurfacing

_____ 152,6

40 Lake Drive, Conway Circle, Nevada Avenue, Swann

Avenue and Swann Avenue Spur and Perkins Road _____ 52,800

Resealing _____

_____ **205,440**

POLICY 1.4.34:

The City shall issue no development order or development permit for new development, unless one of the concurrency management requirements cited below are satisfied for the following types of infrastructure: sanitary sewer, solid waste, transportation, public schools, drainage, and potable water.

- The necessary facilities and services shall be in place when a development permit is issued; or
- A development permit is issued subject to the condition that the necessary facilities and services shall be in place when the impacts of the development occur; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to development agreements pursuant to Section 163.3220 Florida Statutes or an agreement or development order issued pursuant to Chapter 380 Florida Statutes.

POLICY 1.4.45: If a development order would reduce the level of service for a public facility below the adopted level of service for that facility, then the City Council may approve another reasonable use of the property, which meets concurrency, as permitted by the Land Development Code. A reasonable use is defined as any use that is allowed under the zoning classification for that property.

POLICY 1.4.56: When an existing public facility has a level of service below the adopted level of service, the proposed development impacting that facility cannot be held accountable for the existing deficiency. The proposed development ~~may~~ must be approved by the City, provided that the applicant is able to demonstrate that the impact from the development on that facility will not lower the level of service below the level of service prior to the development. As part of this policy, the ~~applicant~~ developer must ~~may~~ make improvements that exclusively address the development's impact without addressing the existing deficiency and still meet the concurrency requirements, and maintain the adopted level of service, as set forth in the Land Development Code and this Element.

POLICY OBJECTIVE 1.5: All future development shall be required to fund a ~~pro-rata~~ proportionate share of all improvements the need for which is generated by the proposed development, through implementation of the following policies.

POLICY 1.5.1: A concurrency management system has been adopted as part of the Land Development Code which mandates that applicants for development or redevelopment be required to provide a ~~pro-rata~~ proportionate share of all capital improvements the need for which shall be generated by the respective proposed developments or provide funds in lieu thereof. The concurrency management system shall ensure that such improvements be in place concurrent with the impacts of development and meet adopted minimum level of

service standards.

POLICY 1.5.2: The Concurrency Management System mandates that future applications for development shall pay a ~~pro-rata~~ proportionate cost for public facility needs which shall be identified during the concurrency management assessment.

POLICY OBJECTIVE 1.6: The Capital Improvements Element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards.

POLICY 1.6.1: The annual review of the Capital Improvements Element shall be the responsibility of the Local Planning Agency (LPA). Findings and recommendations of the LPA shall be considered by the City Council at a public meeting hearing. At such time the City Council shall take action, as it deems necessary in order to refine/update the Capital Improvements Element.

OBJECTIVE 1.7: Prior to June 1st of each year, ~~OCPS~~ the Orange County Public Schools District (OCPS) shall coordinate with the City to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

Policy 1.7.1: The City shall review the updated annual ten (10) year DCOP to determine if the projected capacity, projected enrollment, and LOS for each school and Concurrency Service Area (CSA) within the City's jurisdiction or for each school serving the City's residents is consistent with its growth projections.

Policy 1.7.2: The City shall review and update the OCPS adopted ~~Concurrency Service Areas (CSAs)~~, adopted Level of Service and enrollment projections in the annual update of the Capital Improvement Element (CIE) to ensure that the CIE continues to be financially feasible and that the Level of Service (LOS) will be achieved.

Policy 1.7.3: The ten (10) year DCOP shall include all planned capital projects which increase the capacity of public schools within the City or increase the capacity of public schools serving the City's residents.

Policy 1.7.4: The City shall include the ten (10) year DCOP in the annual update of the CIE.

Policy 1.7.5: OCPS will review the need with the City to adopt the OCPS ten (10) year financially feasible DCOP in order to achieve the adopted LOS in all CSAs within the County. When necessary, the City shall include the ten (10) year DCOP in the annual update of the CIE.

Policy 1.7.6: The City hereby incorporates by reference the ~~Orange County Public Schools~~ OCPS 10- Year Capital Outlay Plan for 2007-08-2009-2010 that is updated and adopted each year by OCPS that includes school capacity sufficient to meet anticipated student demands projected by OCPS.

Policy 1.7.7: The City adopts Tables 1, 2 and 3 as the 10-year long term schedule of capital improvements for the purposes of correcting existing deficiencies and setting priorities for addressing backloged facilities within the designated CSAs.

OBJECTIVE 1.8: The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.8.1: Consistent with Section 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (Interlocal Agreement), the LOS standards shall be applied consistently by all the local governments within Orange County and by the School Board to all schools of the same type. All CSAs must achieve the adopted LOS standards identified in CIE Policy 1.8.1 and GFE CIE Policy 3.2.1 by 2014, with the exception of the backloged CSAs which have been placed in a long-term long-term concurrency management system. Each backloged CSA must meet the adopted LOS as determined by OCPS by the year 2017. The backloged CSAs are identified below and the existing and projected LOS standards are identified accordingly.

Backloged CSA	Adopted LOS Standard	2009-10 (Existing)	2013-14 (5 Year)	2016-17 (LTCMS 10 Year)
CSA DD	110%	109.4%	114.6%	100.6%
Gotha	100%	110.1%	104.0%	81.9%
Meadow Woods	100%	106.6%	108.1%	99.3%
66-M-W-4 (2012)	100%	n/a	100.8%	100.0%

Policy 1.8.2: The concurrency service areas for each school type are adopted and incorporated by the following figures 1 through 6.

Policy 1.8.3: The LOS standards, except for backloged facilities as provided in Capital Improvements Element (CIE) Policy 1.8.1, to implement school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows:

- a. Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as CSAs.
- b. Middle: 110% of Adjusted FISH using Middle School Attendance Zone as CSAs
- c. High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs (Note: Adjusted permanent FISH for High Schools does not include in-slots)

The LOS for OCPS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle schools in the following manner: All grades of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary schools. For Blanker K-8, grades kindergarten through five shall

be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools.

~~Table 1—OCPS Financial Resources, Projected Revenue FY 2008 through FY 2017 (attached, in Excel spreadsheet)~~

~~Table 2—OCPS Financial Resources, Projected Expenditures FY 2008 through FY 2017 (attached, in Excel spreadsheet)~~

~~Table 3—10 Year Capital Outlay Plan for Additional Schools, 2007 (attached, in Excel spreadsheet)~~

FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 24-25 THROUGH FY 28-29

FUND 001 GENERAL FUND

Category	Project	Estimated					
		5 Year Cost	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Bridges	Hoffner Bridge Lights	30,000	-	15,000	15,000	-	-
Buildings	City Hall HVAC Replacement	30,000	-	30,000	-	-	-
Buildings	Driveway/Building/Bathroom for Marine Dock	250,000	-	-	250,000	-	-
Buildings	Municipal Complex	15,000,000	-	-	-	15,000,000	-
Equipment	Pressure Washer Trailer System for Public Works	15,000	15,000	-	-	-	-
Equipment	Motor for Police Marine Unit MP2	30,000	-	30,000	-	-	-
Equipment	New Honor Guard Outfitting for (5) Police Officers	10,000	-	10,000	-	-	-
Equipment	(2) New Vehicle Purchases - Public Works	120,000	-	-	120,000	-	-
Equipment	In-Dash Camera/LPR for all Patrol Vehicles	300,000	-	-	100,000	100,000	100,000
Equipment	Chipper for Public Works	75,000	-	-	75,000	-	-
Equipment	New Vehicle Purchase Program	300,000	-	-	-	300,000	-
Equipment	New Marine Patrol Vessel for Police Department	150,000	-	-	-	-	150,000
Equipment	Radar for Speed Detection	15,000	-	-	-	-	15,000
Equipment	New Patrol and Office Computers	80,000	-	-	-	-	80,000
Parks	Dog Parks	50,000	20,000	15,000	15,000	-	-
Parks	Regal - Montmart Park	60,000	-	60,000	-	-	-
Parks	Trimble Park Playground	25,000	-	-	-	25,000	-
Parks	Regal/Montmart Park Playground	30,000	-	-	-	-	30,000
Sidewalks	Sidewalk Improvements	550,000	250,000	75,000	75,000	75,000	75,000
Sidewalks	Judge/Daetwyler Improvements	745,000	745,000	-	-	-	-
Streets	Road Resurfacing	930,000	-	30,000	300,000	300,000	300,000
Streets	Curbing Reconstruction/Improvements	800,000	-	200,000	200,000	200,000	200,000
Streets	Daetwyler/McCoy Intersection Improvements	100,000	-	-	100,000	-	-
Traffic Calming	Pedestrian Crossing @ Hoffner/St. Germaine	25,000	-	25,000	-	-	-
Traffic Calming	Hoffner Roundabout w/Ped Crossing @ St. Denis	834,000	-	500,000	334,000	-	-
Total General Fund		20,554,000	1,030,000	990,000	1,584,000	16,000,000	950,000

FUND 103 STORMWATER FUND

Category	Project	Estimated					
		5 Year Cost	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Drainage Improv	Hoffner Swales	250,000	-	250,000	-	-	-
Drainage Improv	Nela Ave Swales	250,000	-	250,000	-	-	-
Drainage Improv	Seminole Dr Swales	200,000	-	200,000	-	-	-
Drainage Improv	Cove Dr Drainage	500,000	-	500,000	-	-	-
Drainage Improv	Pipe Lining	2,600,000	-	650,000	650,000	650,000	650,000
Drainage Improv	Seminole/Daetwyler Drainage Improvements	150,000	-	150,000	-	-	-
Drainage Improv	St. Moritz Pipe Lining	600,000	-	600,000	-	-	-
Drainage Improv	McCoy Rd ROW Drainage Improvements	150,000	-	-	150,000	-	-
Drainage Improv	Hoffner Drainage Issues (West Side)	150,000	-	-	-	150,000	-
Total Stormwater Fund		4,850,000	-	2,600,000	800,000	800,000	650,000

ALL FUNDS

	Estimated					
	5 Year Cost	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
General Fund	20,554,000	1,030,000	990,000	1,584,000	16,000,000	950,000
Stormwater Fund	4,850,000	-	2,600,000	800,000	800,000	650,000
Totals	\$ 25,404,000	\$ 1,030,000	\$ 3,590,000	\$ 2,384,000	\$ 16,800,000	\$ 1,600,000

Note: Projects that are grant funded are highlighted in the color orange.

CONCURRENCY MANAGEMENT SYSTEM

PURPOSE AND INTENT

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available or will be made available, concurrent with the impacts of the development. The provisions of this section are designed to provide a systematic process for review and evaluation of all proposed development for its impact on basic public facilities and services, as required by the Local Government Comprehensive Planning and Land Development Regulation Act, chapter 163, part II, Florida Statutes, and rule 9J-5.0055, Florida Administrative Code.

NO FINAL DEVELOPMENT ORDER SHALL BE GRANTED FOR A PROPOSED DEVELOPMENT UNTIL THERE IS A FINDING THAT ALL PUBLIC FACILITIES AND SERVICES INCLUDED IN THIS CHAPTER HAVE SUFFICIENT CAPACITY AT OR ABOVE THEIR ADOPTED LEVEL OF SERVICE (LOS) TO ACCOMMODATE THE IMPACTS OF THE DEVELOPMENT, OR THAT IMPROVEMENTS NECESSARY TO BRING FACILITIES UP TO THEIR ADOPTED LOS WILL BE IN PLACE CONCURRENT WITH THE IMPACTS OF THE DEVELOPMENT, AS DEFINED HEREIN.

GENERAL PROVISIONS

Sec. 1. Public facilities and services for which concurrency is required.

The provisions and requirements of these sections shall apply only to those public facilities and services listed below:

- ~~(A)~~ ~~Traffic circulation~~ Transportation.
- ~~(B)~~ Sanitary ~~sewer~~ Sewer.
- ~~(C)~~ Potable ~~water~~ Water.
- ~~(D)~~ Drainage.
- ~~(E)~~ Solid ~~waste~~ Waste.
- ~~(F)~~ Recreation and ~~open~~ Open space Space.
- ~~(G)~~ Public School Facilities.

Sec. 2. Development subject to concurrency review.

Unless specifically exempted below, all applications for site plan or subdivision plat approval, where the individual lots within the subdivision do not require site plan approval, shall be subject to concurrency review.

(A) *Vested Projects*: Projects, which have valid development orders or permits prior to January 1, 1993, shall be exempt from concurrency assessment. This shall include all vacant single-family lots in subdivisions, which were platted and recorded prior to January 1, 1993. Residential lots of records, as defined by this Code, shall also be considered vested for the purposes of this chapter.

(B) *Minimum Threshold*: The following developments shall be exempt from all applicable components of concurrency review; however, in no case shall a development order be issued for a minimum threshold project which would impact a public facility for which a moratorium or deferral on development has been placed:

----- (1) Residential projects which would result in the creation of one (1) additional single family housing unit.

----- (2) Commercial, institutional or industrial expansions of up to ten (10) percent of the existing gross floor area, providing such expansion is estimated to generate less than one hundred (100) vehicle trips per day and create one (1) equivalent residential unit of utility demand or less.

----- (3) Construction of accessory buildings and structures which do not create additional public facility demand.

(C) *Public Facilities*: Public facilities necessary to ensure the protection of the health, safety and general welfare of the citizens of Belle Isle, including but not limited to, ~~City Hall~~ City Hall, police stations, fire stations, park/recreation buildings, water plants, sanitary sewer plants and public schools (pre- kindergarten through 12th grade), shall be exempt from concurrency review. This shall include but not be limited to all public facility construction projects included in the Capital Improvements Program required to meet any adopted level of service standard.

Sec. 3. Minimum requirements for concurrency.

To ensure that public facilities and services necessary to support development are available concurrent with the impacts of said development, the following standards must be met:

----- (A) The necessary facilities and services are in place at the time a permit is issued, or a permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur; or

----- (B) The necessary facilities are under construction at the time a permit is issued; or

----- (C) The necessary facilities and services are the subject of a binding executed contract for the construction of said facilities or the provision of services at the time the permit is issued; or

----- (D) The necessary facilities and services have been included in the Capital Improvements Program and are programmed for construction prior to or concurrent with the impacts of the proposed development; or

----- (E) In the case of road facilities, the necessary improvements are in place or under

actual construction within three years after a permit is issued; or

-----~~(F)~~ The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to chapter 380, Florida Statutes, or any other development agreement entered into between the City and a developer. The agreement must guarantee that the necessary facilities and services will be in place prior to, or concurrent with, the impacts of the development.

Sec. 4. Concurrency administration.

The City shall be responsible for the following four (4) primary tasks associated with administration of this chapter:

-----~~(A)~~ Creating and maintaining an inventory of existing public facilities' capacities and deficiencies.

-----~~(B)~~ Determining concurrency of minor development applications.

-----~~(C)~~ Providing advisory concurrency assessments and recommending conditions of approval to the City ~~council~~ Council for major development applications.

-----~~(D)~~ Reporting the status of all public facilities' capacities covered under this section to the council, City Manager and the public as requested by the ~~mayer~~ Mayor or the ~~council~~ City Council.

ADOPTED LEVEL OF SERVICE STANDARDS

The adopted level of service standards for those public facilities for which concurrency is required shall be as established in the City's Comprehensive Plan as follows.

Sec. 1. ~~Traffic circulation~~ Transportation.

The City's adopted peak hour minimum level of service (LOS) standard is "GE" on all City roads.

The City's adopted peak hour level of service standard for county roads in Belle Isle is consistent with Orange County's adopted level of service standards. The LOS for county roads in and adjacent to Belle Isle are as follows:

Roadway	Classification	LOS
Gondola Drive, Matchett Road	Local street	<u>GE</u>
Daetwyler/Judge/Conway Roads	Urban collector	E
S.R. 15/Hoffner Road <u>Avenue</u>	Minor arterial	E
Nela Avenue/Seminole Drive	Urban collector	E

The City's adopted peak hour level of service standard is consistent with the Florida Department of Transportation's level of service standards for state roadways. The LOS for state roads in and adjacent to Belle Isle are as follows:

Roadway	Classification	LOS
Conway Road (North of S.R. 15/Hoffner Avenue)	Minor arterial	D
C.R.527/Orange/Hansel Avenues	Principal arterial	D
S.R. 482/Sand Lake/McCoy Road	Minor arterial	D

Sec. 2. Sanitary sewer.

The City's adopted level of service standards determine whether there is sufficient wastewater service available to serve proposed developments. The LOS standards for wastewater are:

User	Level of Service Standard
Residential:	
Single-family	300 gallons/unit/day
Multi-family	225 gallons/unit/day
Commercial:	
Professional-office	0.1 gallon/sq.ft./day
General commercial	0.25 gallon/sq.ft./day
Hotel/motel	265 gallons/room/day
Industrial	0.15 gallon/sq.ft./day

Sec. 3. Potable water.

The City's adopted level of service standards for potable water are:

User	Level of Service Standard
Residential	350/gallons/unit/day
Nonresidential	2,000 gallons/acre/day

Sec. 4. Drainage.

The City's adopted level of service standards for water quality on all new drainage systems are as follow: All retention/detention facilities shall retain either the first 1 inch of runoff from

the entire site or the runoff from 2.5 inches of rainfall from the impervious areas, whichever is greater, and comply with the rules from SJRWMD.

The water quantity level of service standards attempt to address the amount of rainfall and runoff generated from that rainfall. The LOS standard for drainage systems in all new development or redevelopment shall be as follows:

Facility ——— Design Storm

- ~~———— Bridges . . . 50-year~~
- ~~----- Canals, ditches or culverts for drainage external to development . . . 25-year~~
- ~~———— Crossdrains and storm sewers . . . 10-year~~
- ~~———— Roadside swales, drainage internal to development or individual house . . . 10-year~~
- ~~———— Detention basins/retention basins with positive outfall . . . 25-year~~
- ~~----- Retention basins without positive outfall . . . 100-year~~
- ~~———— Note: All design storms are 24 hours in length.~~

Facility	Design Storm
<u>Bridges</u>	<u>50-year</u>
<u>Canals, ditches or culverts for drainage external to development</u>	<u>25-year</u>
<u>Cross drains and storm sewers</u>	<u>10-year</u>
<u>Roadside swales, drainage internal to development or individual house</u>	<u>10-year</u>
<u>Detention basins/retention basins with positive outfall**</u>	<u>25-year</u>
<u>Retention basins without positive outfall***</u>	<u>100-year</u>
<i>Note: All design storms are 24 hours in length.</i>	

Current conditions have been adopted as the acceptable level of service standard for the existing drainage facilities.

Sec. 5. Solid waste.

The City's adopted level of service for solid waste is four (4.0) pounds per person per day for residential uses, and two (2.0) pounds per person per day for commercial uses. Based on Census data, the City shall use two and six tenths (2.6) persons per housing unit to determine population of a proposed development.

Sec. 6. Recreation and open space.

The City's adopted level of service for recreation and open space is one (1) acre of parkland for every one thousand (1,000) people.

FACILITY SPECIFIC REQUIREMENTS

The following specific requirements for each facility are the criteria to be used in calculating

the amount of the facility or service needed to serve a development. Developers of developments subject to concurrency are responsible for meeting the following requirements.

Sec. 1. ~~Traffic circulation~~ Transportation.

The ~~seventh edition~~ current version of the Institute of Transportation Engineers' *Trip Generation* manual will be used to determine the number of vehicles during the peak hour generated by each proposed development. Proposed developments with more than one hundred (100) vehicles during the peak hour or developments located on S.R. 15/Hoffner Avenue, S.R. 528/McCoy Road or Daetwyler Drive are required to submit a traffic analysis, which identifies the development's impact on the traffic circulation system. Such an analysis shall include the following:

- (A) Total projected average daily trip ends for the proposed development.
- (B) Average projected peak-hour trip ends generated by the development.
- (C) Analysis of traffic distribution on the roadways.
- (D) Projected percentage of truck and bus traffic.
- (E) Design capacity of the accessed road(s).
- (F) Necessary operational improvements to the transportation system in order to maintain the appropriate level of service for the roadway.
- (G) Other related information as required by the City.

Sec. 2. Sanitary sewer.

The sanitary sewer generated by a proposed development shall be estimated based upon the following standards:

Residential:	
Single-Family	300.00 gallons/unit/day
Multifamily	225.00 gallons/unit/day
Commercial:	
Professional-Office	000.10 gallons/sq.ft./day
General Commercial	000.25 gallons/sq.ft.day
Hotel/Motel	265.00 gallons/room/day
Industrial	000.15 gallons/sq.ft./day

Sec. 3. Potable water.

The demand for potable water for the proposed developments will be based upon the following standards:

Residential	350 gallons/unit/day
Nonresidential	2,000 gallons/acre/day

Sec. 4. Drainage.

A stormwater drainage plan based upon the drainage level of service standards and [this] land development code shall be prepared for all proposed developments. Such plans shall be approved as meeting said standards.

Sec. 5. Solid waste.

The following standards shall be used to estimate the volume of solid waste anticipated to be generated by a proposed development. The generation standard for residential is four (4.0) pounds per person per day, and two (2.0) pounds per person per day for commercial uses.

Sec. 6. Recreation and open space.

The recreational impacts of proposed residential developments shall be based on the anticipated total number of persons residing in the development, calculated by multiplying the population figure per housing unit of two and six-tenths (2.6) persons by the number of units in the development. Nonresidential developments shall not be assessed as having an impact on recreation and open space.

CONCURRENCY REVIEW PROCEDURES

The City shall be responsible for conducting all concurrency reviews as required by this chapter. Concurrency review shall be initiated upon receipt from developers of a completed concurrency review form provided by the City, accompanied by the appropriate fee. The City may also conduct concurrency reviews for developments in the preapplication or conceptual development plan stage, and issue a nonbinding letter of concurrency findings. Such requests for concurrency review shall require the submission of a review fee.

Sec. 1. Application.

All development applications subject to concurrency review as required by this chapter shall include a completed concurrency review form containing the following information:

- (A) Traffic impact study (when required).
- (B) Description and estimate of water use needs.
- (C) Description and estimate of wastewater needs.
- (D) Description and estimate of solid waste generation.
- (E) Stormwater drainage calculations.
- (F) Other information required by the City to conduct a complete and accurate review.

Review and approval of a proposed development may be postponed for a reasonable time period, as set by the City, to allow for required information to be assembled. However, failure of the applicant to provide adequate information on the anticipated project impacts within the time period set by the City shall constitute sufficient grounds to deny the project.

Sec. 2. Project impact assessment.

(A) *Existing Conditions:* To conduct its assessment of the anticipated impacts of a proposed development on public facilities, the City shall use its inventory of public facilities capacities as the basis for the establishment of existing conditions.

(B) *Impact Evaluation:* Using its own information and that supplied by the applicant in compliance with ~~section~~ Section 1, Concurrency Review Procedures, above, the City shall calculate the anticipated impacts of a proposed development for all applicable public facilities listed in ~~article B Section 1, General Provisions, of this chapter~~. The impacts of the proposed development shall then be evaluated against the existing conditions established above.

Sec. 3. Project phasing/timing of improvements.

Public facility improvements associated with a phased development may likewise be phased, provided that all public facility improvements necessary to accommodate the impacts of the entire development are to be provided and a schedule is established for their construction prior to the issuance of a building permit. The schedule of facility improvements shall ensure that all facility improvements necessary to accommodate the impacts of the phased development, or portion thereof, for which a certificate of occupancy has been applied, shall be in place prior to the issuance of the certificate. Under no circumstances shall the final certificate of occupancy be issued for a phased project unless all required facility improvements required by the development order or development agreement have been completed.

Sec. 4. Development agreements.

It is the City's policy to require the developer to ensure the necessary infrastructure is in place to meet minimum LOS standards. If the minimum requirements for concurrency as outlined in ~~article B, section 3, subsections (A) through (E)~~ Section 3, General Provisions, A-E, cannot be met, concurrency may be achieved by guaranteeing necessary facility improvements in an enforceable development agreement, as permitted by ~~article B, section 3, subsection F~~ Section 3, General Provisions, F. Said development agreement may include guarantees to construct required facility improvements or to provide funds equivalent to the cost of providing such facility improvements.

Sec. 5. Concurrency findings.

Upon the conclusion of the concurrency review, the City shall prepare a written set of findings concerning the proposed development. These findings shall include, but are not limited to:

----- (A) The anticipated public facility impacts of the proposed development.

- (B) The ability of existing facilities to accommodate the proposed development at the adopted level of service standard.
- (C) Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development.
- (D) The facility(s) improvements or additions necessary to accommodate the impact of the proposed development at the adopted level(s) of service standard(s), and the entity(s) responsible for the design and installation of all required facility improvements or additions.
- (E) The date such facility(s) improvements or additions will need to be completed to be concurrent with the impacts on such facility(s) created by the proposed development.

CONCURRENCY RESERVATION

Sec. 1. Capacity reservation.

If the concurrency findings in Article E, Section 5 reveal that the capacity of City-owned public facilities is equal to or greater than that required to maintain the adopted level of service for said facilities, upon request from the developer the City shall reserve, or recommend to the City council the reservation of, City-owned public facility capacity necessary for the proposed development.

Capacity reservations shall be made on a first-come, first-served basis, based on the date of project approval by the City. Concurrency shall be reserved in conjunction with a development order and shall be valid only for the specific land uses, densities, intensities, and construction and improvement schedules contained in the development order as well as any applicable development agreements for the property. A finding of concurrency shall reserve City-owned public facility capacity for the project for one (1) year from the date of the approval of the development order. For planned developments City-owned public facility capacity may be reserved for the first phase of the project for up to one (1) year from the date of approval of the conceptual plan and master development agreement. Capacity reservations for concurrency shall expire if the underlying development order or development agreement expires or is revoked.

Sec. 2. Project deferrals/development moratoriums.

If at any time the City's inventory of public facilities capacities indicates that a public facility has dropped below its adopted level of service, then the City shall cease to issue development orders for projects which would impact the deficient facility(s) or area of facility operations, as defined within this Code. Such a suspension or moratorium on the issuance of development orders shall continue until such time as the adopted LOS standard is reestablished or the Comprehensive Plan is amended to reflect a lower standard acceptable to the council for the facility(s) in question.

Sec. 3. Concurrency denials.

In the event that the City's concurrency review reveals that the proposed development would generate public facility impacts beyond that which can be absorbed by available capacity, the City shall ensure that there is a financial or other legally binding commitment to ensure

that public facilities necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. Should the City and/or a developer be unable to provide such assurances, the project shall be denied. Projects denied due to failure to meet requirements, but for which all other land development requirements have been met, shall be placed on a prioritized list of development orders, which will be approved once facility improvement have been made.

Sec. 4. Capacity reservation for public purpose.

The City may reserve capacity for a particular land area or specific land use, providing such reservation is in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan, which serves an overriding public purpose. This would include such community development objectives as providing affordable housing or diversification of the tax base. Any such capacity reservation shall be noted in the report on public facilities and capacities made available by the council for the public as required by article G below.

STATUS REPORT/REQUIRED CAPITAL FACILITIES IMPROVEMENTS

The City shall monitor the cumulative effect on the capacity of public facilities of all approved development orders and development permits. The City shall prepare and present to the council and the public a report on the *Public Facilities Capacities and Level-of-Service Inventory for Concurrency Management* when requested by the council or the City Manager. This report shall include the degree of any facility deficiencies and a summary of the impacts the deficiency(s) will have on the approval of future development orders. The City shall then recommend a schedule of improvements necessary in an effort to avoid a deferral or moratorium on the issuance of development orders.

PUBLIC SCHOOLS FACILITIES ELEMENT



IX

PUBLIC SCHOOLS FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ~~IMPLEMENT A COUNTY WIDE SCHOOL CONCURRENCY PROGRAM~~ THE CITY SHALL ESTABLISH PLANS, REGULATIONS AND PROGRAMS, IN CONJUNCTION WITH ORANGE COUNTY PUBLIC SCHOOLS (OCPS) TO FACILITATE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE CITY RESIDENTS, CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE FOR PUBLIC SCHOOLS AND WITH STATE OF FLORIDA CONCURRENCY STATUTES AND REGULATIONS.

Objective 1.1: Level of Service Standards. The City shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period.

POLICY 1.1.1: The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the interlocal agreement between OCPS and the City and the adopted Capital Improvements Element and Intergovernmental Coordination Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. ~~In accordance with 9J-5.025(3)(c)7, F.A.C., the~~ adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element ~~Policy 1.8.4~~ for the purposes of implementing school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows: by school type for all cities and the unincorporated areas of Orange County shall be as follows:

School Type	Standard*	Concurrency Service Area (CSA)
<u>School Type</u>	<u>Standard*</u>	<u>Concurrency Service Area (CSA)</u>
<u>Elementary</u>	<u>110%</u>	<u>Modified Middle School Attendance Zones</u>
<u>K through 8</u>	<u>110%</u>	<u>K through 8 School Attendance Zones</u>
<u>Middle</u>	<u>100%</u>	<u>Middle School Attendance Zones</u>
<u>High</u>	<u>100%</u>	<u>High School Attendance Zones</u>

~~Elementary 110% Modified Middle School Attendance
Zones K through 8 110% K through 8 School
Attendance Zones Middle 100% Middle School
Attendance Zones
High 100% High School Attendance Zones~~

The LOS for OCPS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle schools in the following manner: All grades of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted

LOS for elementary schools. For Blankner K-8, grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools.

** Permanent FISH + "In-slot" school, not to exceed Core Capacity for Elementary, K through 8, and Middle School Types. Permanent FISH, not to exceed Core Capacity for High Schools.*

POLICY 1.1.2: The adopted LOS must be achieved in all CSAs by April 1, 2012, except for deficient CSAs, except where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year District Capital Outlay Plan (DCOP) for funding by April 1, 2017.

POLICY 1.1.3: The City shall cooperate with and shall support OCPS efforts to initiate and implement any of the following strategies to ensure compliance with adopted LOS standard.

- a) Building new schools to relieve over-capacity schools in CSAs that exceed the adopted LOS,
- b) Renovating over-capacity schools to add permanent capacity and replace on-campus portables,
- c) Rezoning students from over-capacity schools to under-capacity schools,
- d) Moving special programs from over-capacity schools to under-capacity schools to utilize excess permanent capacity where it exists.

POLICY 1.1.4: The City shall utilize the OCPS calculation of school capacity, which is determined annually by OCPS using the Adjusted FISH Capacity for each school and CSA within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH (Florida Inventory of School Houses) Capacity, adjusted to include the design capacity of modular or in-slot classrooms on the campuses designed as modular or in-slot schools, not to exceed the adopted Core Capacity for that school.

POLICY 1.1.5: The number of elementary, middle and high school students generated by a residential development shall be calculated by multiplying the number of dwelling units by the student generation rates by school type as ~~established by OCPS, set forth in the current Orange County Public Schools School Impact Fee Study Update (Added 6/08, Ord. 08-11), in Table 12 of the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.~~

POLICY 1.1.6: The City shall cooperate with OCPS in its efforts to meet adopted LOS standards through the adoption of a ten (10) year, financially feasible District Capital Outlay Plan (DCOP). Where the LOS cannot be achieved through the construction of new school capacity as provided in the five (5) year DCOP, the City shall cooperate with OCPS in its efforts to adopt a long range ten (10) year DCOP as part of the School District's annual capital planning

process.

POLICY 1.1.7: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the City shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

POLICY 1.1.8: The City, in conjunction with OCPS, shall review LOS standards for public school facilities annually. Changes to those standards shall be processed as amendments to this Element and the City's Capital Improvements Element.

POLICY 1.1.9: The City shall amend its concurrency management system in its Land Development ~~Regulations~~ Code or contract with Orange County to implement its school concurrency review in order to implement school concurrency.

Objective 1.2: OCPS, in conjunction with the City, shall adopt and annually update school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development.

POLICY 1.2.1: ~~CSAs are depicted in the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008. The established CSAs are less than district wide.~~ OCPS, in coordination with Orange County, the City of Belle Isle and other municipalities, has established CSAs that are less than district-wide. CSA maps are available from OCPS and the OCPS web site.

POLICY 1.2.2: CSAs shall be reviewed annually in conjunction with the adoption of a ten (10) year District Capital Outlay Plan (DCOP). CSA boundaries may be adjusted to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, and other factors.

POLICY 1.2.3: Changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section 14 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

OBJECTIVE 1.3: The City and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

POLICY 1.3.1: The City shall not approve a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested until such time as OCPS has determined whether sufficient capacity will exist concurrent with the development or a capacity

enhancement agreement is executed that provides for the needed capacity to accommodate the proposed development.

POLICY 1.3.2: The City will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, the City shall not approve a residential site plan, plat, or its functional equivalent, until a concurrency determination has been conducted by OCPS and a School Concurrency Certificate has been issued for the development consistent with the provisions of the adopted interlocal agreement. Vested rights and exemptions respecting concurrency and consistency shall be in accordance with applicable law.

~~**POLICY 1.3.3:** School concurrency shall not apply to property within a development of regional impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units.~~

~~**POLICY 1.3.4:** For DRIs that include residential development and are submitted after July 1, 2005, the City shall include OCPS planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders and agreements.~~

POLICY 1.3.53: Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from capacity review.

POLICY 1.3.64: Consistent with Section 16.2 of the Interlocal Agreement, the following residential uses shall be exempt from the requirements of school concurrency:

- a. Any proposed residential development considered de minimis as defined by PSFE Policy 1.3.53.
- b. One single-family house, one (1) duplex, and/or one accessory dwelling unit being developed on an existing, platted residential lot of record.
- c. Any building or structure that has received a Building Permit as of the effective date of the Interlocal Agreement, or is described in §Section 163.3167(8), Florida Statutes.
- d. Any new Residential Development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.
- e. Any amendment to any previously approved Residential Development, which does not increase the number of dwelling units or change the type of dwelling units (e.g. converts single-family to multi-family, etc.)
- f. Any age-restricted community that qualifies as one of three types of

communities for older persons as “housing for older persons” in the Housing for Older Persons Act, 42 U.S.C. § 3607(b). This exemption shall be applied in conformity with the principles set forth in *Volusia County v. Ormond Beach L.P.*, 760 So. 2d, 126 (Fla.2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.

- g. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.
- h. The construction of accessory buildings or structures which will not create additional dwelling units.
- i. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type. Documentation of the existence of the original dwelling unit must be submitted to the concurrency official.
- j. Developments of Regional Impact that have filed a complete application for a development order prior to May 1, 2005, or for which a development order was issued prior to July 1, 2005. This exemption shall expire upon withdrawal, denial, or expiration of the application for a development order. This exemption shall not apply where the developer files a Notice of Proposed Change and/or Substantial Deviation (as provided in Statute) to increase the number of residential units. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the development order upon expiration of the development build-out date for such phase, or for the entire development order upon expiration of the development order, or upon the material default of the school mitigation conditions of the development order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
- k. The portion of any Residential Development that, prior to the effective date of school concurrency, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, extension thereof, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
- l. Any residential development with a letter from the City vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by the Interlocal Agreement, provided that the School Board may contest a vested rights determination as provided in the

- land development regulations of the City.
- m. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfasts, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses.

OBJECTIVE 1.4: Upon completion of an OCPS Concurrency Review, a development that fails to meet school concurrency may be postponed until adequate public school capacity is created through the construction of new schools or any combination of methods specified in Policy 1.1.3. As an alternative, the impact of development may be mitigated by making a proportionate share contribution consistent with OCPS policy.

POLICY 1.4.1: A development shall be deemed to meet concurrency if there is sufficient capacity in the CSA where the development is located or where sufficient capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the LOS, and the LOS for the specific school type when considered District-wide does not exceed 100% of capacity. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans. CSAs are depicted in the support document of the Public School Facility Element entitled Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.

Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in Section 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

POLICY 1.4.2: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build out. As provided for in the adopted interlocal agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including the cost of land, equipment, school buses, and where appropriate, temporary classroom space needed to house students generated by the development while permanent space is being constructed. Any proportionate share mitigation must be directed by OCPS to a school capacity improvement be identified in capital improvement schedule in the adopted financially feasible five (5) year DCOP and in the City's Capital Improvements Element to maintain financial feasibility based on the adopted LOS standards. If a school capacity improvement does not exist in the District Facilities Work Program, OCPS may in its sole discretion, add a school capacity improvement to mitigate the impacts from a proposed residential development, so long as the financial feasibility of the District Facilities Work Program can be maintained and so long as the City agrees to amend its Capital Improvements Element to include the new school capacity improvement.

POLICY 1.4.3: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of

existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP , establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in Section 17.6(b) of the Interlocal Agreement and as may be negotiated between the developer and OCPS and, as appropriate, the City.

POLICY 1.4.4: Any of the Proportionate Share options set forth in Policy 1.4.3 that are utilized by developers as mitigation are eligible for school impact fee credits as provided for in Florida law.

GOAL 2: MAINTAIN A HIGH QUALITY EDUCATIONAL SYSTEM FOR THE CURRENT AND FUTURE RESIDENTS OF ORANGE COUNTY THROUGH COORDINATED EFFORTS WITH ORANGE COUNTY PUBLIC SCHOOLS (OCPS), AS PROVIDED IN THE ADOPTED INTERLOCAL AGREEMENT.

OBJECTIVE 2.1: The City shall coordinate and cooperate with OCPS throughout the planning period to review and maintain procedures established in the adopted interlocal agreement and maintain consistency with the adopted Comprehensive Plan.

POLICY 2.1.1: Pursuant to the adopted interlocal agreement, a Technical Advisory Committee comprised of representatives from the City, other Orange County Municipalities, OCPS and the Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions.

POLICY 2.1.2: The Technical Advisory Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include, but shall not be limited to:

- a) Short and long-range planning, population and student projections, and future development trends;
- b) Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;
- c) Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
- d) The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan and
- e) Update of the DCOP for inclusion in the City's Comprehensive Plan.

POLICY 2.1.3: The City shall provide an update of approved residential developments, phases of development and estimated build out by phase to the OCPS Planning Department annually.

POLICY 2.1.4: The City shall review OCPS generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

OBJECTIVE 2.2: The City and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City's adopted Future Land Use Map, other provisions of the Comprehensive Plan and the City's Land Development ~~Regulations~~ Code.

POLICY 2.2.1: Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater.

POLICY 2.2.2: The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. Likewise the City shall provide protection for existing residential neighborhoods through the development review process as new schools, renovations and/or expansions are proposed.

POLICY 2.2.3: In an effort to enhance local communities and neighborhoods, the City will participate with OCPS in the school siting, design and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses and neighborhoods surrounding proposed school sites.

POLICY 2.2.4: Where feasible, OCPS and the City shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities.

POLICY 2.2.5: In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the City.

POLICY 2.2.6: In addition to implementation of efficient school pick-up and drop-off procedures and routing, ~~Turn~~ lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access to students and the public. Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS.

POLICY 2.2.7: OCPS shall coordinate with the City in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

GOAL 3: ~~TO WORK WITH OCPS TO DEVELOP A FINANCIALLY FEASIBLE TEN (10) YEAR DISTRICT CAPITAL OUTLAY PLAN (DCOP) AND CONSISTENT CITY PUBLIC SCHOOL FACILITIES ELEMENT AND CAPITAL FACILITIES IMPROVEMENTS ELEMENT.~~

OBJECTIVE 3.1: Prior to June 1st of each year, OCPS shall coordinate with the City to develop a financially feasible ten (10) year DCOP for review and approval by the OCPS Board and adoption into the City's Capital Improvements Element through the Comprehensive Plan ~~Amendment~~ amendment process.

POLICY 3.1.1: The ten (10) year DCOP shall include all capital projects which increase capacity of public schools within the City and address the deficiencies necessary to maintain or improve LOS.

POLICY 3.1.2: The City shall include the ten (10) year DCOP in the annual update of the City's Capital Improvements Element.

POLICY 3.1.3: The City shall coordinate with OCPS to review and update the adopted Concurrency Service Area (CSA) boundaries, and associated enrollment projections in the City's annual update of the Public School Facilities Element and Capital Improvements Element, to ensure that the Comprehensive Plan Capital Improvements Element continues to be financially feasible and that the adopted school LOS will continue to be achieved.

POLICY 3.1.4: The City shall coordinate with OCPS by reviewing and providing input into the annual update of the ten (10) year DCOP. Such coordination may include the review and update of adopted CSA boundaries, student enrollment projections, and LOS for each school and CSA within the City.

POLICY 3.1.5: ~~In accordance with F.S. 163.3180(9)(a), t~~ The City adopts a long-term school concurrency management system for the ~~2007/2008 — 2017/2018~~ ten (10) planning period for areas where significant backlog exists.

~~INSERT FIGURES~~

~~SCHOOLS MAP FIGURES 4, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, and Orange County Public Schools Ancillary Facilities 2007-08~~

PRIVATE PROPERTY RIGHTS ELEMENT



PRIVATE PROPERTY RIGHTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: The purpose and overall goal for the Property Rights Element is to signify respect for judicially acknowledged and constitutionally protected private property rights, and to ensure that those rights are considered in the City of Belle Isle's decision-making process concerning land use and zoning matters.

OBJECTIVE 1.1: The following objective provides a framework for ensuring that private property rights are considered in local decision-making concerning land use and zoning matters.

POLICY 1.1.1: The following rights shall be considered in decision-making by the City of Belle Isle concerning land use and zoning matters:

- i. The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights.
- ii. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- iii. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- iv. The right of a property owner to dispose of his or her property through sale or gift. This element is not intended to create any property rights or due process rights that are not already judicially acknowledged and constitutionally protected. This element is not intended to alter the legislative nature of decisions made in the adoption of comprehensive plan amendments and land development code amendments.
- v. This element is not intended to require discussion, evidence and findings of fact concerning the matters set forth herein. Ordinances adopted and land use and zoning decisions made by the City are presumed to have considered the matters set forth in this element.

MAP SERIES



XI



City of Belle Isle • AERIAL

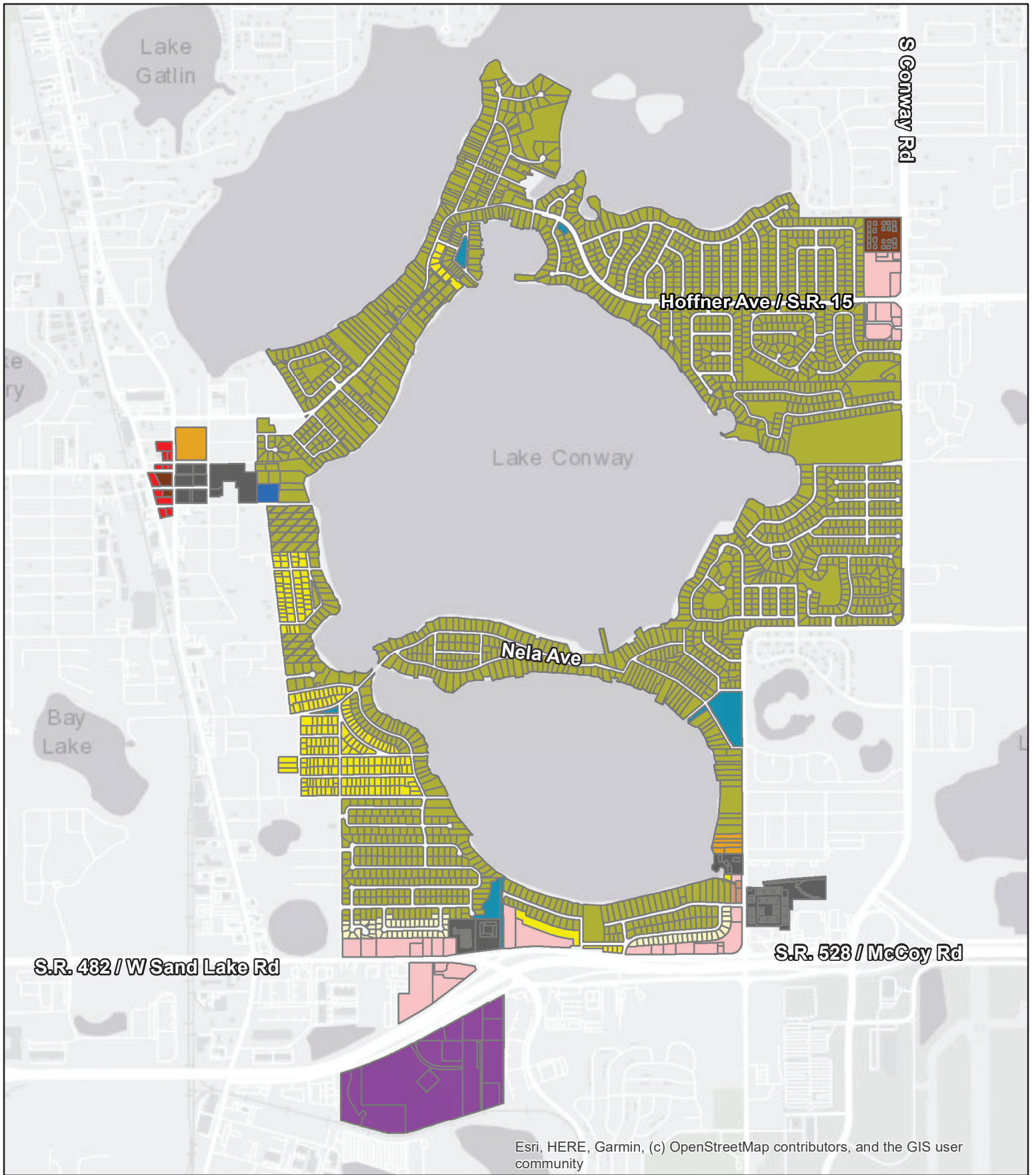
- 📍 City of Belle Isle, FL
- 📅 Date: 12/27/2024
- 🔢 # 23002514
- 🏠 Belle Isle

RVI
 111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

0 0.23 0.45 0.9
 Miles

N

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

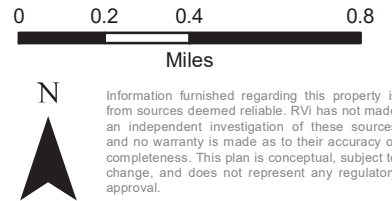


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Belle Isle • ZONING

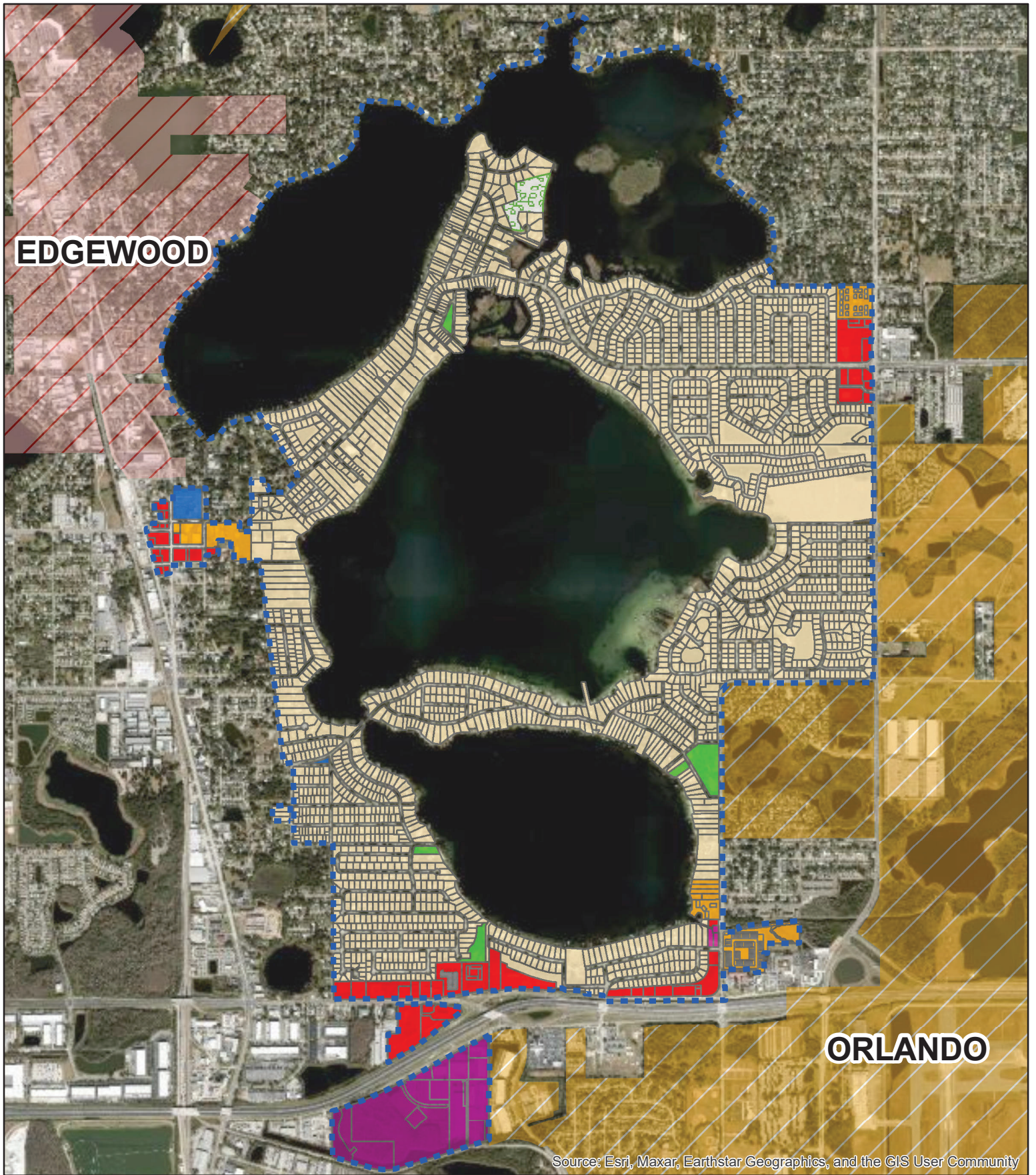
📍 City of Belle Isle, FL
 📅 Date: 12/27/2024
 # 23002514
 🏠 Belle Isle

C-1	P-O	R-1-A
C-2	PD	R-1-AA
I-2	PUB	R-1-AAA
OS	R-1	R-2
	R-3	



RVi
 111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



EDGEWOOD

ORLANDO

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RVi
 111 North Magnolia
 Avenue
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500

City of Belle Isle • FUTURE LAND USE

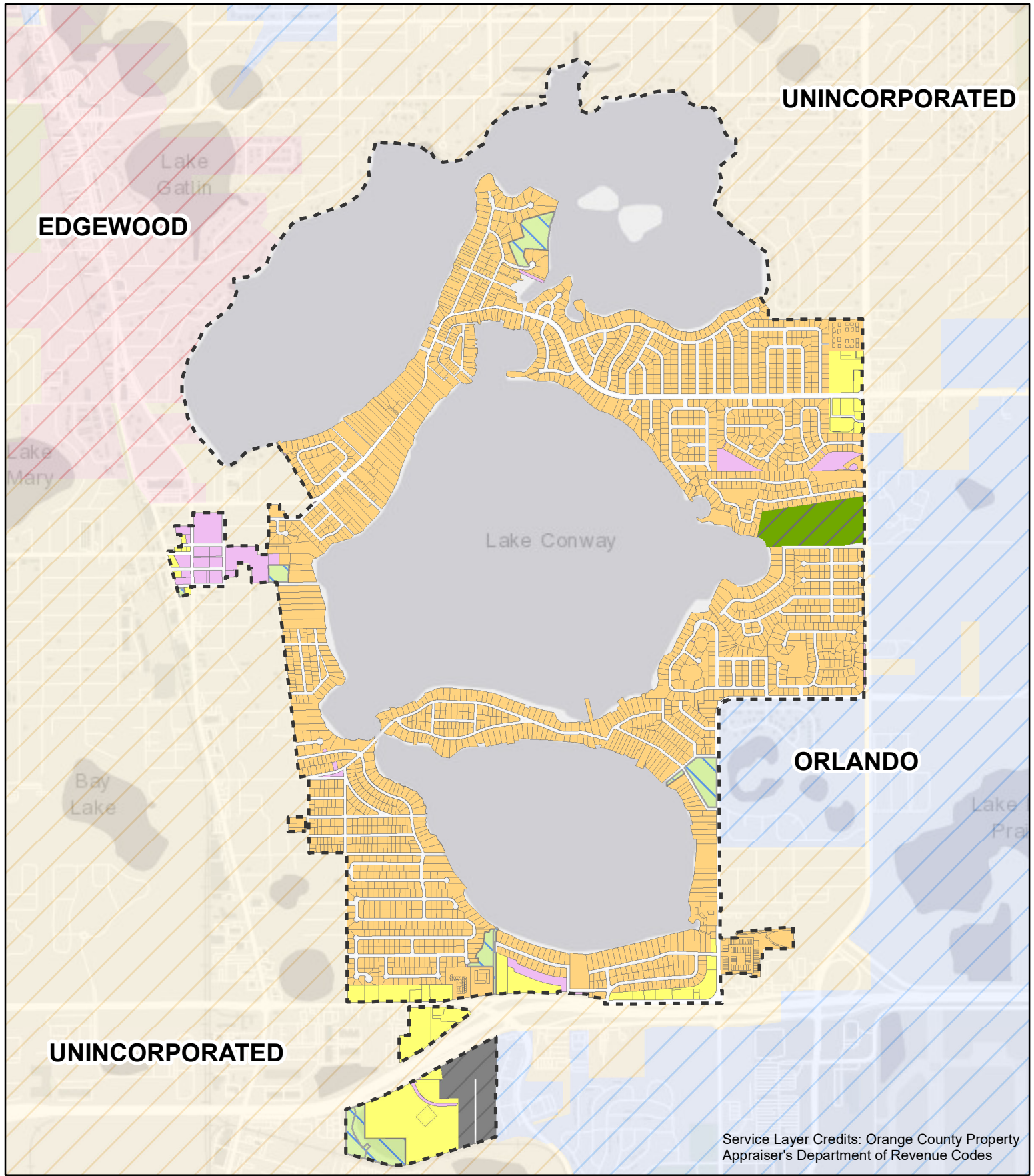
📍 City of Belle Isle, FL
 📅 Date: 7/29/2024
 # 23002514
 🏠 Belle Isle

- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Professional - Office
- Public Buildings
- Conservation
- Recreation/Open Space

0 0.225 0.45 0.9
 Miles

N

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

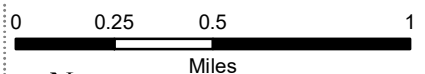


Service Layer Credits: Orange County Property Appraiser's Department of Revenue Codes

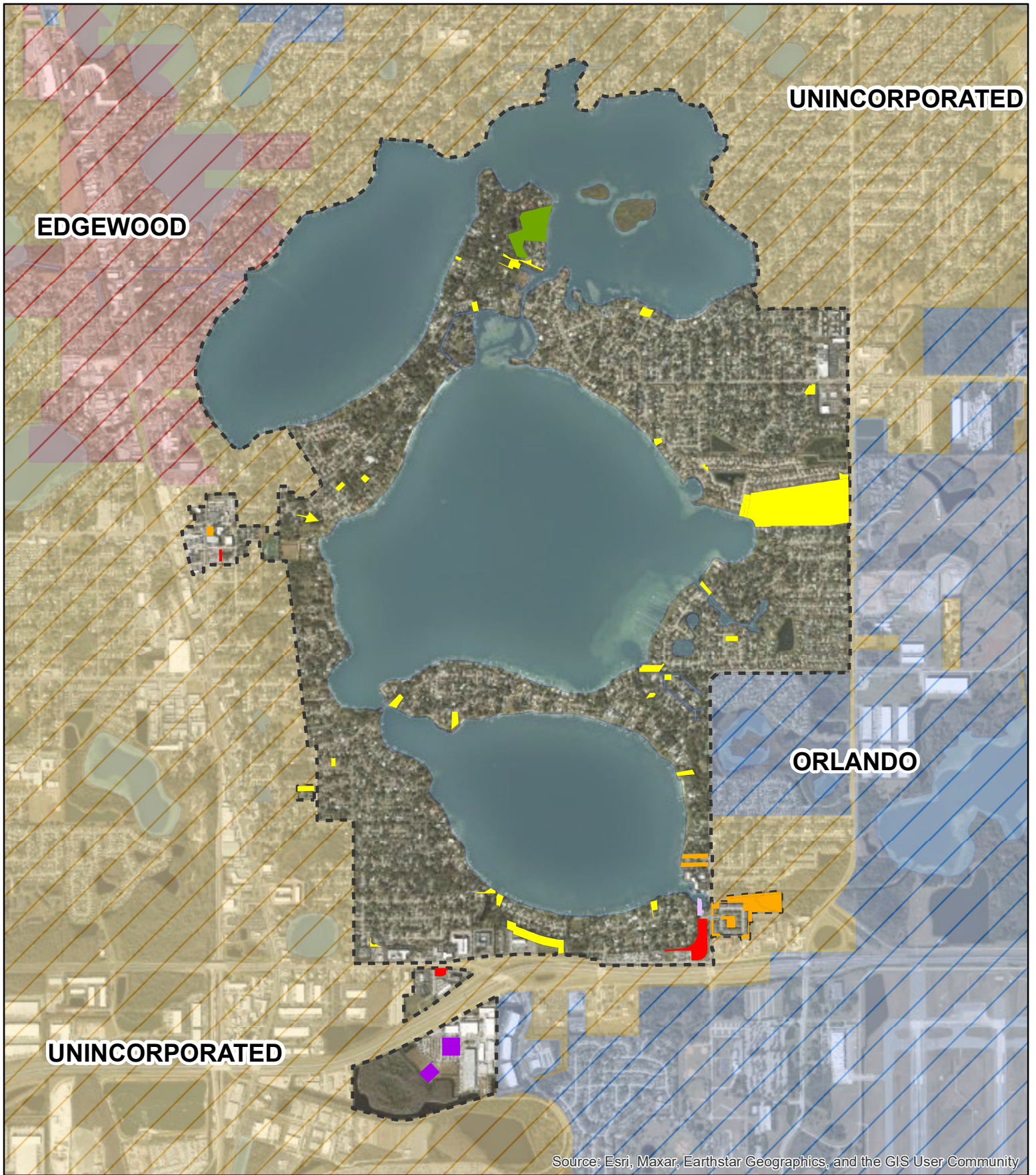
City of Belle Isle • EXISTING LAND USE

📍 City of Belle Isle, FL
 📅 Date: 9/12/2024
 # 23002514
 🏠 Belle Isle

- ▬ City Boundary
- 🏠 Residential
- 🏢 Commercial / Retail
- 🏭 Industrial
- 🌿 Agricultural
- 🏛️ Institutional / Municipal
- 🌳 Parks / Environmental



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

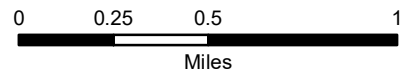


111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

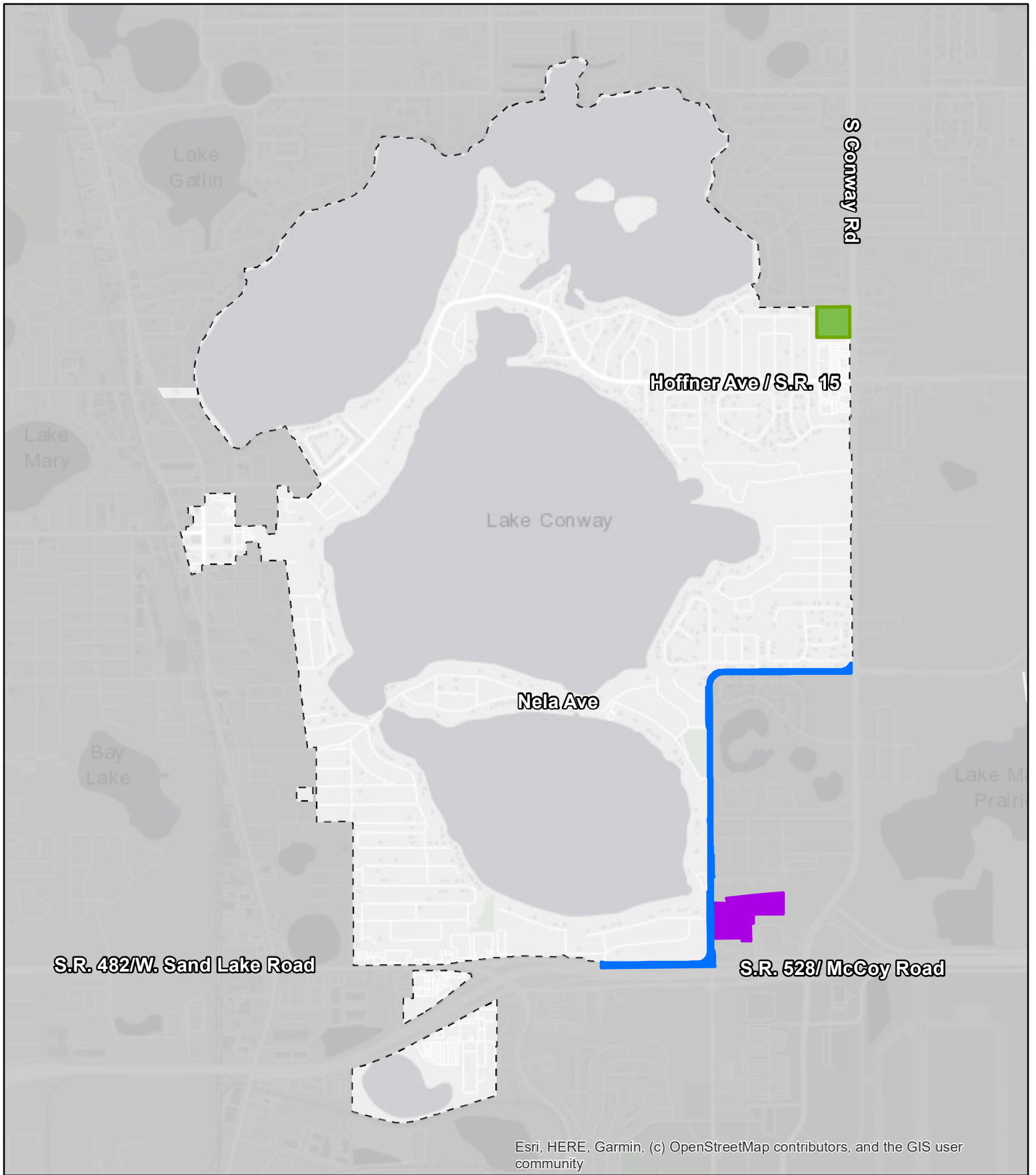
City of Belle Isle • VACANT LAND

- 📍 City of Belle Isle, FL
- 📅 Date: 9/5/2024
- # 23002514
- 👤 Belle Isle

- 🗲 City Boundary
- 🟡 Vacant - Low Density Residential (32)
- 🟠 Vacant - Medium Density Residential (11)
- 🔴 Vacant - Commercial (4)
- 🟣 Vacant - Industrial (3)
- 🟪 Vacant - Professional / Office (1)
- 🟢 Vacant - Conservation (1)



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

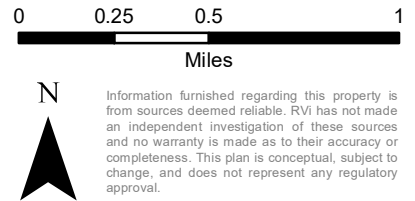


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

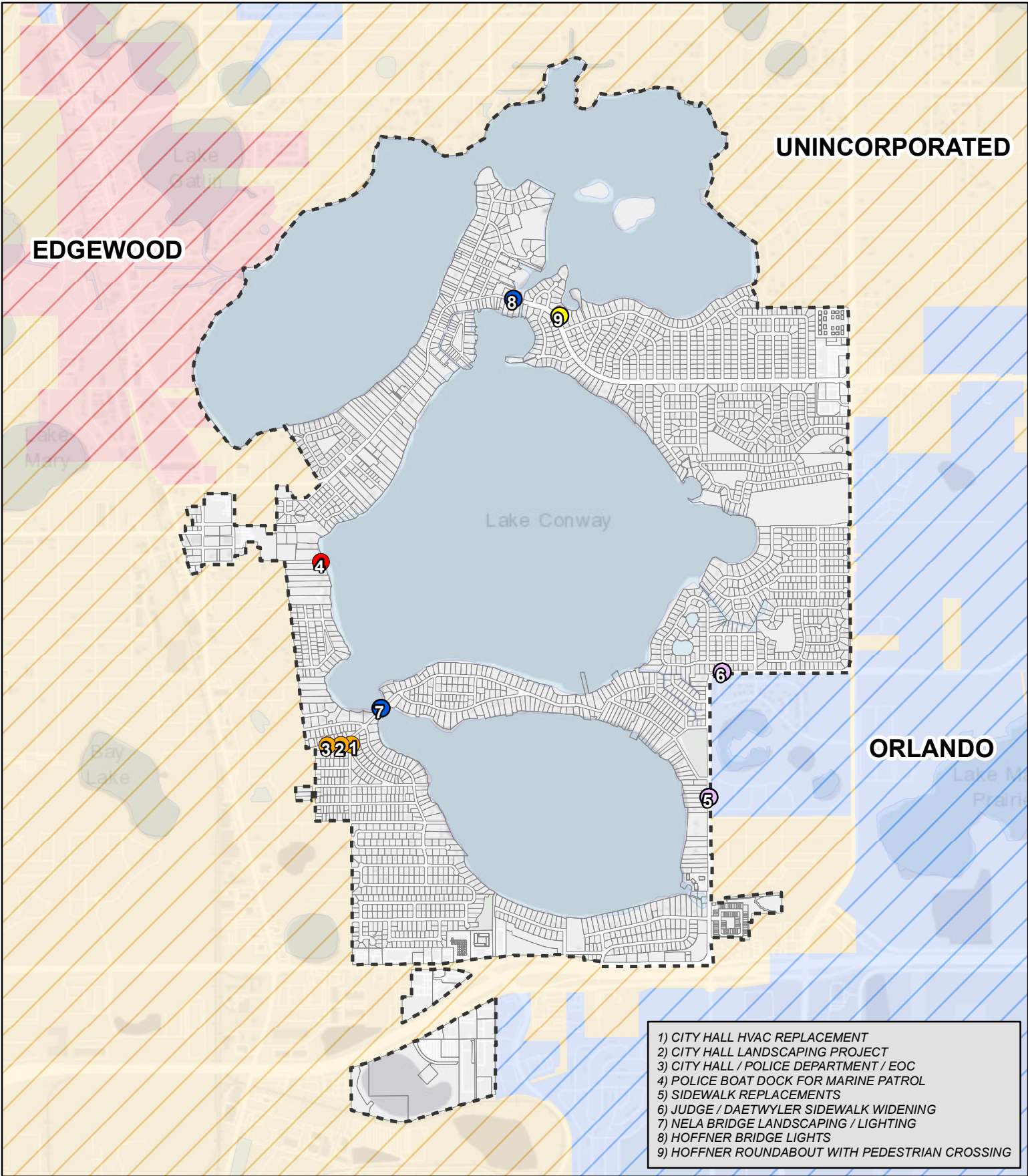
City of Belle Isle • ANNEXATIONS

📍 City of Belle Isle, FL
 📅 Date: 1/13/2025
 # 23002514
 👤 Belle Isle

- 16-07 Brighton Park
- 21-05 Deatwyler Rd (ROW)
- 22-01 Sienna Place



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



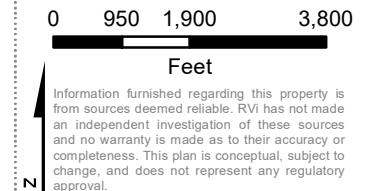
- 1) CITY HALL HVAC REPLACEMENT
- 2) CITY HALL LANDSCAPING PROJECT
- 3) CITY HALL / POLICE DEPARTMENT / EOC
- 4) POLICE BOAT DOCK FOR MARINE PATROL
- 5) SIDEWALK REPLACEMENTS
- 6) JUDGE / DAETWYLER SIDEWALK WIDENING
- 7) NELA BRIDGE LANDSCAPING / LIGHTING
- 8) HOFFNER BRIDGE LIGHTS
- 9) HOFFNER ROUNDABOUT WITH PEDESTRIAN CROSSING

RVi
 111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

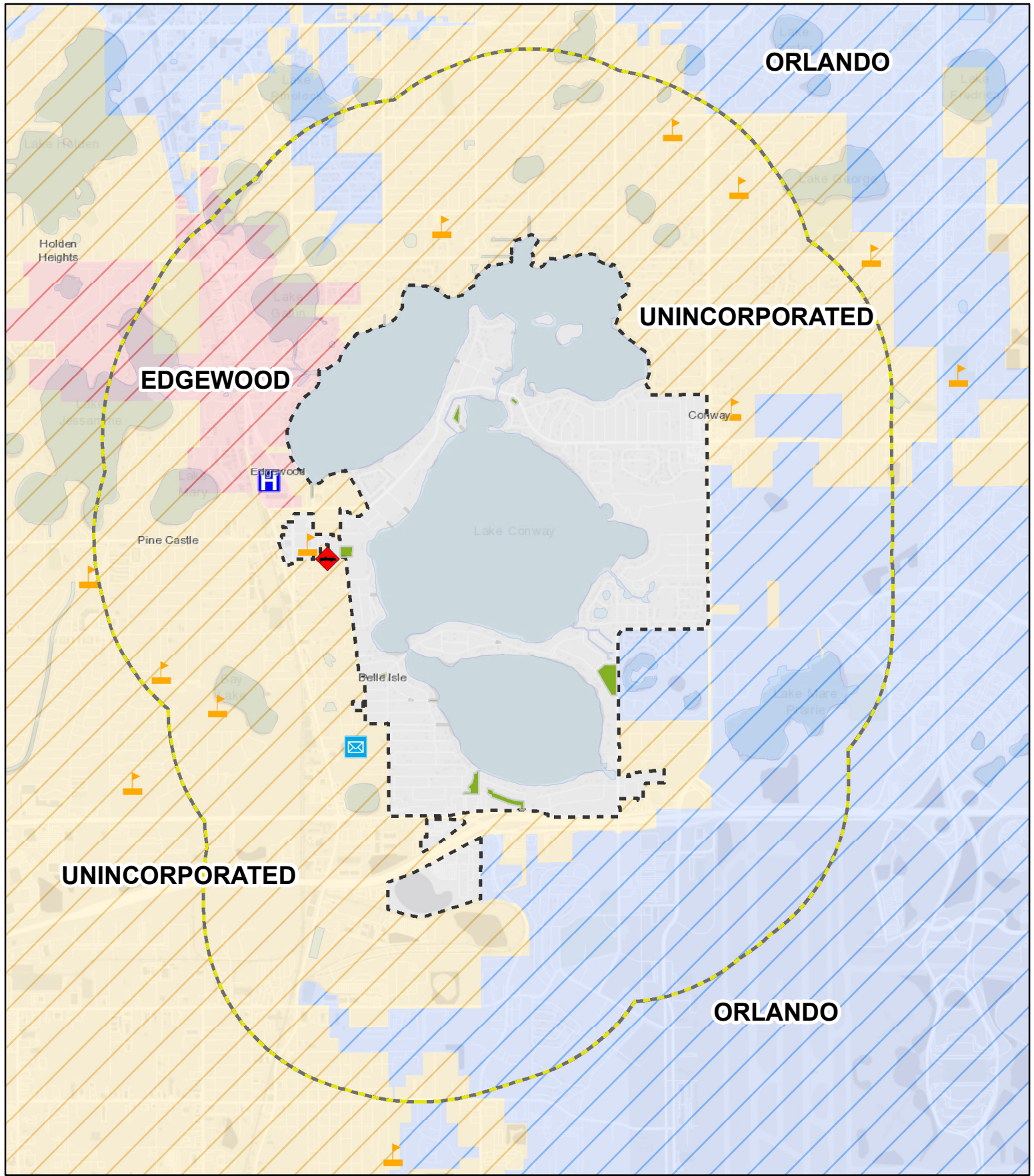
City of Belle Isle • CAPITAL IMPROVEMENT PLAN

📍 City of Belle Isle, FL
 📅 Date: 7/30/2024
 # 23002514
 🏠 Belle Isle

- ⬜ City Boundary
- 🟡 Buildings
- 🟣 Sidewalks
- 🟦 Bridges
- 🔴 Police Dept
- 🟡 Streets

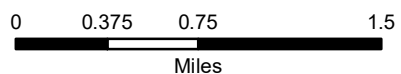


Document Path: L:\2023\23002514 - Belle Isle Comprehensive Plan Update\04 PROJECT DATA\02 GIS\00 MXDs\PublicFacilities_B&W_2.mxd



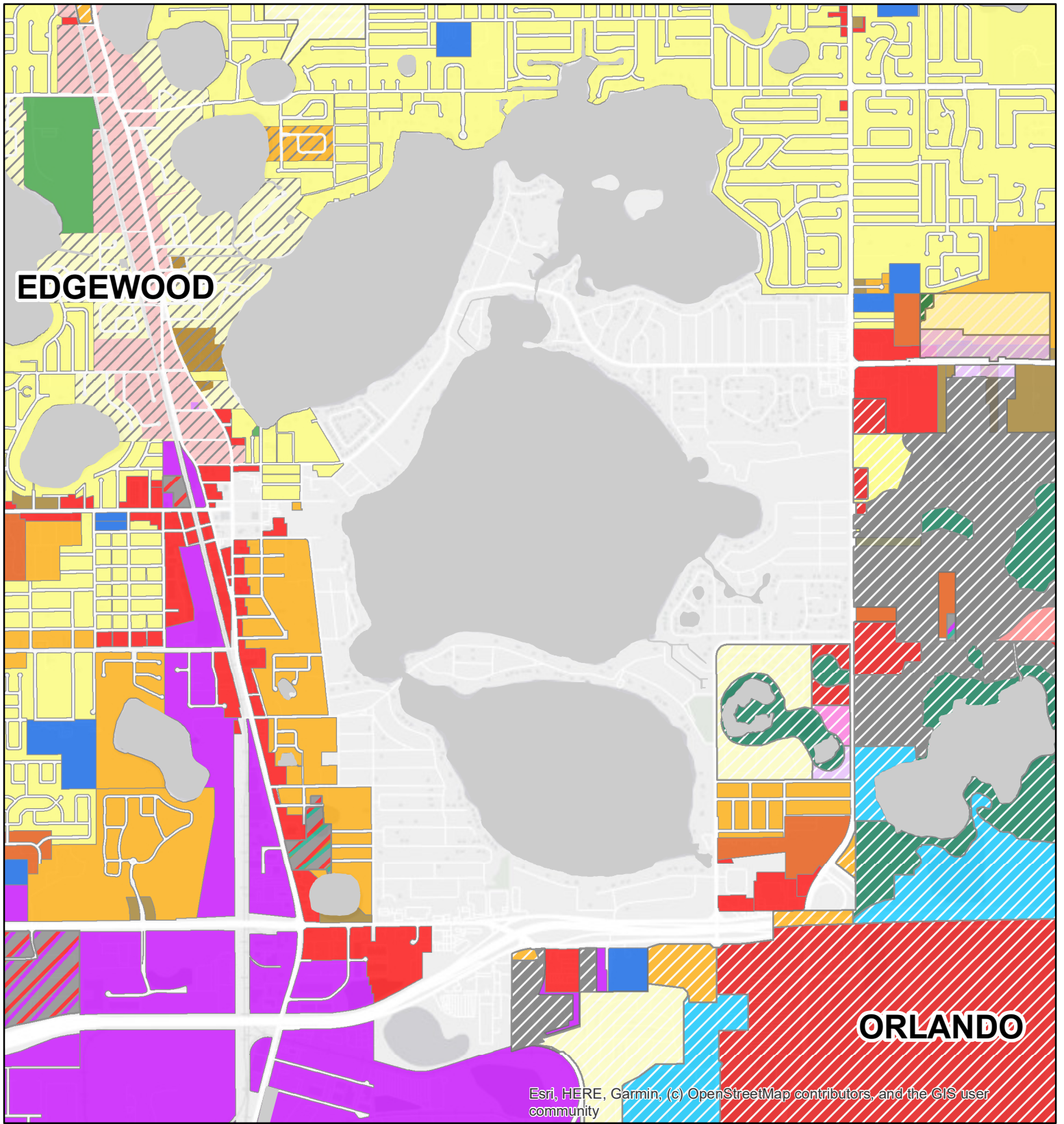
City of Belle Isle • PUBLIC FACILITIES

- 📍 City of Belle Isle, FL
- 📅 Date: 10/18/2023
- 🏠 # 23002514
- 👤 Belle Isle
- 🗺️ City Boundary
- 🟡 One Mile Boundary
- 🌳 Parks / Boat Ramps
- 🏥 Hospital
- 📧 Post Office
- 🎓 School
- 🔴 Fire Station



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

RVI
 111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com



EDGEWOOD

ORLANDO

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Belle Isle

Edgewood - Land Use

Orlando - Land Use

Orange County - Land Use

• ADJACENT LAND USE



City of Belle Isle, FL
 Date: 9/5/2024
 # 23002514
 Belle Isle

111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com



0 650 1,300 2,600 Feet

Information provided regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

- Low Density Residential
- Medum Density Residential
- High Density Residential
- Commercial
- Institutional

- Community Activity Center
- Conservation
- Industrial
- Metropolitan Activity Center
- Mixed Use Corridor Med. Intensity
- Neighborhood Activity Center
- Office Low Intensity
- Office Medium Intensity
- Public/Recreational & Institutional
- Residential Low Intensity
- Residential Medium Intensity
- Urban Village

- Commercial
- Industrial
- Institutional
- Office
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- PD - Commercial
- PD-Commercial/Industrial
- PD-Low Density Residential/Industrial
- PD-Office/Commercial/MDR
- PR-OS

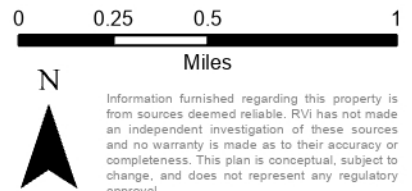


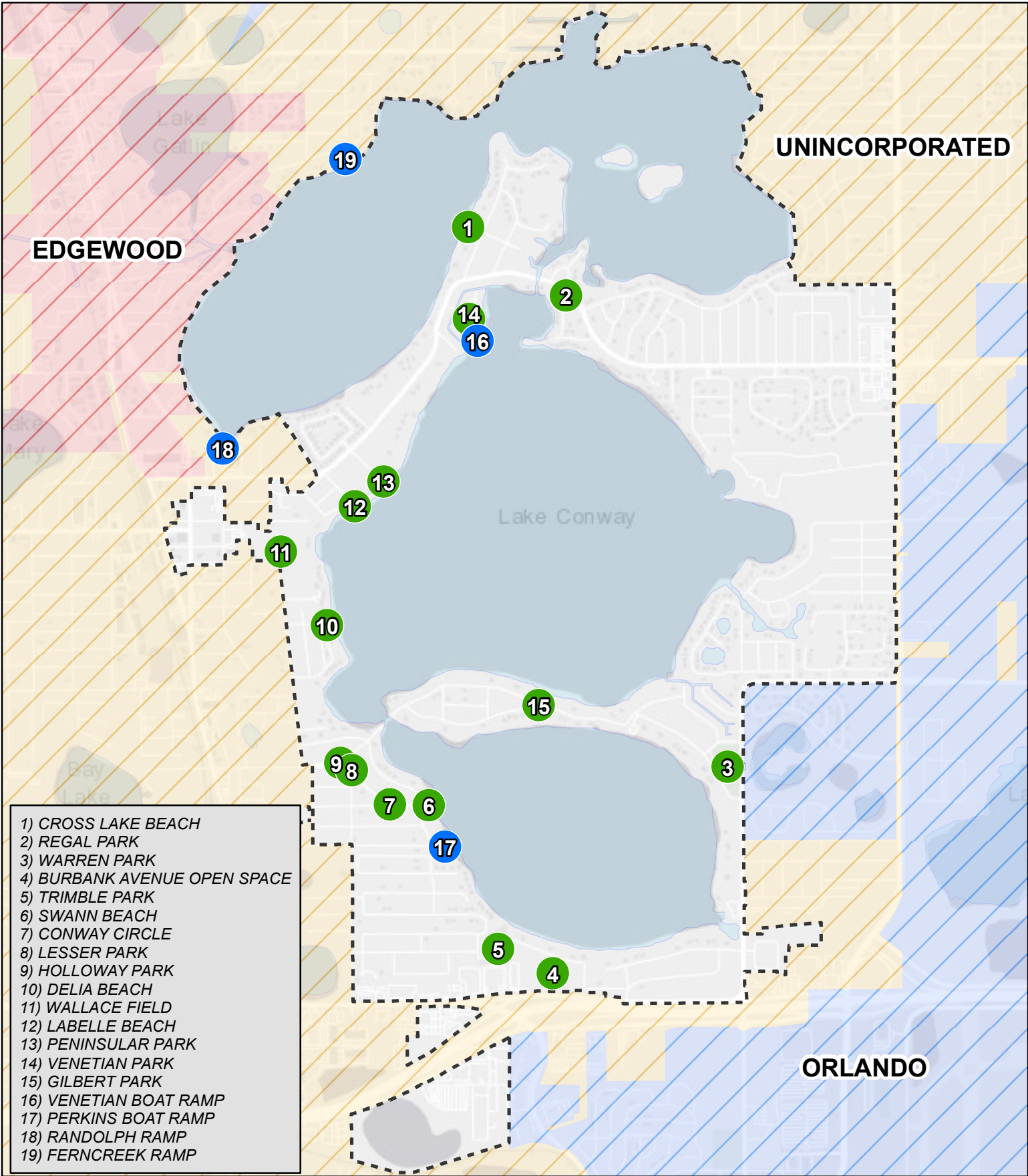
City of Belle Isle • FLOODPLAIN

RVi
 111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

- 📍 City of Belle Isle, FL
- 📅 Date: 1/13/2025
- # 23002514
- 🏠 Belle Isle

- 🟡 City Boundary
- 🔵 Flood Zone A
- 🔲 Flood Zone X
- 🟪 Flood Zone AE



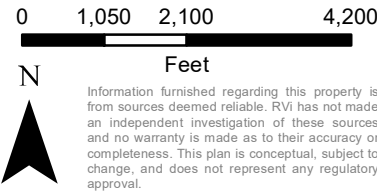


- 1) CROSS LAKE BEACH
- 2) REGAL PARK
- 3) WARREN PARK
- 4) BURBANK AVENUE OPEN SPACE
- 5) TRIMBLE PARK
- 6) SWANN BEACH
- 7) CONWAY CIRCLE
- 8) LESSER PARK
- 9) HOLLOWAY PARK
- 10) DELIA BEACH
- 11) WALLACE FIELD
- 12) LABELLE BEACH
- 13) PENINSULAR PARK
- 14) VENETIAN PARK
- 15) GILBERT PARK
- 16) VENETIAN BOAT RAMP
- 17) PERKINS BOAT RAMP
- 18) RANDOLPH RAMP
- 19) FERNCREEK RAMP

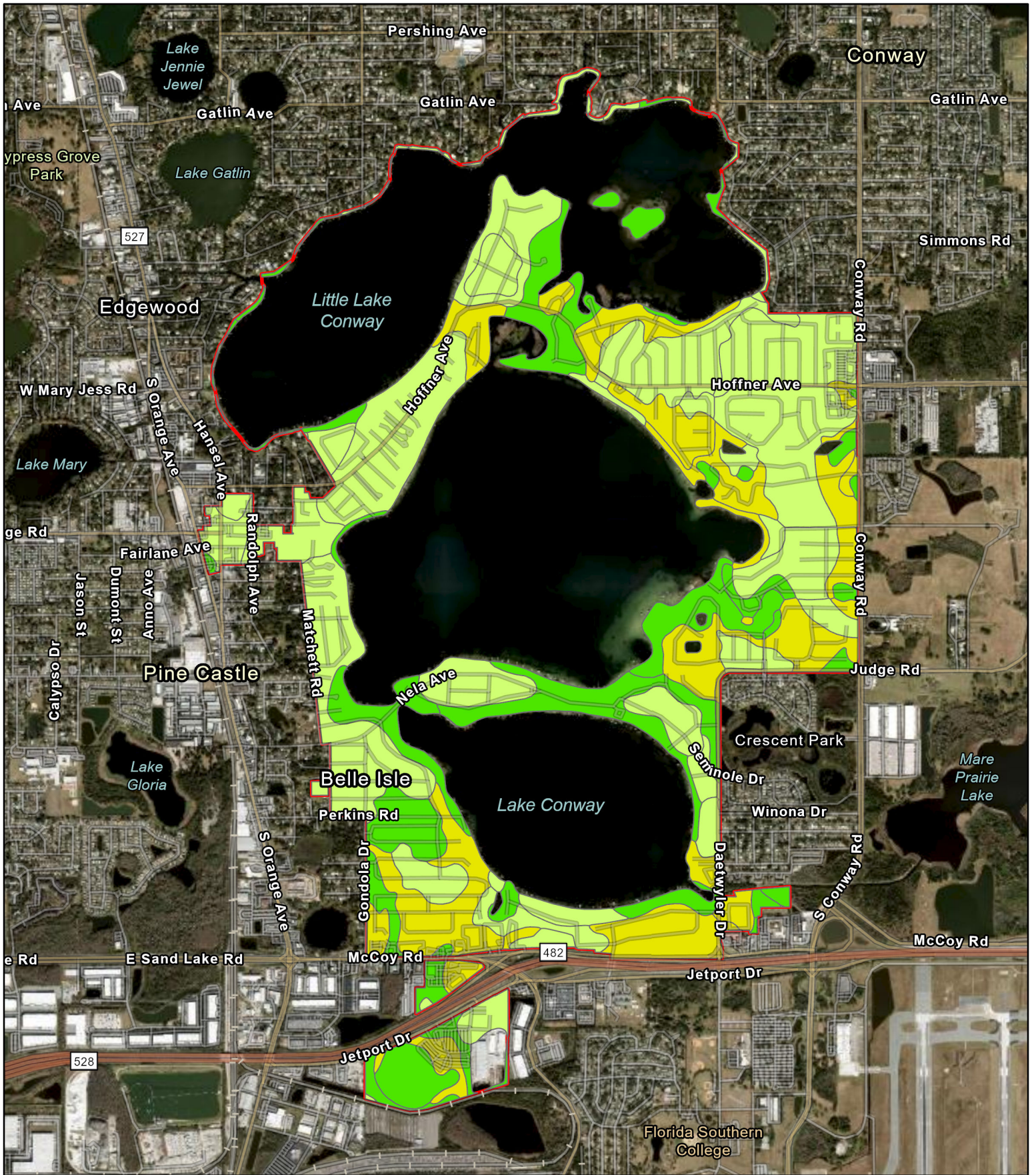
City of Belle Isle • PARKS & BOAT RAMPS

📍 City of Belle Isle, FL
 📅 Date: 10/18/2023
 # 23002514
 🏠 Belle Isle

- 🔲 City Boundary
- Park
- Boat Ramp



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



**Belle Isle 2023
Comprehensive Plan**

📍 Belle Isle, FL
 📅 Date: 8/1/2024
 # 23002514
 🏛️ City of Belle Isle

2021 NRCS Soil Hydro Groups

- A
- A/D
- B/D
- Belle Isle City Limit



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801

**Belle Isle 2023
Comprehensive Plan**

📍 Belle Isle, FL
📅 Date: 2/12/2024
23002514

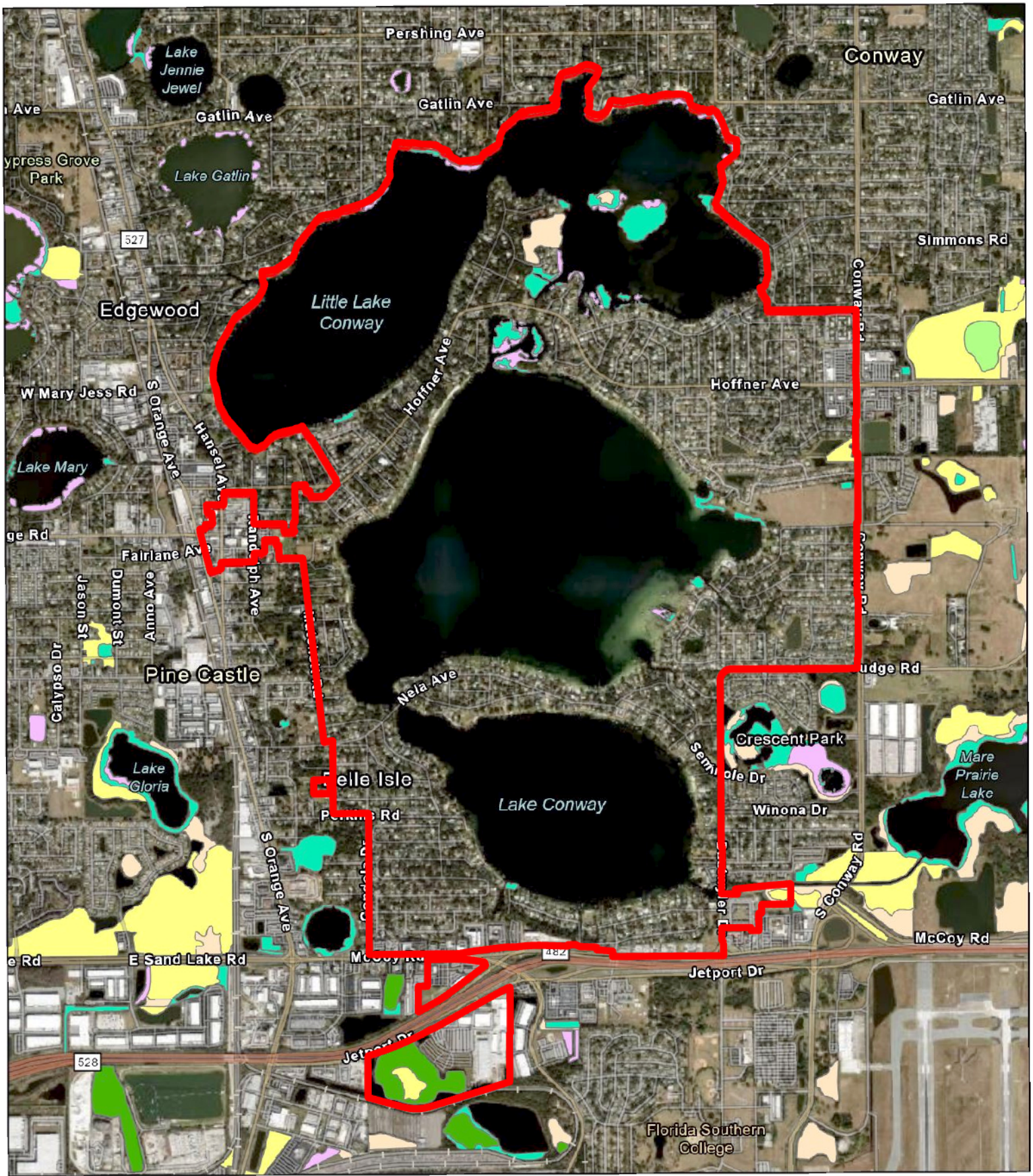
**Orange County Septic
Vulnerability Analysis**

📏 Belle Isle City Limit
🟡 Likely Septic System



**APPLIED
ECOLOGY**

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or



**Belle Isle 2023
Comprehensive Plan**

- 📍 Belle Isle, FL
- 📅 Date: 7/31/2024
- 🏠 23002514
- 🏛️ City of Belle Isle

2022 Orange County Wetlands

- 🟢 Cypress
- 🟡 Hydric Pine Flatwoods
- 🟠 Mixed Wetland Forests/
Hardwoods
- 🟤 Mixed Scrub-Shrub
Wetlands
- 🟦 Freshwater Marshes
- 🟪 Other Wetlands
- 🔴 Belle Isle City Limit

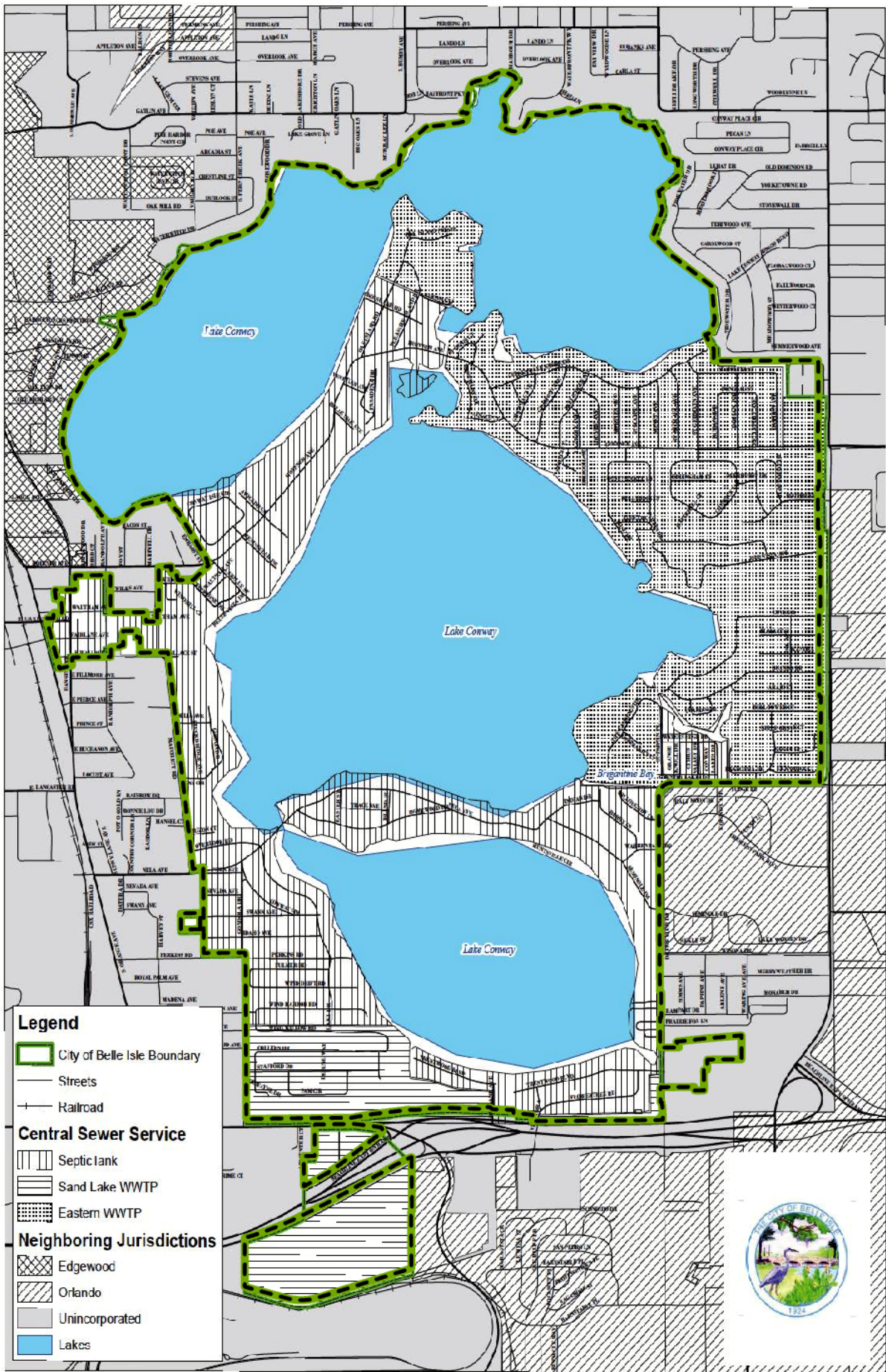


111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.580.0850
www.viplanning.com



**APPLIED
ECOLOGY**

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Map 10: City of Belle Isle Central Sewer Service Areas

Source: Orange County Property Appraiser and GIS
Effective: January 2016

1 in = 1,500 ft



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

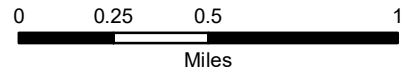


111 North Magnolia Ave
Suite 1350
Orlando, FL 32801
Tel: 407.775.6500
www.rviplanning.com

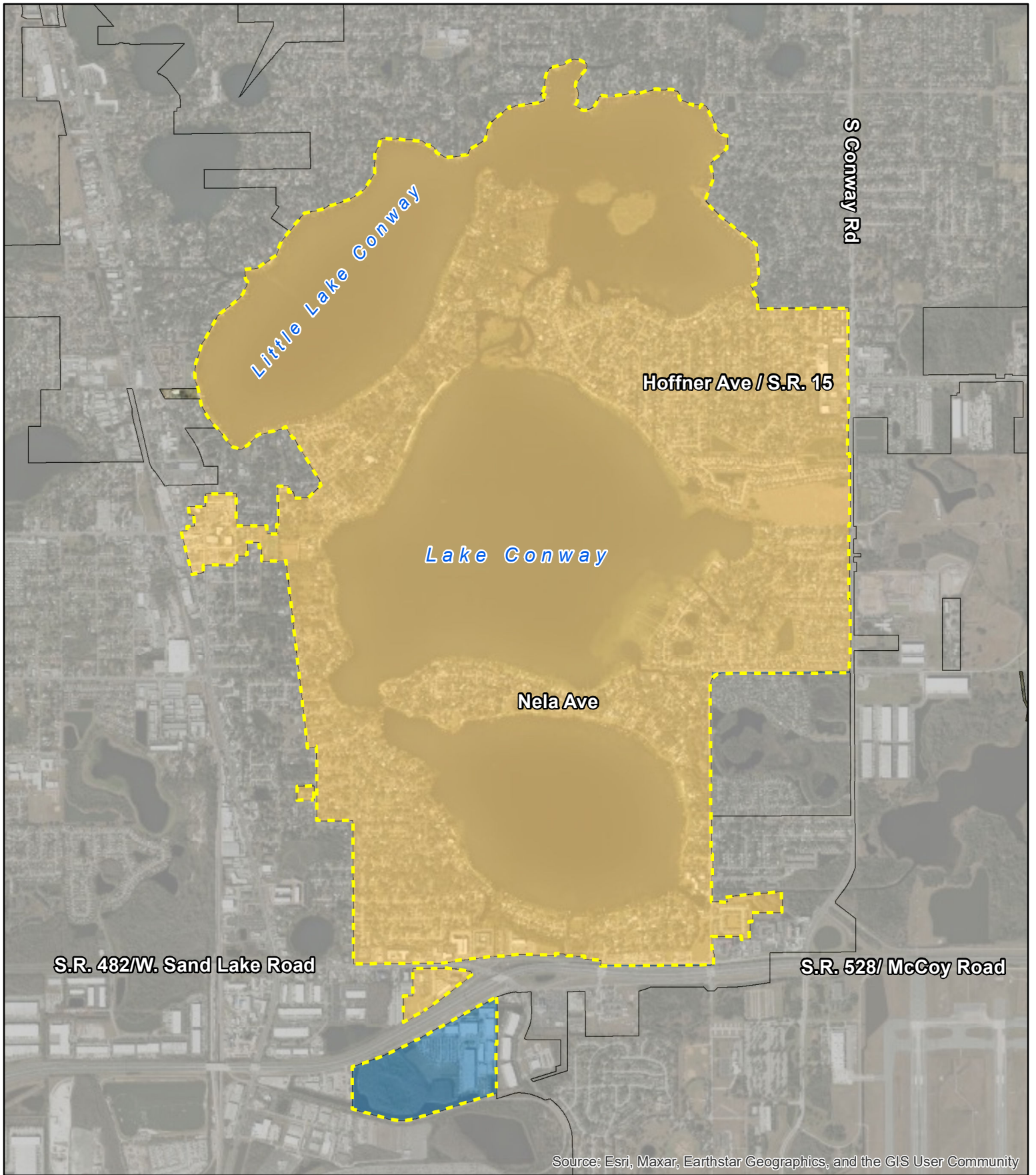
City of Belle Isle • WATER SERVICE PROVIDER

- 📍 City of Belle Isle, FL
- 📅 Date: 1/13/2025
- # 23002514
- 👤 Belle Isle

- Orange County
- Orlando Utilities Commission









Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

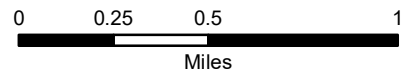


111 North Magnolia Ave
 Suite 1350
 Orlando, FL 32801
 Tel: 407.775.6500
 www.rviplanning.com

City of Belle Isle • WASTEWATER SERVICE PROVIDER

-  City of Belle Isle, FL
-  Date: 1/13/2025
-  # 23002514
-  Belle Isle

-  Orange County
-  Orlando



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.