

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

Assessment Report/Plan Framework

Decemeber 23, 2024



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EXECUTIVE SUMMARY

The purpose of this **Preliminary** Assessment Report is to provide a comprehensive analysis of the existing City of Belle Isle Comprehensive Plan. The following discussion establishes the foundation for the preliminary assessment and provides a series of observations and recommendations for amendments. subsequent This document is intended to start the conversation about possible changes to the Plan, and not dictate or prescribe specific amendments or plan changes. Any subsequent amendments will require



considerable vetting by the public, the Planning & Zoning Board and City Council.

The Comprehensive Plan ("Plan") is the long-range framework for the planning of activities that affect the local government – the City's "blueprint" for growth and guiding future decisions. It is the foundation upon which all land use decisions in the City are based.

The principles and strategies contained in the Plan are expressed through goals, objectives, and policies (GOPs), which inform the City's decisions. The GOPs in the Plan ensure that the City is prepared to meet challenges today, and in the future.

The City's Plan should provide for sound land use planning from a long-term perspective. This includes the provision of public services and infrastructure to maintain and improve the City's natural and built environments and residents' quality of life. The Plan's alignment with the City's vision is critical as it provides the means by which to achieve its goals.

This Preliminary Assessment Report provides an analysis of changes in Belle Isle since 2010 when the current Comprehensive Plan was adopted. With a few exceptions, the Plan has not been substantially updated since that time. The preliminary assessment includes profiles of the City, population, education, economics, and housing. It reports on existing land use and summarizes any improvements or policy changes since the last Evaluation and Appraisal Report conducted in 2008. Two significant supplementary documents are provided in this Preliminary Assessment that will help to shape later possible amendments: A State Consistency Review (Appendix A) and an "Element – by – Element" review the Comprehensive Plan to evaluate consistency with changes to Florida Statutes since the last update.

This Preliminary Assessment Report concludes that: 1) the Comprehensive Plan must be amended to reflect changes in state requirements since the last update; 2) some policies are out of date and have been accomplished or should be re-directed to address current needs; and 3) trends and conditions in the City of Belle Isle suggest updates to the Elements in order to strengthen the community vision for preservation of small-town charm and quality of life. It is noted that the City did update the Plan in 2010 and 2011 to reflect changes to the Capital Improvement Element and 5-year Capital Improvements Plan, as well as in 2021 to adopt the state-mandated Private Property Rights Element.

Following input and direction on the recommendations of this Report, the Consultant anticipates leading the process of amending the Comprehensive Plan, which will include public engagement and oversight by key stakeholders. This process will include local review by the public, Belle Isle Staff, the Project's Steering Committee, and City Council. Following Council transmittal, amendments are reviewed by the state agency Florida Department of Commerce and other reviewing agencies such as the Department of Environmental Protection and the Department of Transportation.

Upon receipt of state comments, the final step is formal adoption of the amendments through final public hearings. Full implementation of an amended plan would necessitate further changes to the City's Land Development Code (LDC).

Background and Planning Context

Belle Isle History

Belle Isle is a strategically located Central Florida community where peaceful, lakefront living provides a unique residential living opportunity that is buffered from surrounding metros. Originally established in 1924 to protect Lake Conway and the surrounding chain of lakes, the City has grown from its humble beginnings of a town of 160 people, to a beautiful and unique suburb of Orlando. ¹ Belle Isle's local government works continuously to preserve the environment that its original residents helped to create - the more than 7,000 residents that now call Belle Isle home.

Belle Isle was founded by Central Floridians in 1924 to protect Lake Conway and its chain of lakes. Town supporters resisted a plan by Orange County's to use the lakes for drainage by forming their own municipality. Belle Isle's first citizens, and then-interim Mayor C.H. Hoffner, unanimously voted on the city's name, which resembles the French phrase for "beautiful island." Arthur Q. Lancaster later served as the first elected mayor.



https://www.belleislefl.gov/sites/default/files/fileattachments/community/page/9986/2 a brief history.jpg

¹ U.S. Census 1930 data from https://www2.census.gov/prod2/decennial/documents/03815512v1ch03.pdf

² City of Belle Isle History

In 1928, Belle Isle was annexed back into Orange County. However, residents rallied against another attempt by the County to use the lakes for drainage in 1954, and the local government was reinstated. Almost twenty years later, in 1972, the State of Florida later recognized the City of Belle Isle's.

In the early 2000s a council-manager form of government was adopted to better serve Belle Isle residents. Since that strategic governance effort, the City has flourished. Annexations, the establishment of a Belle Isle Police Department, and an agreement to open Cornerstone Charter Academy mark Belle Isle's largest achievements in recent years.³

Today, despite the ever-growing influx of new residents to the State of Florida, and mounting development pressures particular to the Central Florida area, the City of Belle Isle remains an enclave of predominantly single-family residential neighborhoods centered around the Conway Chain of Lakes. This Comprehensive Plan update looks to maintain those unique characteristics and provide guidance and strategies to plan for the next century of history in order to retain the small-town character, quality of life and critical natural resources that served as the founding vision for establishment of Belle Isle.

City Description

The City of Belle Isle is located in central Orange County, adjacent to the City of Edgewood, Orlando, and the neighborhoods of Pine Castle and Conway. The City is proximate to the Orlando International Airport – a huge driver of growth in the immediate area. The current population estimate is 7,032 people according to the Shimberg Center for Housing Studies.

Of the City's roughly 5.18 square miles, over half is made up of waterbodies. Little Lake Conway, which is the northern boundary of the City, and Lake Conway, which sits in middle and southern portion of the City, are the two major bodies of water in the City. The eastern border of the City is generally located adjacent to S. Conway Rd., and the western boundary is slightly east of S. Orange Avenue. State Road 528 acts as the main southern boundary of the City, and separates Belle Isle from Orlando International Airport; however there are some parcels at the southwest quadrant of SR 528 and Boggy Creek Road.

RVi Planning + Landscape Architecture || City of Belle Isle

³ City of Belle Isle History https://www.belleislefl.gov/community/page/history

Two local roadways bisect the Conway Lakes: Hoffner Avenue and Nela Avenue. Both roads provide meandering travel to vehicles and pedestrians and are lined with heritage trees that accentuate established homes and neighborhoods that sit on both lakes. Hoffner Avenue was recently studied by the City for a number of pedestrian and vehicular safety improvements. These proposed improvements will assist with vehicular speed as well as pedestrian crossings and connectivity. Similarly, Avenue. also has planned improvements that will assist with



Source: Guidefishing.com

vehicular flow while maintaining community character.

Nela Avenue features the picturesque Nela Avenue Bridge, which is embroidered with the City's seal. This bridge, which is finished with brick pavers and decorative lightning, provides an important vehicular and pedestrian connection, as well as a community character piece, over Little Lake Conway.



Source: Orlando Sentinel

The City has retained an established small-town residential atmosphere thanks to the Conway Lakes and platted residential neighborhoods, such as Nela Isle, Venetian Gardens, and Oak Island, that date back to the 1920's. Commercial uses are generally limited to the borders of the City adjacent to and south of SR 528. The City's private Charter School, Cornerstone Academy, is a major community amenity bound by Hansel Avenue, E Wallace Street, and Waltham Avenue. In order to increase the City's tax base, but maintain the small-town atmosphere, strategies are being reviewed to encourage annexation of existing commercial and

residential properties, as well as researching vacant land in the area that may be able to be developed in the traditional character of Belle Isle's neighborhoods.

Adopted Comprehensive Plan Vision

The current Comprehensive Plan was adopted in 2010 and was based upon an Evaluation and Appraisal Report process conducted in 2008. While the Plan provides no explicit vision or mission statement, the Plan's Future Land Use Element provides the following context for the document as its first goal:

"To enhance the Quality of Life for the citizens of the City of Belle Isle by effectively providing public facilities and services, directing quality infill development, and preserving natural resource areas by regulating development through implementation of the following policies."

This goal relates well to the updated Vision Statement realized in the 2019-2020 Strategic Plan:

"A Safe, Serene Florida Community Where Families Desire to Reside, Raise a Family, Enjoy our Natural Surroundings, Excellent Schools And Quiet Way of Life"

Through the efforts that will be realized during this major undertaking, updates to the Vision and Mission may be appropriate. While the nature and character of the City may not have changed, the new and unique outlooks of fresh leadership in the City provide for a timely opportunity to revisit previous decisions and outlay what the future holds.

Along with a strong future-centric vision, the recommendations of this Assessment outline the amendments needed to the Comprehensive Plan to ensure the City continues to thrive during its next 100 years. The following section reports on the changes that have occurred, both characteristically and legally, in the City since the last Plan was adopted in 2010. The goal of this section is to highlight what areas of the Plan may need to be amended based on these changes.

CHANGED CONDITIONS SINCE PLAN ADOPTION

Background of Comprehensive Plan Updates

Florida Statutes require municipalities and counties to adopt and implement a local comprehensive plan to describe how they will provide the required services to meet the current and future needs of the community, while protecting the natural environment. A comprehensive plan is a policy document that is intended to provide a coordinated approach to making the many decisions regarding land use. For example, plans should guide decisions about the location of development, the expansion of urban services, the placement of community facilities, adaptation to climate change impacts, and more.

The City's current Comprehensive Plan was last updated in 2010. The 2010 Plan identified a planning timeframe for the next ten years (until 2020) as reflected on the adopted Future Land Use Map and Future Land Use Policy 3.1.3. It is composed of ten (10) elements that each contain goals, objectives, and policies (GOPs) organized by topic area. Each element's GOPs are based upon data and analysis including demographics, infrastructure calculations, environmental data, and property information. The most recent Element to be adopted by the City is the Private Property Rights Element, which was required to be created as a result of changes to Florida Statute 163.3177(6)(i)(2).



The City's Plan also contains a map series that generally describes Source: City of Belle Isle existing or future conditions related to the elements. One of the most important maps is the City's Future Land Use Map (FLUM), which depicts future land use designations that specify what general range of uses are allowed on each property. The FLUM is implemented through the Zoning Map and the Land Development Code.

Local comprehensive plans in Florida are required to meet a number of requirements, in particular Chapter 163.3177, F.S. The statutes require that comprehensive plans provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.

Chapter 163.3177, F.S. also requires that comprehensive plans identify procedures for monitoring, evaluating, and appraising the implementation of the plan. Historically, this process was known as the Evaluation and Appraisal Report, or "EAR". Statutes require the EAR to be conducted every seven (7) years by a jurisdiction to ensure the adopted GOPs are still relevant and appropriate. Belle Isle last conducted a full EAR in 2008.

Effective June 2, 2011, local governments have more discretion in determining whether they need to update their local comprehensive plan.

As such, local governments no longer need to submit EARs to the Department of Economic Opportunity (now known as FloridaCommerce) for a sufficiency determination. Instead, local governments may undertake an update outside the EAR process and transmit the new adopted plan as a city-initiated amendment, or amendments.

While this Comprehensive Plan Amendment process is not considered an EAR, it is functioning as the City's first large scale Comprehensive Plan review and amendment process since the last EAR process completed in 2008, and complies with the breadth and depth of analysis undertaken with an EAR. The key difference is if a local government conducts an EAR, all recommended amendments to the Plan must be submitted to the state for review within one year of the EAR adoption. This assessment process provides all the benefits of an EAR analysis, without often cumbersome timeframes.

Preliminary Assessment Process: Purpose and Outcomes

The first step in the process of updating the Comprehensive Plan is assessing the current GOPs in relation to local changes, as well as changes at the state-level. In the process of updating the Comprehensive Plan, the City of Belle Isle identified the following major goals:

- Identify changes in state requirements that necessitate changes in the Plan.
- Identify changing conditions and trends affecting the community that should be reflected in the Comprehensive Plan, including development and redevelopment, community character, resiliency, and environmental considerations.
- Conduct a review of implementation of the existing Comprehensive Plan and the degree to which plan objectives have been achieved.
- Assess successes and shortcomings of the plan.
- Vacant Land Availability/Build Out Analysis and Annexation Strategies.
- Understand the current and future demographic mix and how it may impact strategic decisions determined by the Comprehensive Plan.

Following the issuance of this Assessment Report the City Council will provide recommendations and direction to begin the Plan update process, including the drafting of updated elements, and their respective GOPs. These amendments will be transmitted to FloridaCommerce and applicable state agencies under the State's Expedited Review Process. Following comments from the State, the City Council may then conduct final adoption hearings to ratify the amendments. Full implementation of the amended Comprehensive Plan will require amendments to the City's Land Development Code. Figure 1: The Comprehensive Plan Update Anticipated Timeline, graphically represents this process.



Figure 1: The Comprehensive Plan Update Anticipated Timeline

The next section presents data that the City can use as part of its Plan update and will provide context for some of the recommendations and observations that appear later in this Report.

Population Demographics

By the end of 2040, there are several population-related changes that may need to be considered by the City as a result of projected population projections. In general, Central Florida has been a rapidly growing region for decades. The impact of that population growth is far reaching from community characteristics, housing availability, and public infrastructure needs. The following datasets detail the overall demographics of the permanent population in the City of Belle Isle.

Population Growth

The following estimates are generated from the Shimberg Center for Housing Studies and is based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research (BEBR) at the University of Florida. ^{4 5 6} Shimberg and BEBR both provide data on the permanent population. Shimberg focuses on municipalities, while BEBR typically provides estimates at the county level. As a point of information, during the course of this analysis, the projected population for 2045 went from 9,196 to 7,623. This was due to the utilized sources updating their data to include results from the 2020 U.S. Census. This much more conservative estimate shifted a number of the recommendations that were originally projected while this analysis was being conducted.

Table 1: Permanent Population Estimates

Year	2010	2020	2025	2030	2035	2040	2045
Permanent Population	5,988	7,032	7,229	7,466	7,586	7,624	7,623

Population Growth and Implications for Housing

The City is expected to grow from the current 2020 estimate of 7,032 to 7,623 by 2045, an increase of +/- 8%. Assuming 2.85 Persons per Household, the growth of 591 residents may imply that an additional 207 housing units may be needed to accommodate the growth of permanent residents. If the City were to try and meet the demand of this type of population increase, new housing strategies may be required. Annexation of developed, or vacant land, may provide solutions. ⁷

⁴ Shimberg manages the Florida Housing Data Clearinghouse and provides population estimates for household projections at the sub-county (e.g., municipal) level, while BEBR generally provides population estimates at the county level.

⁵ For more information about the BEBR methodology to estimate population, please see https://bebr.ufl.edu/articles-publication/behind-the-numbers-the-population-estimation-process/

⁶ The data used for this analysis appears is available through the Florida Housing Data Clearinghouse managed by the Shimberg Center. Please see: http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4812

⁷ The U.S. Census Quick Facts estimates 2.85 Persons per Household for the City of Belle Isle. These estimates may vary based on the availability of information from the Census. For more information, please see: https://www.census.gov/quickfacts/fact/table/belleislecityflorida.

Population Age

The age of the population may also impact the decisions made by the City as the amendments move forward. According to the Shimberg Center for Housing Studies, the most significant population shifts will occur between the 35 to 54-year-old range. According to the analysis provided in Table 2 below, the percent of residents aged 35-54 will grow from approximately 35% of the community to approximately 34%.



Source: City of Belle Isle

Table 2: Population as Percent of Total

Age / Year	2010	2020	2030	2040	2045
0-14	16%	15%	18%	18%	18%
15-34	18%	21%	20%	18%	18%
35-54	33%	28%	31%	35%	35%
55-64	15%	17%	10%	11%	11%
65 and older	18%	19%	21%	19%	19%

Housing Characteristics

The Shimberg Center for Housing Studies also provides estimates for housing conditions in Florida's communities. Based on the U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates, Shimberg calculates the tenure and age of householders. In this estimate, home ownership in Belle Isle is at 94% on average with only 150 rental units in the City. This is significant and a relatively unique metric, demonstrating very high level of stability for Belle Isle neighborhoods and minimal transient residents. This metric also indicates limitations on affordability, as the vast



Source: Homes.com

majority of new residents must be financially able to purchase a home. This is also to be expected given the size and limited land area within the City, coupled with highly desirable quality of life.

Table 3: Home Ownership by Age 2017-2021 Estimate 8

Age of Householder	Owners	Margin of Error (+/-)	Renters	Margin of Error (+/-)	Home Ownership Rate
15-34	163	87	108	71	60%
35-54	900	226	14	32	98%
55-64	486	132	18	35	96%
65 and older	758	191	0	35	100%
Total	2307	195	140	82	94%

The housing units by type according to the Shimberg Center for Housing Studies appears in Table 4 below ⁹. It is also significant that 95% of the housing stock is single-family detached dwelling types. This also inherently limits affordability. Again, due to the size and constraints of Belle Isle, the City will continue to rely on other areas of Orange County to supply housing diversity and workforce housing.

Table 4: Housing Units by Type, 2014-2018 5-Year Estimates

Single-Family (1-att./detach.)	Multi-family (2 or more)	Mobile Homes	Other	Total
2,493 (95%)	134 (5%)	-	-	2,627

Other notable statistics for housing may be important as the City develops its amendments:

- The overall home ownership rate in 2017-2021 was 93%, which rose from 87% in the year 1990.¹⁰
- The median gross rent in Belle Isle is \$1,227 per month.
- The median monthly owner costs with a mortgage is \$2,222.00 per month.¹¹
- Almost 86% of residents live in the same house as 1 year ago, compared to 80% in City of Orlando.
- Approximately 155 renter households pay more than 50% of their gross income on rent.
 (Cost Burden by Income for Renter Households)
- Approximately 537 of owner households pay more than 30% for housing (Cost Burden by Income for Owner-Occupied Households)

https://www.census.gov/quickfacts/fact/table/belleislecityflorida

⁸ See: http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4812

⁹ All estimates provided by Shimberg Center for Housing Studies analysis of the 2018 American Community Survey. See: http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=4812

¹⁰ All estimates provided by Shimberg Center for Housing Studies analysis of the 2018 American Community Survey. See: http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=4812

¹¹ From the U.S. Census Quick Facts for Belle Isle. See:

Economic Characteristics

The U.S. Census provides information using a 5-Year Estimation process between census years. The most recent 2017-2021 estimations show that the median household income in Belle Isle was \$113,309.00.12 This is considerably more than the median wage of \$69,021 in the U.S, and the median wage in the City of Orlando, \$58,968¹³ 14. There are 10.4% persons in poverty on Belle Isle, as compared to 11.4% nationally, and 15.5% in City of Orlando. This metric aligns well with the above data relating to home ownership, and indicates the City is quite wealthy in comparison to other areas in Orange County.

According to the Bureau of Labor Statistics for the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, 13.3% of the total area's employment work is in the Office and Administrative Support major occupational group (compared to 12.6% nationally). This occupational group is the highest in the area, followed by sales and related, and food



Source: Homes.com

preparation and serving (both of which are at 11.4% percent of total employment).15

Education Characteristics

For Belle Isle, the U.S. Census estimates that 96.2% of the population over 25 years of age are high school graduates, while 52.6% also have a Bachelor's degree or higher. This is significantly higher than the United States education rate of 88.9% of the population over 25 years of age have obtained a high school degree and 33.7% who have achieved a Bachelor's degree or higher. In the City of Orlando, 91.6% of the population over 25 years of age have obtained a high school degree and 40.1% have achieved a Bachelor's degree or higher.



Source: Cornerstone Charter Academy

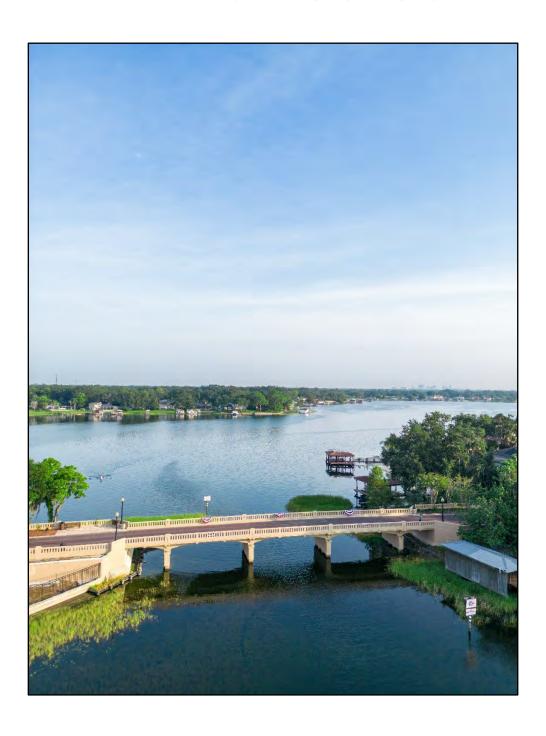
¹² See: https://www.census.gov/quickfacts/fact/table/belleislecityflorida

¹³ See: https://www.census.gov/quickfacts/fact/table/US/SEX255222

¹⁴ See: https://www.census.gov/quickfacts/fact/table/orlandocityflorida,belleislecityflorida/PST045222

¹⁵ See: https://www.bls.gov/regions/southeast/news-release/occupationalemploymentandwages orlando.htm

In sum, Belle Isle is affluent and well-educated. The population is steadily growing and the evenly distributed in terms of age. High rates of homeownership, extremely low availability of rental units, and predominance of single-family detached housing stock pose issues for affordability on a local level. The characteristics also uphold the City's vision for high living standards, stable population levels, and protection of existing, low-density single-family neighborhoods.



Existing Land Use, Development Potential, and Annexations

Existing Land Use

The Future Land Use Element within the Plan identifies the types, densities and intensities of various land uses in the City of Belle Isle, and specifies where these land uses are permitted within the City's ten-year planning horizon. The Future Land Use Map and supportive Future Land Use Goals, Objectives & Policies provide the framework for implementing the City's Zoning Map and the Land Development Code (LDCs). The LDCs provide the details of specific allowable uses for each parcel of land within the City, along with the form of allowable development based upon setbacks, maximum building height, lot coverage, and other spatial elements. The result of the Future Land Use Map and Zoning Maps is realized through the built form of Belle Isle. The existing land use pattern is predominantly single-family residential. Single-family residential appears along the local and major collector roadways throughout the City, as well as adjacent to the Conway Chain of Lakes. Small commercial nodes are focused primarily on the western edge of the City adjacent to S. Orange Avenue and Hoffner Avenue; the southern edge adjacent to McCoy Road.; and the western intersection of S. Conway Road, and Hoffner Avenue. The City's only industrial land is located on the southside of SR 528, along Boggy Creek Road.

Table 5: Total Land Area by Future Land Use below summarizes the distribution of the adopted future land use categories based on the Future Land Use Map data as of July 2023. The table indicates the largest land use allocation within the Low-Density Residential designation, representing approximately 1,039.2 acres, or 80.6%, of the City's total acreage. Industrial is the next largest future land use represented on the City's Map with 84.79 acres or 6.6% of the total land area. While the Medium Density Residential category only represents 38.9 acres, or 3%. Between the LDR and MDR future land use categories, over 85% of the City is designated as residential.

Table 5: Total Land Area by Future Land Use

Total Land Area by Fu	iture Land Use	
Future Land Use Category	Total Acreage	% of Total Land
		Area
Low Density Residential	1032.2	80.6%
Medium Density Residential	38.9	3%
Commercial	73.55	5.7%
Industrial	84.79	6.6%
Professional Office	1.54	0.1%
Professional Business	6.55	0.5%
Conservation	8.76	0.8%
Recreation	14.87	1.1%
Unclassified	20.46	1.6%
TOTAL	1,288.62 Acres	100%

¹⁶ The 2010 Comprehensive Plan planning horizon was to end in 2020.

¹⁷ Land development regulations are documented in the City's Land Development Code (LDC).

Vacant Land

An additional analysis was conducted on vacant lands in the City. Below, Table 6: Vacant Land by Future Land Use, provides a breakdown of vacant acreage and density potential within each future land use designation. The table correlates the vacant lands to the potential density of its assigned Future Land Use designation.

This analysis indicates there are approximately 75.7+/-acres of vacant lands within the City boundaries representing approximately 6% of the land area. In effect the City is built out with very limited land available for new development. The Low Density Residential future land use designation contains approximately 45.64 vacant acres or 60% of the available vacant lands. These lands are platted single-family lots that are vested for density, meaning that their future use (a single-family dwelling unit) is generally known from a development standpoint, unless multiple lots were assembled and rezoned for different uses. Based on the analysis, this implies, purely from a future land category standpoint, an estimated remaining unit potential of 86 dwellings in the Low Density Residential (LDR) Future Land Use Category.¹⁸

Of note is a vacant +/- 30 acres on S. Conway Ave., adjacent to the Belle Vista and Lake Conway East subdivisions. This parcel is family owned, but given its size, has the highest level of development potential of all vacant land in the City. Given its existing Future Land Use designation of LDR, in its current state, the maximum residential development that could be developed is 165 dwelling units per the Comprehensive Plan. However, additional land use and engineering analysis would be required to best understand the true potential of the parcel.

It is evident that the City has little remaining land for new development and the trends over the next 20-year planning horizon suggest a focus on redevelopment. This also lends to discussing annexation strategies in order to continue to stimulate tax base growth for the City and/or accommodate demand for housing in the City.

¹⁸ Deed restrictions or other covenants may impact the possible build out scenario.

Table 6: Vacant Land by Future Land Use

Vacant Land by Future Land Use					
Future Land Use Category	Maximum Allowable Density	Vacant Acres	% of Total Land Area	Estimated Remaining Unit Potential	
Low Density Residential	5.5 du/acre	45.64	60%	251	
Medium Density Residential	10 du/acre	11.34	15%	113	
Commercial	N/A	5.25	7%	0	
Industrial	N/A	4.09	5%	0	
Professional Office	N/A	0.65	1%	0	
Public Buildings	N/A	N/A	0%	0	
Conservation	N/A	8.76	12%	0	
Recreation	N/A	N/A	0%	0	
Unclassified	N/A	N/A	0%	0	
TOTAL		75.7 Acres	100%	364 DU	

Annexations

Since the adoption of the current Comprehensive Plan in February 2010, there has been (3) three annexations of land into the City. The first annexation under Ordinance No. 16-07 is known as

Brighton Park. The City acquired these 16+/- acres and classified the lands as Medium Density Residential (MDR) on the Future Land Use Map.

The second annexation occurred in 2021 and consists of 9+/- acres of right-of-way along Daetwyler Drive (CR 528A), approved per Ordinance 21-05. The latest annexation occurred in 2022, when the City of Belle Isle obtained 7+/- acres of developed residential lands known as Sienna Place.



Source: Zillow.com

Through Ordinance 22-01, Sienna Place was annexed into the City and previously designated Medium Density Residential under Orange County's Comprehensive Plan. Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing City limits. Due to the City's geographic location and proximity to neighboring municipalities, expansion of the city boundary would most likely occur to the north or southwest.

- 16-07 Brighton Park (16+/- Acre Residential)
- 2020 Interlocal Agreement Transfer of Jurisdiction Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive, and Judge Road
- 21-05 Daetwyler Dr Right-of-Way (9+/- Acre Right-of-Way)

• 22-01 Sienna Place (7+/- Acre Residential)

Infrastructure Analysis & Capital Improvements
Previously, § 163.3177, F.S. required that cities annually update their Capital Improvements
Element (CIE) and Five-Year Schedule of Capital Improvements. However, Chapter 163.3177 was modified in two important ways upon passing of the 2011 Community Planning Act.¹⁹

First, Section 163.3117(3)(a)(4) previously required that the capital improvements element cover a 5-year period and identified whether projects were



Source: PMA Consultants

funded or unfunded and be accompanied by a priority. This section of Florida Statutes no longer requires the demonstration of financial feasibility.

Second, Section 163.3177(3)(b) modifies the requirements for local governments to annually review the capital improvements element. The City is no longer required to transmit the adopted amendment to the state land planning agency, adopt a long-term concurrency management system, or to address financial feasibility.

Water, Sewer & Reclaimed Water

The City does not own, operate, or maintain any of the water supply facilities or transmissions mains servicing the City. The City's potable water and wastewater service is provided by two (2) water suppliers: Orlando Utilities Commission (OUC) and Orange County Utilities (OCU). According to the 2006-2016 City of Belle Isle Water Supply Facilities Work Plan, "the City is not a consecutive system and the water suppliers and service is not recorded by a master meter. OUC and OCU do not consider the City a separate system and information specific to the City is not kept on file. OUC and OCU meter each connection. Therefore, the historical water consumption is not readily available. The City of Belle Isle is included in their projected demand in their water supply plans and is included in their consumptive use permits.

Similarly, the City does not have a reuse pipe distribution system, nor does it plan to retrofit within the next ten (10) year horizon 2006-2016. The City's potable water providers do not have reuse water available nearby and there are no plans by OUC or OCU bring reuse water service to the City.

A spatial analysis was completed to advise/prioritize septic tanks as required by the new Clean Waterways Act. As required by the new law, all partners within a BMAP must submit a wastewater treatment/septic tank plan by February 1, 2024. The City of Belle Isle is named as a partner in the Lake Okeechobee Basin Management Action Plan (BMAP)²⁰ and as such, must submit a plan to address septic tanks in the City that are within ½ mile of an existing sewer line.

¹⁹ The Community Planning Act was pursuant to House Bill 7202.

²⁰ https://floridadep.gov/dear/water-quality-restoration/content/basin-management-action-plans-bmaps

The initial analysis found that \pm 85% of the land in Belle Isle is within ¼ mile of a sewer line, including over 1,000 existing septic tanks and all of the undeveloped parcels, which will be required to be on sewer.

Prioritizing and developing a plan for retrofitting septic tanks is a significant issue that the City will need to consider moving forward and is covered in brief in the Critical Community Issues section of this Analysis. Federal and state funding mechanisms and grants are available to assist in these important infrastructure projects, which the Plan update can help target.

Orlando Utility Commission (OUC) 21

OUC is the municipal utility of the City of Orlando that provides water, electric, and chilled water services. OUC's water service area is approximately 200 square miles which includes the Cities of Orlando, Edgewood, and Belle Isle, in addition to large portions of unincorporated Orange County.

There are seven water supply/treatment facilities within the OUC water service area. Each facility includes wells, ozone generating equipment, ozone contact tanks, chemical feed equipment, ground storage reservoirs, high service pumps, control equipment, and emergency power facilities to run the plant in the event of an extended power outage. OUC's Southeast facility repumps water in the distribution system to maintain pressures in the extreme Southeast portions of the service area, including Lake Nona.

All OUC wells tap into the Lower Floridan aquifer. The only constituent in the raw water that requires treatment is hydrogen sulfide, a gas with an offensive odor that is easily removed by the ozone treatment equipment. OUC performs rigorous testing of the water it pumps from the aquifer to make sure that it is free from contaminants and suitable for treatment using the ozone treatment process.

OUC has three emergency interconnects with OCU which provide emergency sources of water in the event one utility unexpectedly experiences extensive loss of supply sources or treatment facilities. The water can flow either way through an emergency interconnect, depending on which utility needs the water. They are intended to be used only in an emergency and require the cooperation of both utilities to activate them during an emergency.

There are approximately 1,800 miles of transmission/distribution pipes ranging in size from 2 inches to 48 inches. One of the functions of this network is to interconnect all the water supply/treatment facilities with each other. There are three elevated water storage tanks connected to the transmission/distribution system. These tanks help maintain minimum acceptable pressure in the pipe network and supply water into the pipe network during peak demand periods.

RVi Planning + Landscape Architecture || City of Belle Isle

²¹ Source material: https://orangecountyfl.net/Portals/0/Resource%20Library/planning%20-%20development/2022-1-wsfwp-1Bcctransmittalbook-cert.pdf

Treatment Facilities

OCU is the largest wastewater utility and reclaimed water provider in unincorporated Orange County. As of the end of 2020, the OCU Water Reclamation Division provided wastewater collection and treatment service to over 164,000 connections in unincorporated Orange County and portions of several municipalities through the operation and maintenance of wastewater collection systems, Water Reclamation Facilities (WRFs,) and reuse distribution systems.

OCU owns and operates four active regional WRFs: the Northwest WRF, the South WRF, and the Eastern WRF. The Hamlin Water Reclamation Facility, formerly known as the Southwest WRF opened in 2023 and provides services to the County's Southwest service area.

Reuse Facilities

OCU beneficially reuses 100 percent of its reclaimed water from the Eastern, South, Hamlin and Northwest WRFs. OCU reuses reclaimed water for aquifer recharge through rapid infiltration basins (RIBs), public access irrigation, and lake augmentation; for industrial uses through the Curtis H. Stanton Energy Center cooling water; and for wetlands enhancement. These and other reclaimed water reuse systems are permitted as part of the wastewater operational facility permits issued by the Florida Department of Environmental Protection. For each WRF, the County documents the planned end use of the reclaimed water produced. Each issued permit lists both treatment capacity and reclaimed water management (reuse) system capacity as summarized in Table 7 below.

In 2020, OCU used approximately 10,302 million gallons (MG) of reclaimed water to irrigate golf courses, residences, citrus groves, and commercial businesses. The County recharged approximately 5,945 MG of water into the aquifer through wetlands, RIBs, and augmentation of lakes; and provided approximately 2,564 MG of cooling water to the Curtis H. Stanton energy facility.

²² Source material: https://orangecountyfl.net/Portals/0/Resource%20Library/planning%20-%20development/2022-1-wsfwp-1BCCTRANSMITTALBOOK-CERT.pdf

Table 7: Orange County Utilities Reclaimed Water Permitted Capacity and Flows

Water Reclamation Facility	Current Permitted Treatment Capacity (mgd AADF)	Current Permitted Reuse Capacity (mgd AADF)	2020 Reclaimed Water Flow (mgd AADF)	Projected 2035 Reclaimed Water Flow (mgd AADF)
South	56.0	68.1	26.0	41.3
Eastern	24.0	31.3	19.4	24.2
Northwest	11.25	16.0	6.1	9.0
Southwest (1)	NA	NA	0.0	4.2
Totals	91.3	115.4	51.5	78.7

⁽¹⁾ The Southwest WRF is a future 5 mgd facility with two planned 5 mgd increases during Phases II & III. NA = Not applicable.

Table 8 below represents the City's 10-year project water demands, based on the existing Level of Service (LOS of 350 gallons a day for residential use.

Table 8: Potable Water Level of Service and Capacity

		Potable Water LOS				
	2020 Est. Population	LOS Standard	LOS Needed 2020	2040 Est. Population	LOS Needed 2040	
Residential	7,032	350/GPD/capita	2.58M GPD	7,747	2.7M GPD	

Table 9: Wastewater Level of Service and Capacity

		Wastewater LOS				
	2020 Est. Population	LOS Standard	LOS Needed 2020	2040 Est. Population	LOS Needed 2040	
Residential	7,032	300/GPD/capita	2.2M GPD	7,747	2.3M GPD	

^{*}Only takes into account the worst-case scenario for residential, which is single-family.

Stormwater

The City has a stormwater initiative that aims to reduce the amount of pollution entering the stormwater system. The City is a National Pollutant Discharge Elimination System (NPDES) copermittee with Orange County.

^{**} Source material 23

See: https://www.orangecountyfl.net/Portals/0/Resource%20Library/planning%20-%20development/2022-1-wsfwp-1BCCTRANSMITTALBOOK-CERT.pdf

This permit regulates what can be discharged into City waters and delegates compliance enforcement to the City. The Permit requires the City to control and reduce pollutants entering the storm drain system from residents and businesses.

As part of the federal Clean Water Act, the U.S. Environmental Protection Agency regulates the operation of most municipal drainage systems (pipes, drains, ponds, canals, etc.). In addition, they also regulate all industrial activity with any potential to affect surface water quality. Included in the definition of industrial activities are any land-disturbing activities or construction. The City of Belle Isle is required to operate a compliance inspection program to ensure that activities within the City do not negatively impact surface water quality.

All other non-storm substances discharged into the City's storm sewer system are to be considered illicit discharges that would pose a threat to the health, safety, and welfare of the public and are hereby prohibited.

The current Level of Service (LOS) standards for water quality on all new drainage systems are as follows: 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 St. Johns River Water Management District (SJRWMD).

The water quantity LOS 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:

Table 10: Design Storm Standard per Facility

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

Solid Waste

As of October 2019, the City of Belle Isle utilizes JJs Waste and Recycling Services as the sole provider of solid waste, yard waste, and recycling pick up. Orange County controls landfill operations within the County at their 1,500 acre landfill facility located at 5901 Young Pine Road, Orlando, Florida²⁴. The landfill contains both Class I and Class III disposal areas and receives roughly 3,000 tons of solid waste per day.

 $^{^{24}\} City\ of\ Orlando\ Solid\ Waste\ Element:\ \underline{https://www.orlando.gov/files/sharedassets/public/v/1/documents/city-and-district-plans/comprehensive-plan/support-documents/solid-waster-water-support.pdf$

The City's current adopted LOS 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.

Parks & Recreation



The City of Belle Isle Public Works Department is responsible for the administration of the City's parks and recreation programs. Currently, there are over 20+/- acres of park facilities in the City, excluding boat ramps.

The City has 15 total parks, 10 of which are smaller facilities referred to as "pocket parks". Each pocket park is created with the specific interests and needs of the contiguous community – that is, the nearby individuals and families.

A pocket park is a small park accessible to the general public, and are frequently created on small, irregular pieces of land, in vacant lots, and do not have parking or bathroom accommodations. Warren Park is the largest park that borders the City limits and is managed by Orange County. This park has parking and bathrooms and can be reserved ahead of time by residents. The updated Parks and Boat Ramps Map shows the City's 15 parks as well as four boat



ramps: Venetian, Perkins, Randolph, and Ferncreek.

Policy 1.3.2 of the Recreation and Open Space Element establish a LOS standard of 1 acres per 1,000 people. Goal 2 and Objective 2 establish a LOS standard of one public boat ramp per 3,000 residents, and public canoe launces of one canoe launch per 1,500 residents. There are currently four boat ramps in the City: Venetian, Perkins, Randolph, and Ferncreek.

Based on the current population estimate of 7,032, the LOS standard requires 7.3 acres of park land. Currently there are 20+/- acres in this category. Based on the current population projections, the City of Belle Isle will continue to exceed its LOS for community parks and boat ramps.

Table 11: Parks and Recreation Facilities Inventory

Park Name	Park Type	Approximate Acreage
1. Cross Lake Beach	Passive Park	0.15 AC
2. Regal Park	Passive Park	0.51 AC
3. Warren Park (Owned by Orange County with canoe launch)	Active Park (Sports Courts, Playground, etc.)	7.64 AC
4. Burbank Avenue Open Space (Natural Preserve-Not Maintained)	Passive Park	4.0 AC
5. Trimble Park	Passive Park	3.48 AC
6. Swann Beach (Be Bateman Park)	Passive Park	0.46 AC
7. Conway Circle (Pocket Park)	Passive Park	0.1 AC
8. Lesser Park (Pocket Park)	Passive Park	0.05 AC
9. Holloway Park (Pocket Park)	Passive Park	0.49 AC
10. Delia Beach	Passive Park	0.18 AC
11. Wallace Field	Passive Park	2.41 AC
12. LaBelle Beach	Passive Park	0.13 AC
13. Peninsular Park	Passive Park	0.22 AC
14. Venetian Park	Active Park (Boat Ramp)	1.32 AC
15. Gilbert Park	Passive Park	0.11 AC
	Total Acreage	20.8 Acres

Table 12: Boat Ramp Inventory

Boat Ramp	Acreage
1. Venetian Boat Ramp (No public parking)	0.22 acres
2. Perkins Boat Ramp (Parking by Permit Only)	0.46 acres
3. Randolph Ramp (Orange County)	0.54 acres
4. Ferncreek Ramp (Orange County)	0.26 acres
Total Acreage	1.48 acres

Transportation

Policy 1.3.1 of the Transportation Element establishes a roadway level of service (LOS) for all City roadways. The City, adopted a peak LOS that is consistent with Orange County's adopted LOS for the following County Roads that are in and adjacent to Belle Isle as follows:

Table 13: Adopted County Roadway LOS

Roadway	Classification	LOS
Gondola Drive/Matchett Road	Local Street	С
Daetwyler/Judge/Conway Roads	Urban Collector	Е
Hoffner Avenue	Minor Arterial	Е
Nela Avenue/Seminole Drive	Urban Collector	Е

Policy 1.3.3 adopts a LOS standard that is consistent with Florida Department of Transportation (DOT) LOS standards for State roadways that are adjacent to Belle Isle as follows:

Table 14: Adopted State Roadway LOS

Roadway	Classification	LOS
Conway Road (North of Hoffner)	Minor Arterial	D
Orange/Hansel Avenues	Principal Arterial	D

In addition to the LOS standards adopted above, the City has adopted a LOS standard of 3,530 vehicles per peak hour for four-lane divided minor arterial, McCoy Road.

In 2022, the City worked with a third-party consultant to review the City's Transportation Systems Plan (TSP). This coordinated effort involved working with MetroPlan Orlando and Orange County, in order to identify transportation systems, as well as outlines policies and strategies necessary to meet existing and future travel needs (motor vehicle, pedestrian, bicycle, and transit) based on projected population growth and community aspirations.

Four major roadways were focused on during this project: Hoffner Avenue, Nela Avenue, Daetwyler Road, and Judge Road. Plans were developed that improved pedestrian safety and connectivity, traffic control, and traffic circulation. The plan documents are attached to this document for reference and show a commitment by the City to improve its historical residential roadways in a manner that promotes pedestrian friendly corridors and improved vehicular operations. These improvements may improve current LOS standards which may also impact how future roadways are planned and other development opportunities that may occur within the City.

In 2023, City staff coordinated with Congressman Darren Soto's office in obtaining a \$745,000 grant for improvements to Daetwyler Drive which is a co-jurisdictional roadway with Orange County. The purpose of the grant is to provide widen the street, and creative muti-use paths for pedestrian and bicyclists from Conway Road. to McCoy Road.

Additionally, MetroPlan Orlando, along with its government partners, has been awarded a \$3.79 million federal grant. MetroPlan Orlando and VHB is working with the City to develop a Vision Zero Safety Action Plan.

The intent is to make streets and roads safer, specifically addressing roadway injuries and fatalities. The City is going to continue discussions on this specific item with MetroPlan Orlando and VHB as it will continue the recent trend of roadway safety improvements occurring within the City.

Schools

Since the 2009 Comprehensive Plan was adopted, Florida Statutes no longer requires local comprehensive plans to include a Public School Facilities Element and maintain an adopted Level of Service for these facilities. The current Comprehensive Plan adopted school facilities policies into several Elements of the Plan, including the Future Land Use, Intergovernmental Coordination and Capital Improvements Elements. These provisions are no longer required by the State of Florida.

Belle Isle works jointly via an interlocal agreement with Orange County, the City of Orlando, the City of Edgewood, and the Orange County Public School District (OCPS) to address adequacy of school facilities. The City is also home to Cornerstone Charter Academy, a SACS Accredited, tuition free, K-12 Public Charter School.

The City of Belle Isle is serviced by the following public schools through OCPS:

Table 15: Public Schools serving Belle Isle

Grade Level	School	Location
K-8	Pershing School	1800 E. Pershing Avenue, Orlando, FL 32806
Elementary	Shenandoah	4827 S. Conway Road, Orlando, FL 32812
Middle	Conway	4600 Anderson Road, Orlando, FL 32812
High	Oak Ridge	700 W. Oak Ridge Road, Orlando, FL 32809

^{*}Dependent on school capacity, residents may not be limited to the schools that are located within their specific zone. Adjacent Concurrency Service Areas may have capacity which allows for students to attend other schools within the zone.

OCPS publishes an Enrollment Summary By School, which was last updated on 10/2/23. The Total enrollment and capacity statistics for the schools detailed above, are shown below ²⁵:

²⁵

Table 16: Public Schools Enrollment

School	Total Enrollment By Student	Total Capacity By Student	Available Capacity by Student
Pershing School	1,089	1,211	122
Shenandoah	417	539	122
Conway	708	926	218
Oak Ridge	2,583	2,208	-375

Cornerstone Academy Charter and Cornerstone Charter Academy High School do not provide total capacity information. However, as of 10/2/23, their enrollment was 987 students (Academy Charter) and 571 students (Academy High School), respectively.



Source: Orange County Public Schools

OCPS also provides Ten-Year Enrollment Projections ²⁶:

Table 17: OCPS Ten-Year Enrollment Projections

School	Permanent Program Capacity (2022)	2023-2024	2028-2029	2033-2034
Pershing School	1,211	1,130	1,095	998
Shenandoah	539	439	474	503
Conway	520	493	421	444
Oak Ridge	2,208	2,521	2,586	2,683

Additional schools will be needed, or expansions to existing schools to manage the long-term needs of the growing population in Belle Isle and neighboring municipalities and unincorporated areas. Of note is that the Cornerstone Charter Academy is currently undergoing an expansion project and received the relevant zoning approvals to expand

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https://www.ocps.net/UserFiles/Servers/Server_54619/File/Departments/Student%20Enrollment/Demographics/22_23TenyearProjections_022223.pdf

Overview of 2019-2020 Strategic Plan

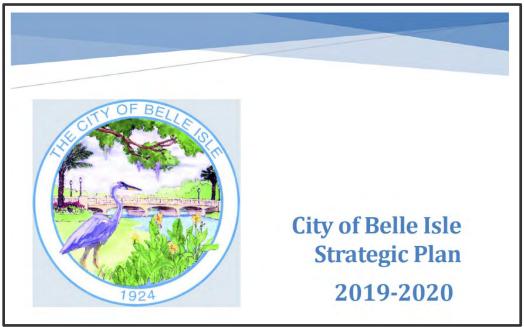
Another layer of information that should be incorporated in the Comprehensive Plan is the City's past work in visioning and strategic planning. Typically, visioning is a process that can define the desired future of a community. Visioning can capture citizens' long-term aspirations and empowers the community to effectively realize its goals. In August 2019, the City worked through a two-day intensive public workshop to create the City's first adopted Strategic Plan. This guided process helped ensure the City had a road map for maintaining and achieving the Vision for the City.

As part of this intensive process, the Strategic Plan documented an updated vision and mission statement to help guide the new vision for the City. The new Vision statement reads:

"A safe, serene Florida community; where families desire to reside, raise a family; enjoy our natural surroundings, excellent schools and a quiet way of life."

The Mission Statement was similarly updated to adequately convey the purpose and direction of the organization:

"The City of Belle Isle continuously preserves our natural resources and enhances our quality of life through intelligent, inclusive leadership and outstanding municipal services."



From these updated mission and vision statements, the City was able to establish a set of twelve (12) values that would help to drive the execution and implementation of the City's decisions, programs, and services:

Belle Isle Strategic Plan Guiding Values		
Accountable	Ethical	Excellence
Inclusive	Leadership	Open and Transparent
Quality	Responsive to Public	Selfless
Solvent	Stewardship	Trustworthy

The resultant discussions about creating a new mission, vision, and values, led to a focused quadrant of goals that became the framework for the Strategic Plan's Objectives and Strategies. These four goals can be used broadly for all policy documents and decisions that the City is undertaking during this period of growth and review. The Goals were established as follows:

- 1. To improve communication and relationships with all stakeholders, internally and externally.
- 2. To maintain and enhance city infrastructure (including facilities, utilities, roads, sidewalks, and parks)
- 3. To maximize all of the City's resources to accomplish the mission, vision and goals efficiently and effectively.
- 4. To manage growth.

This effort, while not originally connected to a Comprehensive Plan Update process, helps to underscore the community's values and can help guide the current Comprehensive Plan Update. In order to translate these broad strategic goals into the Comprehensive Plan's Goals, Objectives, and Policies (GOPs), amendments to the Plan can be guided by such questions as, "What current policies are in place that may limit or seem to limit interaction with vital stakeholders? Are there opportunities for infrastructure improvements that may have a high return for all City residents? If the City wishes to grow its boundaries while managing growth pressures that may not exist today due to land limitations, are new policies needed to balance what may result from geographic growth? What type of legal agreements are needed to nurture adjacent agency relationships to create positive outcomes from new growth management objectives?"

Before turning to specific observations of strategies to amend the current Plan, the following section summarizes the public outreach component of the process that informed the observations.

Summary of Public Outreach Approach



Due to the impact of a comprehensive plan on citizens, public outreach is a key component of a community planning process. A comprehensive plan has broad influence that touches all aspects of the community, from aesthetics and the character of existing neighborhoods, to planning for new growth and development.

Belle Isle's City Council has further emphasized the importance of community engagement in this Comprehensive Plan assessment and update process through the project scope. The scope calls for a coordinated and transparent outreach program that includes community meetings, steering committee input, and other avenues of obtaining public input to arrive at a final product.

The process was structured to ensure early and continuous public involvement throughout the life-cycle of the project. The following is a summary of the public outreach strategies utilized for preparation of this assessment and the forthcoming Comprehensive Plan amendments.

- ✓ City Council "Kick-Off" Workshop
- ✓ City Council Workshop to present Preliminary Assessment Report
- ✓ Collaboration with a local Steering Committee throughout the project
- ✓ Online Community-Wide Planning Survey distributed on City website and via social media
- ✓ Project Website https://www.belleislefl.gov/planning/page/so-what-comprehensive-plan-update-take-survey
- ✓ Public Hearings for Transmittal & Adoption

Steering Committee

The Consultant Team and City Staff have identified key stakeholders representing diverse interests and expertise who invited to serve as the project's steering committee. The Committee will be engaged in bi-monthly meetings over the course of the project to provide input on work product, guide the critical community issues addressed in the Plan, and offer invaluable local knowledge and context to assessment.

Community Survey

In addition to the meetings, an on-line survey was developed. The purpose of the survey was to expand the opportunities for public input. The sample survey is provided in Appendix C and will guide the amendment process relating to small-town character, protection of the environment, connectivity, and public safety.

Community Workshop & Public Hearings

Following publication of this Preliminary Assessment Report and issuance of the community survey, the Consultant Team will conduct a broadly advertised Community Workshop to solicit direct conversations with the community and ask direct questions that will guide updates to the Comprehensive Plan Vision and implementing Goals, Objectives and Policies. Following the workshop, additional publicly advertised hearings will occur to allow for additional public comment and feedback on the proposed amendments.

Critical Community Issues

The following discussion highlights several critical community issues that were identified in the planning assessment and the development of this Report. These issues help to frame the recommendations for later Plan amendments.

Available Land and Annexation

The City Council has expressed a desire to review annexation strategies that would assist in the delivery of services, as well as grow the City's tax base. As a smaller City, with less than 40 acres of available vacant land for new development, annexation is generally a popular strategy to grow in size, tax base, and residential population. However, in a review of surrounding parcels and land use maps, annexation may not be a fully realized strategy that would be a great benefit to the City. There are many issues to consider such as: cost of service delivery, availability of vacant land in target annexation areas, jurisdictional issues with existing infrastructure, shifts in political dynamic, and value of taxation of new properties. For example, with regards to taxation, if a City were to annex primarily residential property, the cost of delivering services to those newly annexed properties may far exceed the revenue generated for the new tax roll. Other types of land uses, though, such as commercial or industrial, may provide for a healthier recovery of cost.

It is strongly recommended that the City do a full analysis, that may be separate from this review and update of the Comprehensive Plan, to better vet and understand this complicated issue. High functioning collaboration and relationships with neighboring governments, such as City of Edgewood, City of Orlando, and Orange County, would help to generate fruitful initial meetings for such an undertaking.

Environmental and Open Space



The City's lakes are a very unique and valuable asset to everyone within the City. The City also values it's parks and open space, and provides a wide range of park types and locations throughout the City. The policies related to Conservation, however, require updating to meet current standards that better reflect the value have. these assets Those recommended updates can be seen in Appendix "B". A broad plan for improvement and enhancement of the City's parks is encouraged. Many parks are designed as small

neighborhood pocket parks, with limited amenities. With vacant land in short supply, redevelopment strategies, such as public open space and amenity requirements for new development, are encouraged in order to keep public costs down.

As mentioned earlier in the Report, in 2020 the State of Florida adopted SB 712, known as the Clean Waterways Act. This Senate Bill is now adopted as Chapter 2020-150 in the Laws of Florida ²⁷. As required by the law, all partners within a BMAP must submit a wastewater treatment/septic tank plan by February 1, 2024. The City of Belle Isle is named as a partner in the Lake Okeechobee BMAP and as such, must submit a plan to address septic tanks in the city that are



within ¼ mile of an existing sewer line. It will be a substantial burden on the City to address the septic tanks. Prioritizing and developing a plan for retrofitting septic tanks is a significant issue that the City will need to consider moving forward.

Neighborhood Character/Built Form

Based on kickoff meetings with City staff, the City Council, and initial feedback from the Community Survey, maintaining the character of Belle Isle and existing neighborhoods are of critical importance to the City. The American Planning Association defines community character as the distinct identity of a place. Belle Isle is surrounded by the City of Orlando, City of Edgewood, and unincorporated Orange County. It is vital to the City and its residents to create a quaint residential enclave among all of those external uses that impact the community.

With that context in mind, the Future Land Use, Transportation Housing, Parks and Open Space, and Conservation Elements can better provide for the protection of established neighborhoods through an integrated set of policies. Meaningful additions may include policies that support thoughtful planning for redevelopment of existing homes and commercial areas, transitional site design that can allow for diverse uses to complement each other, and provisions for neighborhood protection.

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²⁷ https://www.floridahealth.gov/environmental-health/onsite-sewage/_documents/new-law-2020-150.pdf

Comprehensive Plan Element Review

This Element Review section includes a comprehensive examination of all of the existing goals, objectives and policies of each Element of the Comprehensive Plan ("Plan"). The purpose of this review is to determine the continued applicability of the Plan's goals, objectives and policies as they relate to the City's vision, stated priorities, and compliance with Florida Statutes. The following section also inventories amendments adopted to the Plan since 2010 and an annexed lands analysis.

Subsequent to adoption of the 2010 Comprehensive Plan, there have been significant changes to Florida Statutes that have resulted in a "deregulation", or pre-emption, of compliance requirements and significant changes to how local governments can handle concurrency, or the timing of infrastructure to serve existing and future development.

The state-mandated or "state consistency" review subsection under each Element below is a summary of the Comprehensive Plan changes required for compliance with Section §163.3191(2)(f), Florida Statutes. This Section is supplemented by the State Consistency Review and Policy-by-Policy review that appears later in this Report.

The majority of recommendations below relate to "general" amendments that would be required to align the Plan with the public input received to date and the strategic priorities identified by City Council. This includes priorities relating to the protection of Belle Isle's neighborhoods through the proper planning of pedestrian scale transportation improvements and natural resource protection (including waterways).

Plan Changes Since 2010 Adoption

To understand the processing of Comprehensive Plan changes since the last adopted Comprehensive Plan of Belle Isle, the following analysis documents changes that have been made since 2010. This analysis will help guide the update process and provides key indicators on where revisions are needed to address changing conditions.

Comprehensive Plan Amendments

Since adoption of the Current Comprehensive Plan, there have been relatively few amendments to the Plan. The majority of amendments were "housekeeping" in nature – or state-required updates relating to capital improvements and the creation of a Private Property Rights Element.

Table 18: Comprehensive Plan Amendments Since 2010

Ordinance No.	Summary
Ordinance 10-01	Adopting amendments and revisions to the Comprehensive Plan as recommend by the 2008 EAR
Ordinance 10-02	Amending the text of the Capital Improvements Element and adopting the 5-year CIP
Ordinance 10-05	Amending the text of the Capital Improvements Element and Public Schools Facility Element
Ordinance 10-06	Designation of future land uses to nineteen (19) annexed parcels to Commercial, public Building, and Medium Density Residential.
Ordinance 11-03	Amending the text of the Capital Improvements Element and adopting the 5-year CIP
Ordinance 21-09	Adoption of the Private Property Rights Element

Annexations

Since adoption of the current Comprehensive Plan in 2010, there have been three (3) annexations of land into the City:

- 16-07 Brighton Park (16+/- Acre Residential)
- 2020 Interlocal Agreement Transfer of Jurisdiction Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive, and Judge Road
- 21-05 Daetwyler Drive Right-of-Way (9+/- Acre Right-of-Way)
- 22-01 Sienna Place (7+/- Acre Residential)

Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing city limits. The City is also considering strategic annexation initiatives that may increase the tax-base, such as existing commercial centers in unincorporated Orange County on the east side of the City. It is recommended that further analysis be done to better understand the financial impacts to the City and its delivery of services prior to annexing additional lands.

Element-By-Element Review

The following section provides an "Element-by-Element" review that summarizes the overall analysis that is detailed in Appendix A. Each section is generally organized into four parts: Key recommendations to consider, state-consistency amendments, general amendments, and map amendments. Note that these observations are in their initial stages. As the project moves into the amendment phase (Phase II), these recommendations will be reviewed through public constituencies and committees, including the Planning Board, Steering Committee, staff, and public. These should not be considered to be a final list of amendments to be undertaken.

Overall Observations

The following are overarching observations relating to the Plan as a whole:

- The planning horizon should be extended to 2045 to align with the latest population projections.
- The Comprehensive Plan should include an aspirational statement to guide the Plan as a whole.
- The concept of "Community Character" and "Neighborhood Protection" should be defined due to nature of the community and its desire to maintain natural state.
- Broad goals for annexation should be considered based on the City Council's desire to better understand the impacts of such plans.
- Transportation policies related to complete streets should be strengthened in order to promote such investment within the City's neighborhoods. Partnerships will be required due to jurisdictional and ownership boundaries of certain roadways within the City.

Future Land Use Element

- Create a new, broader and complete Future Land Use Element Goal to address all aspects relating to land use and livability.
- Integrate the Future Land Use Element with Infrastructure, Transportation and Housing Elements through additional policies.
- Strengthen policies related to infill and redevelopment to ensure the character of established neighborhoods are preserved in order to protect character of the community.
- Create a comprehensive table that more succinctly details the maximum densities and intensities allowed in each FLU category and which zoning districts comply with the respective FLU categories.
- Consider the incorporation of mixed-use densities.

 Include language that provides policy support for code enforcement mechanisms in the Code of Ordinances for uses that are either undesirable or cause negative impacts to neighborhoods.

State Consistency Amendments

 Consider creating a Glossary to define new terms that may be related to new requirements or changes to Florida Statutes.

General Amendments

- Incorporate descriptions of each Future Land Use Category under Objective 1.1 and clarify/simplify intent in terms of allowable land uses, densities, intensities and other relevant elements.
- Streamline existing objectives and policies to avoid repetition and provide clearer direction when addressing the City's intent to limit sprawl, desired density/intensity, the timing of development with available infrastructure, and achievement of a highly livable built environment.
- Consider rewriting noted Objectives to be more concise in some cases and broader in others.
- Consider removal of Land Development Code-level of regulations from some policies, where appropriate, and move the regulations to the Land Development Code (LDC).
- o Remove or revise policies that had timelines/deadlines that have expired.
- Provide cross-references to policy language that is repeated in other Elements to create clear connections.
- Consider revising Policy 1.11.1 to address flexibility for mixed-use development patterns, live/work scenarios, and other emerging land use innovations.
- o Strengthen linkage between land use and community resiliency.

Map Amendments

- o Map 1: Update Date, Review and Update Vacant Lands.
- Map 2: Update Date, Review and Update Existing Land Use areas.
- o Map 3: Ensure Zoning Districts are accurate based on approvals since 2009.
- Map 4: Make Horizon Year 2045 and ensure FLU Categories are accurate based on approvals since 2009.
- Map 5: Update Date and review all adjacent existing land uses.
- o Create a new map of strategic annexation areas.

Transportation Element

Key Recommendations

 Strengthen and improve coordination between land use and transportation planning, in the development review process as well as in capital funding decisions.

- Continue to coordinate and collaborate with key strategic partners in the region to obtain funding for transportation projects.
- o Emphasize safety and complete streets concepts throughout the Element.

Consider whether to maintain transportation concurrency. Provide tools and techniques to address the application of transportation concurrency, if maintained. Tools and techniques may include but are not limited to: proportionate-share formula, which deducts costs of providing for "transportation deficiencies"; transportation sufficiency plans; and development patterns that encourage multi-modal transportation systems.

• General Amendments

- Integrate a multi-modal Objective to address the City's vision for bicycle, pedestrian, boating and other forms of transportation as appropriate for the City.
- Adopt policies related to future improvements for bicycle and pedestrian safety and show on a map.
- o Consider integration of appropriate and context sensitive transit options.
- Integrate and emphasize safety and health for all users and age groups. Consider incorporating a new Goal with supportive objectives and policies.
- Consider addressing innovation and technology regarding potential for accommodating autonomous vehicles in the future.
- Consider adopting a 2045 Transportation Master Plan map by reference.

Map Amendments

- Create a road, sidewalk, and path network map
- Create a multi-modal master plan map
- Consider creating a transportation districts map
- Create a future based transportation improvements map

Housing Element

- Strengthen policies relating to protection of neighborhoods and community character in concert with Future Land Use Element changes.
- Clarify how affordable housing units are supported through policies and the Land Development Code.
- Move zoning requirements to the Land Development Code but provide for policies that allow and encourage LDC variety for certain types of housing.
- o Encourage policies related to aging-in-place, given the population projections.

- Amendments to comply with HB 1339 passed in 2020, which requires local governments to fully offset all costs to the developer for any requirements to provide affordable housing.
- Consider revisions provided for under HB 1339 to allow affordable housing on any land zoned for residential, commercial or industrial use and allow accessory dwellings in areas zoned for single-family use.
- Consider policies related to the Live Local Act.
- Consider policies related to the promotion of aging-in-place, based on the population projections given.

General Amendments

- Update Horizon Year for preserving affordable housing sites.
- Policies 1.1.3 and 1.1.4 should be reviewed for applicability given their relationship to the LDC.
- LOS delivery policies should be the same in all neighborhoods, not called direct attention to some more than others.
- Provide more accurate definitions and direction on moderate and low-income neighborhoods. Also show this information on the Future Land Use map as detailed in existing policies.
- o Policy 1.2.2 can be connected to the Live Local Act.
- o Update the amount of acreage needed for residential population growth.
- o Review sustainability goals and horizon year, as shown in Policy 1.5.1.

Map Amendments

 Consider a Live Local Map that shows non-residential FLU categories where Live Local projects may be considered.

Infrastructure Element

Key Recommendations

 Develop a general infrastructure goal with supportive objectives and policies that state its purpose of providing public facilities and services to serve the existing land uses as well as targeted redevelopment. These should promote public health, environmental protection, operational efficiency, and economic opportunity.

• State Consistency Amendments

 Amendments to comply with HB 1339 passed in 2020 to require local governments to provide impact fee reporting in their annual financial audit to the Department of Financial Services.

General Amendments

- Several policies require updating to address current status of plans/studies, and update timeline/deadline references throughout. Capture relevant policies relating to the water quality and stormwater management study underway.
- Updates required throughout to address regular monitoring.
- Revise Element to make Objectives and Policies more specific, as opposed to generic for any municipality, by listing specific agencies and coordination processes required to be met.
- Provide and update map related to aquifer recharge areas as noted in Policy 2.1.1.
- Review all specific LOS standards references, including decision on whether to retain or modify optional concurrency standards for roads, public schools, and parks.
- Incorporate the latest stormwater management master plan that is referenced in Policy 3.1.5.
- Consider additional policies to limit public expenditures for sanitary sewer that would have the effect of directly subsidizing private development.
- o Include by reference an updated Water Supply Facilities Work Plan per Policy 5.1.1.
- o Address alternative energy in infrastructure planning.

Map Amendments

Update Public Infrastructure Maps as necessary.

Conservation Element

- Reorganize the existing Conservation Element, adding more targeted goals to address specific conservation needs. Consider aligning objectives and policies under one or more of the five Conservation Element Sections recommended by the Florida Department of Environmental Protection (FDEP) listed below:
 - Water Supply and Wetlands
 - Mineral, Soils, and native vegetative communities, including forests
 - > Fisheries, wildlife, wildlife habitat, and marine habitat
 - > Hazardous waste
 - Air Quality
- Create a new goal that supports and promotes public access to greenway and waterfront areas by residents and visitors.
- Consider policies that include an approach to the promotion of open space and conservation. This would include policies to support community gardens, public pathways, shade for walkability, and air quality.

- Provide guidance for addressing State requirements to address wastewater and onsite sewage treatment & disposal systems (OSTDS) required by the 2020 Clean Waterways Act (SB 712).
- o Incorporate updated Water Supply Plan by reference.

General Amendments

- Review Policy 1.1.1 to determine if it is the most efficient way to review business impacts to air and water quality.
- Consider update to Policy 1.2.2 to be similar to Orange County Comprehensive Plan Policy.
- Ensure Policy 1.1.5 is consistent with goals and objectives of Future Land Use Element and Transportation Element.
- o Consider adoption of Land Development Code (LDC) regulations related to policy 1.2.2.
- Policy 1.2.5 references several LDC updates that may or may not have already been completed.
- Update Policy 1.3.1 to reflect the intent of the now adopted conservation ordinance that is in the LDC.
- Consider policies addressing fertilizer practices.
- Provide guiding policies to achieve septic to sewer conversions.
- Consider sub-policies to Policy 3.1.4 that better define approaches to green infrastructure and Low-Impact Design.
- Address alternative energy sources relating to environmental protection.

Map Amendments

- o Update Map 6, Belle Isle Wetlands
- o Update Map 7, Belle Isle Floodplains
- Update Map 9, Belle Isle Water Service Areas
- Update Map 10, Belle Isle Central Sewer Service

Parks and Open Space Element

- Consider a level of service system that addresses both acreage-based standards and amenity-based such as baseball fields, swimming pools, and trails.
- Emphasize recreational opportunities to support programs that meet the community's interests.

Consider whether the Level of Service (LOS) standards are an appropriate tool for meeting the City's goals for parks and recreational facilities. Concurrency for parks and recreational facilities are no longer required by Florida Statutes. If concurrency is maintained, appropriate tools are required.

General Amendments

- Many policies require updating, as they refer to facilities or enhancements that have been achieved.
- Broaden policies to address the Citywide benefit of parks with regard to quality of life, economic feasibility, community needs and desires, changing demographics, and evolving trends in recreation.
- o Address the role of parks and open space in achieving community character.

Map Amendments

o Provide updated Parks map.

Intergovernmental Coordination

Key Recommendations

- Broaden Goal 1 to include issues related to growth, water quality, transportation, and schools.
- Given the City's goals related to annexation, specific policies related to coordinating with neighboring agency staff on Belle Isle specific issues is recommended.

• State Consistency Amendments

o None

General Amendments

- Detail which governmental agencies provide services in Belle Isle in Objective 1.1.
 - o Update governmental names and include new organizations.
 - Reference specific agencies and coordination goals and procedures rather than generic references applicable to any municipality.
 - While Orlando International Airport is not in the City limits, consider policies to strengthen intergovernmental coordination with the Greater Orlando Aviation Authority (GOAA).

Map Amendments

No Map changes are required.

Capital Improvements Coordination

Key Recommendations

 This Element could use broad updates related to timelines, prioritized improvements, and reporting.

- Transportation concurrency standards must be removed or revised to comply with changes to Florida Statutes.
- The City may elect to maintain optional concurrency standards for public schools contained in this Element.
- Public School Facilities Element and supportive Goals, Objectives and Policies are now optional. Consider elimination based upon changes to Florida Statutes and/or streamlining to address readily understandable and meaningful policy directive.

General Amendments

- o Updates to the CIP.
- o Review and analysis public service providers and their plans and update accordingly.

• Map Amendments

o No Map changes are required.

RECOMMENDATIONS FOR PLAN UPDATES

There are several more general observations that apply to the Comprehensive Plan as a whole. These include leveraging the Plan as a vision tool that speaks to the unique community charm of Belle Isle; creating linkages between land use, environment, and infrastructure throughout the Plan; and eliminating accomplished tasks, as well as outdated or detailed timeframes.

The Plan as a Vision Document

The existing Plan acts as a goals and objectives document and does not provide any guidance as to what the community's vision is, nor does it provide information on the unique community character Belle Isle provides to its residents and business owners. The Plan should provide clear context and meaning of what Belle Isle's community character is, and how it plans to maintain it, to effectively achieve this outcome.

Conversely, some of the elements contain policies that are more consistent with a regulatory code, rather than a visionary tool. Many communities choose to place these regulations in the Land Development Code (LDC) where they can implement the vision that is established in the Plan.

An example of this is in the Future Land Use Element Policy 2.4.3, which details the specific landscape buffer requirements between commercial and industrial uses. A better approach would be to provide a policy statement that states the desire to have appropriate buffering between commercial and industrial uses that ensure green open space between uses in order to avoid complete non-residential communities with high level of impervious space, which does not contribute to the green spaces and natural environment of Belle Isle. This approach strengthens the Comprehensive Plan as a tool to achieve community outcomes.

Creating Linkage Among Plan Elements

Another area of focus in the Comprehensive Plan Update involves strengthening the continuity between all elements. The different elements of the Plan should work together to reflect the community vision. The interrelationship and consistency among Plan elements ensures that the vision is accomplished. For example, Policy 2.4.5 of the Future Land Use Element provides direction on requiring "sidewalks and/or bikeways between new residential areas and educational facilities as development occurs". There is a similar policy in the Transportation Element, 1.4.3., that has the same language, but then goes further to include recreational facilities, and commercial areas. Additionally, Policy 1.1.3 in the Recreation and Open Space Element is similar in nature, but only discusses residential areas and recreation sites. These three policies can be cleaned up to include language that all uses be interconnected via vehicular and pedestrian improvements. This will improve the Comprehensive Plan elements by having that policy guidance and consistency throughout the Plan.



Policy Dates and Timeframes

Historically, comprehensive plans were used to "promise" completion of requirements that were either desired or mandated. This was commonly reflected through the inclusion of specific timeframes or completion dates in policies. There are many policies that reference start dates for requirements of the City. For example, Policy 1.1.7 in the Infrastructure Element, states that as of June 2004, the City shall coordinate with the Orange County Health Department about septic tank failures. While that may have been the initial start date of the policy, and timely at the time the policy was written, it can be confusing to readers as to why the policy started at that specific time and was not a long-term policy previously. This update does remove those types of dates, if possible, without moving away from the intent of the policy that was originally written.

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX A

APPENDIX A: STATE CONSISTENCY REVIEW

The following analysis was conducted utilizing all of the changes that have occurred to the State Comprehensive Plan since February 2010, when the City adopted its most recent Comprehensive Plan. Where inconsistencies were identified, such as a requirement not currently addressed in the City of Belle Isle Comprehensive Plan, the appropriate Element is identified for update. Where changes to the State Comprehensive Plan do not apply to the City, such as Sector Planning or Rural Land Stewardship legislation, "Not Applicable" has been denoted in the "F.S. Change Applicability to Belle Isle" column.

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
2009 [Chapters 2009-85 and 2009-96, Laws of Florida]				
1	Changes "Existing Urban service area" to "Urban service area" and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29) [Revised]	Not Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary
2	Adds definition of "Dense urban land area." Section 2, Chapter 2009-96, LOF.	163.3164(34)	Not Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be financially feasible. Section 3, Chapter 2009- 96, LOF.	163.3177(3)(b)1.	Applicable	Not Addressed	Can be addressed in an Administrative Section and/or Capital Improvements Element
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	Applicable	N/A	Future Land Use Element Intergovernmental Coordination Element
5	Requires the intergovernmental coordination element to recognize airport master plans. Section 3, Chapter 2009- 85, LOF.	163.3177(6)(h)1.b.	Applicable	N/A	Future Land Use Element Intergovernmental Coordination Element
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c	Applicable	Not Addressed	Intergovernmental Coordination Element
7	Requires the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1. d.	Applicable	Not Addressed	Intergovernmental Coordination Element
8	Defines "rural agricultural industrial center" and provides for their expansion though the plan	163.3177(15)(a) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	amendment process. Section 1, Chapter 2009-154, LOF				
9	Allows a municipality that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	Not Applicable	N/A	N/A
10	Allows a county that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)3.	Not Applicable	N/A	N/A
11	Requires local governments with state identified transportation concurrency exception areas to adopt land use and transportation strategies to support and fund mobility within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.	Applicable	Not Addressed	Future Land Use; Transportation and Infrastructure Element
12	Except in transportation concurrency exception areas, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the Strategic Intermodal System. Section 4, Chapter 2009- 96, LOF	163.3180(10)	Addressed	Transportation Element	Consider updates to Transportation Concurrency per changes to F.S.
13	Defines a backlogged transportation facility to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	Not Addressed	N/A	Transportation Element
2010 [Ch	apters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 20	10-205 and 2010-209, Lav	vs of Florida]		
1	Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit); no substantive comprehensive planning requirement impact. Section 16, Chapter 2010-5, LOF.	[Deleted]	Not Applicable	N/A	N/A
2	Chapter 2010-102, Laws of Florida, makes several minor changes which do not effect substantive comprehensive planning requirements: Section 163.2526, F.S.: repealed Section 163.3167(2), F.S.: obsolete language deleted Section 163.3177(6)(h),	[Revised]	Applicable	Not Addressed	Can be addressed in an Administrative Section or Capital Improvements Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	F.S.: minor wording changes Section 163.3177(10)(k), F.S.: minor wording changes Section 163.3178(6), F.S.: obsolete language deleted Section 163.2511(1), F.S.: minor wording changes Section 163.2514, F.S.: minor wording changes Section 163.3202, F.S.: minor wording changes				
3	Chapter 2010-205, Laws of Florida, makes several minor wording changes Chapter 163, Part II, F.S., which do not affect substantive comprehensive planning requirements: Section 163.3167(13), F.S. Section 163.3177(4)(a), F.S. Section 163.3177(6)(c), (d) and (h), F.S. Section 163.3191(2)(I), F.S.	[Revised]	Not Applicable	N/A	N/A
4	Chapter 2010-209, Laws of Florida, make a minor wording change in Section 163.2523, F.S., which does not affect substantive comprehensive planning requirements.	[Revised]	Not Applicable	N/A	N/A
5	Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a) [Deleted]	Not Applicable	N/A	N/A
6	Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements. Section 1, Chapter 2010-182, LOF.	163.3175(2) [Revised]	Not Applicable	N/A	N/A
7	Revises section 163.3`77(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S., must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations. Section 2, Chapter 2010-182, LOF.	163.3177(6)(a) [Revised]	Not Applicable	N/A	N/A
8	Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities. Section 1, Chapter 2010-33, LOF.	163.3180(4)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
2011 [0	Chapter 2011-139, Laws of Florida]				
1	Deletes the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of Section 163.3187.	Section 163.2517(4) [Deleted]	Not Applicable	N/A	N/A
2	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3161(1) [Revised]	Not Applicable	N/A	N/A
3	Expresses the purpose of the act, changing "control" future development to "manage" future development "consistent with the proper role of local government."	Section 163.3161(2)	Not Applicable	N/A	N/A
4	States the intent of the act is to focus the state role in managing growth to protect the functions of important state resources and facilities.	Section 163.3161(3) [New]	Not Applicable	N/A	N/A
5	Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights.	Section 163.3161(10) [Revised]	Applicable	Private Property Rights Element (Ord. 21-09)	Formally incorporate into the Comprehensive Plan
6	Expresses legislative intent to recognize and protect agriculture, tourism, and military presence as being the state's traditional economic base.	Section 163.3161(11) [New]	Not Applicable	N/A	N/A
7	Expresses legislative intent to not require local government plans that have been found to be in compliance to adopt amendments implementing the new statutory requirements until the evaluation and appraisal period provided in section 163.3191	Section 163.3161(12) [New]	Not Applicable	N/A	N/A
8	Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in section 163.3164.	Section 163.3162(4) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
9	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act" and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, Florida Administrative Code.	Section 163.3164 [Revised]	Not Applicable	N/A	N/A
10	Establishes definition for "adaptation action area."	Section 163.3164(1) [New]	Not Applicable	N/A	N/A
11	Establishes definition for "affordable housing" [same meaning as in Section 420.0004(3)].	Section 163.3164(3) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
12	Establishes definition of "antiquated subdivision."	Section 163.3164(5) [New]	Not Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
13	Establishes definition of "capital improvement."	Section 163.3164(7) [previously in Rule Chapter 9J-5] [New]	Applicable	CAPITAL IMPROVEMENTS ELEMENT: Definitions. (a)	N/A
14	Establishes definition of "compatibility."	Section 163.3164(9) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
15	Establishes definition of "deepwater ports."	Section 163.3164(11) [previously in Rule Chapter 9J-5] [New]	Not Applicable	N/A	N/A
16	Establishes definition of "density."	Section 163.3164(12) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
17	Establishes definition of "flood prone areas."	Section 163.3164(18) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
18	Establishes definition of "goal."	Section 163.3164(19) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
19	Establishes definition of "intensity."	Section 163.3164(22) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
20	Establishes definition of "internal trip capture."	Section 163.3164(23) [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
21	Establishes definition of "level of service."	Section 163.3164(28) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
22	Deletes definition of "financial feasibility."	Section 163.3164(32) [Deleted]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
23	Establishes definition of "new town."	Section 163.3164(32) [previously in Rule Chapter 9J-5]	Not Applicable	N/A	N/A
24	Establishes definition of "objective."	Section 163.3164(33) [previously in Rule Chapter 9J-5]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
25	Deletes definition of "dense urban land areas."	Section 163.3164(34) [Deleted]	Not Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
26	Establishes definition of "policy."	Section 163.3164(36) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
27	Amends the definition of "public facilities" to delete health systems and spoil disposal sites for	Section 163.3164(38) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	maintenance dredging located in intracoastal waterways (except sites owned by ports).				
28	Changes definition of "regional planning agency" to "the council created pursuant to chapter 186."	Section 163.3164(41) [Revised]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
29	Establishes definition of "seasonal population."	Section 163.3164(41) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
30	Changes definition of "optional sector plan" to "sector plan" and clarifies the purpose of a sector plan. The term includes an optional sector plan that was adopted before the effective date of the act.	Section 163.3164(42) [Revised]	Not Applicable	N/A	N/A
31	Establishes definition of "suitability."	Section 163.3164(45) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
32	Establishes definition of "transit-oriented development."	Section 163.3164(46) [New]	Not Applicable	Not Addressed	Future Land Use Element; Transportation Element; Creation of Appendix with Definitions/Glossary
33	Clarifies the definition of "urban service area" to delete the term "built-up" and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.	Section 163.3164(50) [Revised]	Applicable.	Not Addressed	Creation of Appendix with Definitions/Glossary
34	Establishes new definition of "urban sprawl."	Section 163.3164(51) [replaces definition previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Future Land Use Element; Creation of Appendix with Definitions/Glossary
35	Modifies requirements for maintaining comprehensive plan, deleting the reference to section 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency.	Section 163.3167(2) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
36	Deletes provisions for regional planning agency adoption of plan amendments for elements and amendments not prepared by a local government.	Section 163.3167(3) and (6) [Deleted]	Not Applicable	N/A	N/A
37	Deletes provisions for local government challenge of costs associated with preparing a comprehensive plan and related state land planning agency action.	Section 163.3167(7) [Deleted]	Not Applicable	N/A	N/A
38	Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community.	Section 163.3167(11) [Deleted]	Applicable	Future Land Use Element	N/A
39	Establishes provisions for "planning innovations and technical assistance" and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process. Requires, upon request by the local government, the state land planning agency to coordinate multiagency assistance on plan amendments that may adversely impact important state resources or facilities. Requires the state land planning agency to provide on its website guidance on the submittal and adoption of comprehensive plans, amendments and land development regulations, prohibiting such guidance from being adopted by rule and exempting such guidance from section 120.54(1)(a).	Section 163.3168(1) – (4) [New]	Not Applicable	N/A	N/A
40	Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes.	Section 163.3171(4) [Revised]	Not Applicable	Intergovernmental Coordination	N/A
41	Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies and reports be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in	Section 163.3175(5)(d) and (6) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	considering the comments provided by the commanding officer or designee.				
42	Modified to require that any local government comprehensive plan that has been amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal review pursuant to section 163.3191 and determines that amendments are necessary.	Section 163.3175(9) [Revised]	Not Applicable	N/A	N/A
43	Modified to include significant portions of repealed Rules 9J-5.001 and 9J-5.005, Florida Administrative Code, with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data.	Section 163.3177(1) [Revised]	Not Applicable	N/A	N/A
44	Deletes financial feasibility requirements.	Section 163.3177(2) [Deleted]	Not Applicable	N/A	N/A
45	Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility.	Section 163.3177(3)(a)4 [Revised]	Applicable	Not Addressed	Infrastructure Element
46	Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility.	Section 163.3177(3)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
47	Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process.	Section 163.3177(5)(a) [Revised]	Not Applicable	N/A	N/A
48	Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, Florida Administrative Code, relative to general range of density or intensity of uses for gross land area and establishing a long term end toward which land use programs and activities are ultimately directed.	Section 163.3177(6)(a) [Revised]	Applicable	Not Addressed	Future Land Use Element
49	Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)2 and 3 [Revised]	Applicable	Not Addressed	Future Land Use Element
50	Modifies requirements for the future land use element "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited."	Section 163.3177(6)(a)4 [Revised]	Applicable	Not Addressed	Future Land Use Element
51	Establishes requirements for analyzing future land use map amendments using portions of repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)8 [New]	Applicable	Not Addressed	Future Land Use Element LDC, Subpart B, Chapter 42, Article III, Section 42-66.
52	Establishes requirements for the future land use element and map series, including with slight revisions the primary indicators that a plan or plan amendment does not discourage the proliferation of	Section 163.3177(6)(a)9 and 10 [New]	Applicable	Not Addressed	Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	urban sprawl that were in repealed Rule 9J-5.006, Florida Administrative Code.				
53	Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, Florida Administrative Code, addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and airport master plans.	Section 163.3177(6)(b) [Revised]	Applicable	Not Addressed	Transportation Element
54	Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, Florida Administrative Code, and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime groundwater recharge areas and addressing areas served by septic tanks.	Section 163.3177(6)(c) [Revised]	Not Applicable	N/A	N/A
55	Modifies potable water supply planning requirements to remove the provision that states that "amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan."	Section 163.3177(6)(c)3 [Revised]	Applicable	Not Addressed	Infrastructure Element
56	Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, Florida Administrative Code, to list the natural resources to be identified, analyzed and protected and toward which conservation principles, guidelines and standards are to be directed.	Section 163.3177(6)(d)1 and 2 [New]	Not Applicable	N/A	Conservation Element
57	Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these	Section 163.3177(6)(d)3 [Revised]	Applicable	N/A	Infrastructure Element, Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	demands and the existing levels of conservation, use and protection and policies of the regional water management district.				
58	Clarifies requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J-5.010, Florida Administrative Code.	Section 163.3177(6)(f)1 and 2 [Revised]	Applicable	Not Addressed	Housing Element
59	Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency.	Section 163.3177(6)(f)2 [Deleted]	Not Applicable	N/A	N/A
60	Based on repealed Rule 9J-5.010, Florida Administrative Code, sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate sites and distribution for a range of incomes and types, and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization, and improving historically significant housing.	Section 163.3177(6)(f)3 [New]	Applicable	Not Addressed	Housing Element
61	Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archaeological resources.	Section 163.3177(6)(g) [Revised]	Not Applicable	N/A	N/A
62	Deletes provisions for local government adoption of recreational surface water use policies.	Section 163.3177(6)(g)2 [Deleted]	Not Applicable	N/A	N/A
63	Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.	Section 163.3177(6)(g)10 [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
64	Deletes requirement for intergovernmental coordination element to provide for recognition of campus master plans and airport master plans.	Section 163.3177(6)(h)1.b [Deleted]	Not Applicable	N/A	N/A
65	Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards.	Section 163.3177(6)(h)3.a and b [New]	Applicable	N/A	Intergovernmental Coordination Element
66	Deletes requirements in intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000.	Section 163.3177(6)(h)3 and 4 [Deleted]	Not Applicable	N/A	N/A
67	Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements related to transportation corridors and reduction of greenhouse gas emissions specific to local governments within an urbanized area.	Section 163.3177(6)(i), (j), (k) [Deleted]	Not Applicable	N/A	N/A
68	Deletes provisions for airport master plans.	Section 163.3177(6)(k) [Deleted]	Not Applicable	N/A	N/A
69	Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element.	Section 163.3177(7)(a)(l) [Deleted]	Not Applicable	N/A	N/A
72	Modifies provisions for processing plan amendments for land located within a rural agricultural industrial center to presume that these amendments are not urban sprawl as defined in section 163.3164 and shall be considered within 90	Section 163.3177(7)(c)2 [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	days after any review required by the state land planning agency if required by section 163.3184.				
73	Deletes requirements for public schools interlocal agreements with respect to submittal of the agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions.	Section 163.31777(1)(b)(d) and (2) [Deleted]	Not Applicable	N/A	N/A
74	Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent and other review process requirements.	Section 163.31777(3)(a)- (c) and (4)-(7) [Deleted]	Not Applicable	N/A	N/A
75	Deletes parks and recreation, schools and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis.	Section 163.3180(1) [Deleted]	Applicable	N/A	Infrastructure, Public Schools Elements
76	Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, Florida Administrative Code, which relate to achieving and maintaining adopted levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review.	Section 163.3180 (1)(a) and (b) [New]	Not Applicable	N/A	N/A
77	Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks.	Section 163.3180(1)(b) [Deleted]	Not Applicable	N/A	N/A
78	Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent.	Section 163.3180(2)(b) and (c) [Deleted]	Not Applicable	N/A	N/A
79	Deletes provisions addressing governmental entities and establishment of binding level of service	Section 163.3180(3) [Deleted]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under section 163.3184				
80	Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas.	Section 163.3180(4)(b) and (c) [Deleted]	Not Applicable	N/A	N/A
81	Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, Florida Administrative Code. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving, and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term "transportation deficiency."	Section 163.3180(5)(a)- (h) [New]	Applicable	N/A	Transportation & Infrastructure Elements
83	Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education. If a county and one or more municipalities that represent at least 80 percent of the total countywide population have adopted school concurrency, the failure of one or more municipalities to adopt the concurrency and enter into the interlocal agreement does not preclude implementation of school concurrency within jurisdictions of the school district that have opted to implement concurrency.	Section 163.3180(6)(a) [New]	Applicable	N/A	Transportation, Infrastructure & Public Schools Facilities Elements

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
84	Modifies school concurrency provisions to clarify that adoption and application of school concurrency is optional.	Section 163.3180(6)(f)1 and 2 [Revised]	Applicable	N/A	Public Schools Facilities Element
85	Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are identified and consistent with the school board's educational facilities plan.	Section 163.3180(d) [2014 cite: Section 163.3180(g)] [Revised]	Applicable	N/A	Public Schools Facilities Element
86	Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed.	Section 163.3180(h)1.a., b. and c. [New]	Applicable	N/A	Public Schools Facilities Element
88	Changes "transportation concurrency backlogs" to "transportation deficiencies" and makes related clarifications.	Section 163.3182 [Revised]	Applicable	N/A	Transportation Element
89	Changes "creation of transportation concurrency backlog authorities" to "creation of transportation development authorities" and makes related clarifications.	Section 163.3182(2) [Revised]	Not Applicable	N/A	N/A
90	Changes "powers of a transportation concurrency backlog authority" to "powers of a transportation development authority" and makes related clarifications.	Section 163.3182(4) [Revised]	Not Applicable	N/A	N/A
91	Modifies the definition of "in compliance" to include a reference to section 163.3248 and delete the reference to now repealed chapter 9J-5, Florida Administrative Code.	Section 163.3184(1)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
92	Provides a list of the "reviewing agencies."	Section 163.3184(1)(c) [New]	Not Applicable	N/A	N/A
93	Sets forth the "expedited" and "coordinated" review processes.	Section 163.3184(2) [New]	Not Applicable	N/A	N/A
94	Sets forth requirements for adopting and processing plan amendments according to the "expedited" and "coordinated" review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review and coordination with other state agencies and public hearings.	Section 163.3184(3) and (4) [New]	Not Applicable	N/A	N/A
95	Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution.	Section 163.3184(5)-(7) [New]	Not Applicable	N/A	N/A
96	Modifies provisions to enable the administration commission to specify sanctions to which the local government will be subject if it elects to make a plan amendment effective notwithstanding a determination of noncompliance.	Section 163.3184(11); 2014 cite: Section 163.3184(8) [Revised]	Not Applicable	N/A	N/A
97	Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice.	Section 163.3184(15); 2014 cite: Section 163.3184(11) [Revised]	Not Applicable.	N/A	N/A
98	Establishes provisions for concurrent zoning, requiring a local government, at the request of an applicant, to consider an application for zoning changes that would be required to properly enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective.	Section 163.3184(12) [New]	Applicable	Not Addressed	Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
99	Revises provisions to require that no proposed local government comprehensive plan or plan amendment that is applicable to a designated area of critical state concern shall be effective until a final order is issued finding the plan or amendment to be in compliance as defined in subsection (1)(b).	Section 163.3184(13) [New]	Not Applicable	N/A	N/A
100	Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale future land use map amendments are permissible.	Section 163.3187(1)(a)- (f); 2014 cite: Section 163.3187(1)(a)-(d) [Revised]	Not Applicable	N/A	N/A
101	Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges.	Section 163.3187(1)2.a and b;3,4 and (e)-(q); 2014 Section cite: 163.3187(2)-(5) [Revised]	Not Applicable	N/A	N/A
102	Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of plan to occur at least once every 7 years. The local government is required to determine if amendments are necessary to reflect changes in state requirements (only) since the last update and to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to section 163.3184(4) (State Coordinated Review). Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. If a local government fails to submit its notification letter to	Section 163.3191(1)-(14); 2014 cite: Section 163.3191(1)-(5) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	the state land planning agency or fails to update its plan to reflect changes in state requirements, then the local government is prohibited from amending its plan until it complies with these requirements. The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with these requirements.				
103	Deletes the reference to section 163.3187(1) and provisions regarding the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay.	Section 163.3217(2) [Deleted]	Not Applicable	N/A	N/A
104	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3220(3) [Revised]	Not Applicable	N/A	N/A
105	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3221(2) and (11) [Revised]	Not Applicable	N/A	N/A
106	Revises the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to sections 163.3187 and 163.3189 regarding compliance determination by state land planning agency.	Section 163.3229 [Revised]	Not Applicable	N/A	N/A
107	Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporation of the review into a written report and the state land planning agency adoption of rules regarding the contents of the report.	Section 163.3235 [Revised]	Not Applicable.	N/A	N/A
108	Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effectiveness of the agreement based on receipt by the state land planning agency.	Section 163.3239 [Deleted]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
109	Changes "Optional Sector Plans" to "Sector Plans" and clarifies the intent to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and protection of regionally significant resources, including regionally significant water courses and wildlife corridors. Revises the amount of geographic area intended for sector plans from at least 5,000 acres to at least 15,000 acres and protection of public facilities.	Section 163.3245(1) [Revised]	Not Applicable	N/A	N/A
110	Deletes provisions for the state land planning agency entering into an agreement to authorize preparation of an optional sector plan, and consideration of the state comprehensive and strategic regional policy plans, and clarifies the process for scoping meetings and joint planning agreements.	Section 163.3245(2) [Deleted]	Not Applicable	N/A	N/A
111	Modifies the provisions for two levels of sector planning, clarifying the requirements for the long term master plan and detailed specific area plan. These plans may be based upon a planning period longer than timeframe on which the local comprehensive plan is based and are not required to demonstrate need. The state land planning agency is required to consult with certain other agencies as part of its review of the plans.	Section 163.3245(3) [Revised]	Not Applicable	N/A	N/A
112	Requires consistency with any long-range transportation plan and regional water supply plans, including consideration of water supply availability and consumptive use permitting.	Section 163.3245(4) [New]	Not Applicable	N/A	N/A
113	Requires the detailed specific area plan to establish a buildout date until which the approved development is not subject to downzoning, unit density reduction or intensity reduction, with certain exceptions.	Section 163.3245(5)(d) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
114	Establishes provisions for master development approval, pursuant to section 380.06(21), for the entire planning area in order to establish a buildout date and describes the level of detail appropriate for review of the application.	Section 163.3245(6) [New]	Not Applicable	N/A	N/A
115	Establishes provisions for a developer within an area subject to a long-term master plan or detailed specific area plan to enter into a development agreement.	Section 163.3245(7) [New]	Not Applicable	N/A	N/A
116	Establishes provisions for landowner withdrawal of consent to the master plan relative to proposed and adopted amendments.	Section 163.3245(8) [New]	Not Applicable	N/A	N/A
117	Allows the right to continue, after adoption of a long-term master plan or a detailed specific area plan, existing agricultural or silvicultural uses or other natural resource-based operations or establishment of similar new uses that are consistent with plans approved pursuant to this section.	Section 163.3245(9) [New]	Not Applicable	N/A	N/A
118	Allows the state land planning agency to enter into an agreement with a local government that on or before July 1, 2011 adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres based on certain requirements.	Section 163.3245(10) [New]	Not Applicable	N/A	N/A
119	Addresses a detailed specific area plan to implement a conceptual long-term buildout overlay found in compliance before July 1, 2011.	Section 163.3245(11) [New]	Not Applicable	N/A	N/A
120	Provides for a landowner or developer that has received approval of a master DRI development order to implement this order by filing application(s) to approve the detailed specific area plan.	Section 163.3245(12) [New]	Not Applicable	N/A	N/A
121	Modifies provisions in the local government comprehensive planning certification program to	Section 163.3246(9)(a) [Revised]	Applicable	Not Addressed	Future Land Use Element or Definitions/Glossary

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	allow small scale development amendments to follow the process in section 163,3187.				
122	Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient.	Section 163.3246(12) [Deleted]	Applicable	Not Addressed	Future Land Use Element or Definitions/Glossary
123	Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program.	Section 163.3246(14) [Deleted]	Not Applicable	N/A	N/A
124	See prior entries for description of repealed provisions.	Section 163.32465; Now: Repealed	Not Applicable	N/A	N/A
125	Establishes provisions for Rural Land Stewardship Areas, which were provided for as part of the innovative and flexible planning and development strategies in now repealed section 163.3177(11).	Section 163.3248 [New]	Not Applicable	N/A	N/A
126	Sets forth the intent of Rural Land Stewardship Areas	Section 163.3248(1) [New]	Not Applicable	N/A	N/A
127	Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections or any other factors.	Section 163.3248(2) [New]	Not Applicable	N/A	N/A
128	Sets forth six broad principles of rural sustainability that rural land stewardship areas are to further.	Section 163.3248(3) [New]	Not Applicable	N/A	N/A
129	Provides for agency assistance and participation to local governments or property owners in development of a plan for rural land stewardship area.	Section 163.3248(4) [New]	Not Applicable	N/A	N/A
130	Requires that a rural land stewardship area not be less than 10,000 acres, is located outside of municipalities and established urban service areas and is designated by plan amendment by each local government with jurisdiction.	Section 163.3248(5) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
131	Requires the plan amendment(s) designating a rural land stewardship area to be reviewed pursuant to section 163.3184 and to meet certain requirements involving criteria for designating receiving areas, the application of innovative planning and development strategies, a process for implementing these strategies and a mix of densities and intensities that would not be characterized as urban sprawl.	Section 163.3248(5)(a)- (d) [New]	Not Applicable	N/A	N/A
132	Requires a receiving area to be designated only pursuant to procedures established in the local government's land development regulations. If approval of the designation by a county board of county commissioners is required, it is to be made by resolution with a simple majority vote. A listed species survey must be performed and coordinated with appropriate agencies if listed species occur on the receiving area development site. Protective measures must be based on the rural land stewardship area as a whole.	Section 163.3248(6) [New]	Not Applicable	N/A	N/A
133	Sets forth requirements for establishing a rural land stewardship overlay zoning district and methodology for the creation, conveyance, and use of transferrable rural land use/stewardship credits.	Section 163.3248(7) [New]	Not Applicable	N/A	N/A
134	Sets forth limitations for creating, assigning and transferring stewardship credits based on underlying permitted uses, densities and intensities, and considerations for assigning credits based on the value and location of land and environmental resources.	Section 163.3248(8)(a)- (k) [New]	Not Applicable	N/A	N/A
135	Provides for incentives to owners of land within rural land stewardship sending areas, in addition to use or conveyance of credits, to enter into rural land stewardship agreements.	Section 163.3248(9)(a)- (e) [New]	Not Applicable	N/A	N/A
136	Expresses the intent of the section as an overlay of land use options that provide	Section 163.3248(10) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	economic and regulatory incentives for landowners outside of established and planned urban service areas.				
137	Expresses the intent of the Legislature that the rural land stewardship area in Collier County be recognized as a statutory rural land stewardship area and be afforded the incentives in this section.	Section 163.3248(11) [New]	Not Applicable.	N/A	N/A
138	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.360(2)(a) [Revised]	Not Applicable	N/A	N/A
139	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.516(3)(a) [Revised]	Not Applicable	N/A	N/A
2012: [C	hapters 2012-5, 2012-75, 2012-83, 2012-90, 2012-96 and	2012- 99, Laws of Florida]			
1	Rewords the definition of "farm" to the same meaning provided in section 823.14	Section 163.3162(2)(a) [Revised]	Not Applicable	N/A	N/A
2	Rewords the definition of farm operation to the same meaning provided in section 823.14	Section 163.3162(2)(b) [Revised]	Not Applicable	N/A	N/A
3	Adds a definition of "governmental entity," which has the same meaning provided in section 164.1031. The term does not include a water control district or a special district created to manage water.	Section 163.3162(2)(d) [New]	Not Applicable	N/A	N/A
4	Changes "county" to "governmental entity"	Section 163.3162(3)(b); (3)(c) [Revised]	Not Applicable	N/A	N/A
5	Adds provisions related to agricultural enclaves	Section 163.3162 Note	Not Applicable	N/A	N/A
6	Provides that any local government charter provision that was in effect as of June 1, 2011 for an initiative or referendum process for development orders or comprehensive plan amendments may be retained and implemented	Section 163.3167(8)	Not Applicable	N/A	N/A
7	Changes the "preparation of the periodic reports" to "the periodic evaluation and appraisal of the comprehensive plan"	Section 163.3174(4)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
8	Adds "advisory" to define the commanding officer's comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis which must be provided to the local government with the comments	Section 163.3175(5) [New]	Not Applicable	N/A	N/A
9	Requires local governments to consider the commanding officer's comments in the same manner as comments from other reviewing agencies, and deletes the language that states the comments are not binding.	Section 163.3175(5)(d)	Not Applicable	N/A	N/A
10	Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights	Section 163.3175(6) [New]	Not Applicable	N/A	N/A
11	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth	Section 163.3177(1)(f)3. [Revised]	Not Applicable	N/A	N/A
12	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research"	Section 163.3177(6)(a)4. [Revised]	Not Applicable	N/A	N/A
13	Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute	Section 163.3177(6)(a)8.c. [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
14	Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census	Section 163.3177(6)(f)2. [Deleted]	Not Applicable	N/A	N/A
15	Moves the exemptions from having a public school interlocal agreement from section 163.3180(6)(i) to section 163.31777(3)	Section 163.31777(3)	Not Applicable	N/A	N/A
16	Adds language requiring each local government exempt from having a public school interlocal agreement to assess at the time of evaluation and appraisal if the local government still meets the requirements for exemptions described in section 163.31777(3). Each local government that is exempt must comply with the interlocal agreement provisions within one year of a new school within the municipality being proposed in the 5-year district facilities work program	Section 163.31777(4) [New]	Not Applicable	N/A	N/A
17	Replaces "Department of Community Affairs" with "state land planning agency" and changes the language that stated intermodal transportation facilities "shall" not be designated as developments of regional impact to "may" not be designated as developments of regional impact.	Section 163.3178(3) [Revised]	Applicable	Introduction	Modify any reference to DCA
18	Deletes the provision that the Coastal Resources Interagency Management Committee shall identify incentives to encourage local governments to adopt siting plans and uniform criteria and standards to be used by local governments to implement state goals related to marina siting	Section 163.3178(6) [Deleted]	Not Applicable	N/A	N/A
19	Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must	Section 163.3180(1)(a) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively.				
20	Provides general rewording. Adds language to clarify that the choice of one or more municipality to not adopt school concurrency does not preclude implementation of school concurrency within other jurisdictions of the school district.	Section 163.3180(6)(a) [Revised]	Not Applicable	N/A	N/A
21	Adds developments that are proposed under section 380.06(24)(x) to the list of amendments that must follow the state coordinated review process.	Section 163.3184(2)(c) [New]	Not Applicable	N/A	N/A
22	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(b)1.	Not Applicable	N/A	N/A
23	Changed the time limit for the reviewing agencies' transmittal to 30 days "after" instead of "from" the date the amendment was received	Section 163.3184(3)(b)2. [Revised]	Not Applicable	N/A	N/A
24	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(c)2. [New]	Not Applicable.	N/A	N/A
25	Changes the time limit a local government has to transmit an amendment from "immediately following" the first public hearing to "within 10 working days after" the first public hearing.	Section 163.3184(4)(b) [Revised]	Not Applicable	N/A	N/A
26	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(4)(e)2. [New]	Not Applicable	N/A	N/A
27	Corrects the citation related to plan amendment package completeness from (3)(c)3. To (4)(e)3.	Section 163.3184(5)(b) [Revised]	Not Applicable	N/A	N/A
2	Changes the time limit by which the Administration Commission must enter into a final order from 45	Section 163.3184(5)(d) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	days after the receipt of the recommended order to the time period specified in section 120.569.				
29	Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)1. [Revised]	Not Applicable	N/A	N/A
30	Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)2. [Revised]	Not Applicable	N/A	N/A
31	Changes the time period by which the state land planning agency must issue a cumulative notice of intent from "upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement" to "within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement"	Section 163.3184(6)(f) [Revised]	Not Applicable	N/A	N/A
32	Changes the statutory reference for the Florida Small Cities Community Development Block Grant program	Section 163.3184(8)(b)1.a. [Revised]	Not Applicable	N/A	N/A
33	Changes "subsection" to "section"	Section 163.3184(12) [Revised]	Not Applicable	N/A	N/A
34	Changes "in accordance with" to "pursuant to" and adds (4) to the section 163.3184 citation.	Section 163.3191(3) [Revised]	Not Applicable	N/A	N/A
35	Replaces "Department of Community Affairs" with "state land planning agency" and changes "this" Act to "the Community Planning Act"	Section 163.3204 [Revised]	Applicable	Current Intro	Modify any reference to DCA
36	Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from	Section 163.3213(6) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	section 163.3184(11)(a) or (b) to sections 163.3184(8)(a) or (b)1. or 2.				
37	Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs	Section 163.3221(14) [Revised]	Applicable	Introduction	Modify any reference to DCA
38	Deletes the reference to section 163.3177(11)	Section 163.3245(1) [Deleted]	Not Applicable	N/A	N/A
39	Deletes the requirement that the department provide an annual status report to the legislature regarding every optional sector plan.	Section 163.3245(7) [Deleted]	Not Applicable	N/A	N/A
40	Adds "or her" to "his consent to the master plan"	Section 163.3245(9)	Not Applicable	N/A	N/A
41	Replaces "Department of Community Affairs" with "state land planning agency"	Section 163.3246(1) [Revised]	Applicable	Introduction	Modify any reference to DCA
42	Replaces "Secretary of Community Affairs" with "executive director of the state land planning agency"	Section 163.3247(5)(a) [Revised]	Not Applicable	N/A	N/A
43	Replaces "Department of Community Affairs" with "state land planning agency"	Section 163.3247(5)(b) [Revised]	Applicable	Introduction	Modify any reference to DCA
44	Removes the word "county" from "board of commissioners"	Section 163.3248(6) [Revised]	Not Applicable	N/A	N/A
2013: [0	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224	and 2013-239, Laws of Flor	ida]		•
1	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) – see item 4 below.	Section 163.2136(3)(c)- (k) [re-numbered]	Not Applicable	N/A	N/A
2	Amends the definition of "governmental entity" in the provisions for agricultural lands and practices, clarifying that in addition to not including a water control district established under chapter 298 or a special district created by special act for water management purposes, the term does not include a water management district.	Section 163.3162(2)(d) [Revised]	Not Applicable	N/A	N/A
3	Replaces "county" with "governmental entity."	Section 163.3162(3)(a)	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
		[Revised]			
4	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	Section 163.3162(3)(b) [New]	Not Applicable	N/A	N/A
5	Clarifies the provisions for growth management that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	Section 163.3167(8)(a) [New]	Applicable	Not Addressed	N/A
6	Clarifies that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	Section 163.3167(8)(b) [New]	Applicable	Not Addressed	N/A
7	States the intent of the Legislature is to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive	Section 163.3167(8)(c) [New]	Applicable	Not Addressed	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	plan or map amendment except as specifically and narrowly permitted in paragraph (b). States these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, clarifying that any such initiative or referendum process that has been commenced or completed thereafter is null and void and of no legal force and effect.				
8	Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	Section 163.3180(5)(h)1 [New]	Applicable	Not Addressed	Transportation Element
9	Adds "development agreement" in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	Section 163.3180(5)(h)1.c [New]	Applicable.	Not Addressed	Transportation Element
10	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	Section 163.3180(5)(h)1.c.II [New]	Applicable	Not Addressed	Transportation Element
11	Modifies language to require local governments that continue to implement a transportation concurrency system to "provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	Section 163.3180(5)(h)1.d [New]	Applicable	Not Addressed	Transportation Element
12	Clarifies that a local government is not required to approve a development that, for reasons other than	Section 163.3180(5)(h)3 [New]	Applicable	Not Addressed	Transportation Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.				
13	Sets forth new provisions for any local government that elects to repeal transportation concurrency. Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f). Clarifies that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in subsection (h).	Section 163.3180(5)(i) [New]	Applicable	Not Addressed	Transportation, Capital Improvements & Future Land Use Elements
14	Changes numerous references in the provisions for the local government comprehensive planning certification program from "department" to "state land planning agency."	Section 163.3246(1),(4)- (7), (9)(a), (12) and (13) [Revised]	Applicable	Introduction	Remove references to DCA

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
15	Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act."	Section 163.325 [New]	Not Applicable	N/A	N/A
16	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: • (1) "Department" means Department of Economic Opportunity; • (2) "Local government development approval" means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under section 163.3252(2)(c). • (3) "Local manufacturing development program" means a program enacted by a local government for approval of master development plans under section 163.3252. • (4) "Manufacturer" means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under section 163.3252. • (5) "Participating agency" means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d) Water management districts.	Section 163.3251(1)–(6) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	 (6) "State development approval" means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer's site, and includes, but is not limited to, those specified in section 163.3253(1). 				
17	Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.	Section 163.3252 [New]	Not Applicable	N/A	N/A
18	Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. A local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	Section 163.3252(1)(a) and (b) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
19	Requires DEO to develop a model ordinance to guide local governments that intend to establish a local manufacturing development program by December 1, 2013. Requires the model ordinance, which need not be adopted by a local government, to include the elements set forth in sections 163.3252(2)(a)-(k), and sets forth certain requirements for the model ordinance.	Section 163.3252(2) [New]	Not Applicable	N/A	N/A
2014: [Chapters 2014-93, 2014-178, and 2014-218, Laws of Florid	a]			
1	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(b)	Not Applicable	N/A	N/A
2	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(c)	Not Applicable	N/A	N/A
3	Changes "rural areas of critical economic concern" to "rural areas of opportunity"	Section 163.3177(7)(a)2. [Revised]	Not Applicable	N/A	N/A
4	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(a)3.b.	Not Applicable	N/A	N/A
5	Provides general re-wording and changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(e) [Revised]	Not Applicable	N/A	N/A
6	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3187(3) [Revised]	Not Applicable	N/A	N/A
7	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes	Section 163.3202(1) [New]	Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	(requirement that each local government maintain a comprehensive plan).				
8	Provides legislative intent related to the importance of fuel terminals.	Section 163.3206(1) [New]	Not Applicable	N/A	N/A
9	Provides a definition of fuel with cross references	Section 163.3206(2)(a)19. [New]	Not Applicable	N/A	N/A
10	Provides a definition of fuel terminal	Section 163.3206(2)(b) [New]	Not Applicable	N/A	N/A
11	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	Section 163.3206(3) [New]	Not Applicable	N/A	N/A
12	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	Section 163.3206(4) [New]	Not Applicable	N/A	N/A
13	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	Section 163.3206(5) [New]	Not Applicable	N/A	N/A
14	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3246(10) [Revised]	Not Applicable	N/A	N/A
2015: [C	hapter 2015-30, sections 1-6, Laws of Florida, effective I	May 15, 2015; Chapter 2015	i-69, section 1, Laws of Florida	, effective July 1, 2015.]	
1	Adds requirements for the redevelopment component of the Coastal Management Element to:	Section 163.3178, Coastal Management Element (Chapter 2015-	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	 Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. Remove coastal real property from FEMA flood zone designations. Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. 	69, section 1, Laws of Florida) [New]			
2	Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility.	Section 163.3175(9), Compatibility of Development with Military Installations (Chapter 2015-30, section 1, Laws of Florida)	Not Applicable	N/A	N/A
3	Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1	Section 163.3177(6)(c)4., Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30,	Applicable	Not Addressed	Infrastructure Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	percent of the public water utility's total permitted allocation. The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.	section 2, Laws of Florida)			
4	The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.	Section 163.3184(2), Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida)	Not Applicable	N/A	N/A
5	For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. Additional provisions regarding the implementation of master plans and specific area plans.	Section 163.3245, Sector Plans (Chapter 2015-30, section 4, Laws of Florida)	Not Applicable	N/A	N/A
6	Deletes requirements for notice to and coordination by regional planning councils in connection with developments of regional impact within a certified local government. Creates a connected-city corridor plan amendment pilot program. Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process. • Establishes Pasco County as a pilot community for connected-city corridor plan amendments for a period of 10 years.	Section 163.3246(11) and (14) Local Government Comprehensive Planning Certification Program – Connected- City Corridor Pilot Program (Chapter 2015-30, section 5, Laws of Florida)	Not Applicable	N/A	N/A

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
 Requires the state land planning agency to issue a written notice of certification to Pasco County by July 15, 2015 that includes the geographic boundary of the connected city corridor and a requirement for annual or biennial monitoring reports. Provides that the notice of certification is subject to challenge under section 120.569. Establishes criteria for connected-city corridor plan amendments. Provides that except for site-specific access management requirements, development in the certification area is deemed to satisfy concurrency if the County adopts a long-term transportation network plan and financial feasibility plan. Provides an exemption from development of regional impact review. Requires that the Office of Program Policy Analysis and Government Accountability provide a report and recommendations for implementing a statewide program to the Governor, President of the Senate, and Speaker of the House by December 1, 2024. 				
7 Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.	Section 163.3248(4), Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)	Not Applicable	N/A	N/A
2016: [Chapter 2016-10, section 13, Laws of Florid				
Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing	Section 163.3177(6)(a)11,	Not Applicable [Plan does not contain administration/procedures section]	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.				
2	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	Section 163.3175(7), [Revised]	Not Applicable	N/A	N/A
3	Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change. Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the	Section 163.3184, [Revised]	Applicable	N/A	N/A
	amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period. Amends section 163.3184(7)(d), for plan amendment				
	challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in 45 days, the recommended order finding				

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	the amendment in compliance becomes the final order.				
4	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	Section 163.3245(1) [Revised]	Not Applicable	N/A	N/A
2018 [Ch	apter 2018-34, section 1, Laws of Florida, Effective Mar	ch 19, 2018; Chapter 2018-	158, section 8, Laws of Florida	, Effective April 6,2018.]	
1	Amends the definition of "development" to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	Sections 163.3221(4)(b)(2) and (4)(b)(8) [Revised]	Not Applicable	N/A	N/A
2	Sector Plans, updated statutory cross references.	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12	Not Applicable	N/A	N/A
3	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Sections 163.3246 (11), (12), and (14)	Not Applicable	N/A	N/A
4	Definitions, added a new definition of "master development plan" or "master plan" as subsection (31) and renumbered subsequent sections.	Section 163.3164	Applicable	Not addressed	Glossary
2019 [Ch	apter 2018-34, section 1, Laws of Florida, Effective Mare	ch 19, 2018; Chapter 2018-	158, section 8, Laws of Florida	Effective April 6,2018.]	
1	Required and Optional Elements of Comprehensive Plan; Studies and Surveys - Updates statutory reference related to affordable workforce housing within subsection (6)(f)	Section 163.3177, F.S.	Applicable	Not addressed	Future Land Use Element, Infrastructure Element, Transportation Element, Capital Improvements Element
2	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges Revises the section's title. Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related	Section 163.31801, F.S	Applicable	Not addressed	Future Land Use Element, Infrastructure Element, Transportation Element, Capital Improvements Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	to impact fees. Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act.				
3	Paragraph organization edits; Adds new paragraphs (i) and (p) to subsection (2) to specify additional local governments that must coordinate with certain military installations regarding the compatibility of land development	Section 163.3175, F.S	Not Applicable	N/A	N/A
4	Removes language the requiring local government approval of a property owner's request for electric utilities to perform certain right-of-way vegetation and tree maintenance	Section 163.3209, F.S.	Not Applicable	N/A	N/A
5	Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments	Section 163.3187, F.S.,	Not Applicable	N/A	N/A
6	Amends subjection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date	Section 163.3167, F.S.,	Not Applicable	N/A	N/A
7	Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system.; to require a local government to credit	Section 163.3180, F.S.	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities.				
8	 Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. Renumbers existing subsections (4) and (5) as subsections (6) and (7). Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. Adds subsection (9) to clarify that this section does not apply to water and sewer 	Section 163.31801, F.S [Revised]	Addressed	N/A	Public Schools Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	connection fees.				
9	Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations	Section 163.3202, F.S	Not Applicable	N/A	N/A
_	Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply. Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs.			_	•
1, Laws (of Florida, Effective July 1, 2020; Chapter 2020-122, section Coastal Management - Amends subsection (2)(k) to update statutory references; paragraph edits to remove outdated deadlines	Section 163.3178, F.S [Revised]	Not Applicable	N/A	N/A
2	Allows a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use; removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction	Section 163.31771, F.S	Applicable	Not addressed	Future Land Use and Housing Elements
3	Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district	Section 163.31801, F.S	Applicable	Not addressed	Future Land Use and Housing Elements
4	Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total	Section 163.31801, F.S [Revised]	Addressed	N/A	Public Schools Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	mitigation costs or impact fees imposed on an applicant. • Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. • Renumbers existing subsections (8) and (9) as subsections (9) and (10). • Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections				
5	Provides guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less,	Section 163.3168, F.S	Not Applicable	N/A	N/A
6	To alter the governmental entity that approves onsite sewage treatment and disposal systems from	Section 163.3180, F.S., [Revised]	Not Applicable	N/A	N/A
2021: C 178, Cha	To alter the governmental entity that approves onsite sewage treatment and disposal systems from the DOH to DOEP hapter 2021-7, sections 6 and 7, Laws of Florida, Effectivapter 2021-186, Chapter 2021-201, Laws of Florida, Effect, Laws of Florida, Effective July 1, 2021]	[Revised] e July 1, 2021; Chapter 202 ive July 1, 2021; Chapter 20	1-63 section 1, Laws of Florida 21-195, sections 1-3, Laws of I	a, Effective June 4, 2021; o Florida, Effective July 1, 20	Chapter 2021-16, Chapter 20 021; Chapter 2021-206, section
1	Provides a definition for "Farm operation." to subsection (2)(B)	Section 163.3162, F.S	Not Applicable	N/A	N/A
2	Provides a definition for "Farm operation." to subsection (3)(B)	Section 163.3163, F.S	Not Applicable	N/A	N/A
3	Definitions, added a new definition of "Infrastructure" and "Public facilities; reorganization of paragraphs; provide additional regulations pertaining to impact fee credits; new section - impact fees may be increased, sets forth limitations	Section 163.31801, F.S.	Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary
4	State land planning agency to give preference when selecting applications for funding for technical	Section 163.3168, F.S.	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	assistance to counties with a population of 200,000 or less and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections.				
5	Solar Facility Approval Process,- applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021	Section 163.3205, F.S.	Not Applicable	N/A	N/A
6	Clarify that requirements pertaining to development orders with comprehensive plans related to plans after January 1, 2016	Section 163.3167, F.S.	Not Applicable	N/A	N/A
7	Required and Optional Elements of Comprehensive Plan; Studies and Surveys - quires each local government to include in its comprehensive plan a property rights element	Section 163.3177, F.S	Applicable	Addressed	Private Property Rights Element adopted per Ordinance 21-09
8	Amendment or Cancellation of a Development Agreement - allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners	Section 163.3237, F.S	Applicable	Not addressed	Future Land Use & Capital Improvements Elements
9	Land Development Regulations - Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions	Section 163.3202, F.S	Applicable	Not addressed	Housing Element
10	Allows landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all	Section 163.3167, F.S	Applicable	Not addressed	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	existing concurrency obligations in the development order remain in effect.				
11	Process for Adoption of Small-Scale Comprehensive Plan Amendment – changes to 50 acres or fewer	Section 163.3187, F.S	Applicable	Not addressed	Can be addressed in an Administrative Section
	Chapter 2022-83, Chapter 2022-122, section 1, Laws of Fection 2, Laws of Florida, Effective July 1, 2022]	lorida, Effective July 1, 202	2; Chapter 2022-183, section !	5, Laws of Florida, Effecti	ive July 1, 2022; Chapter 2022-
1	Floating Solar Facilities	Section 163.32051, F.S.	Not Applicable	N/A	N/A
2	Amending Concurrency Amends subsection (6)(h)2. to revise provisions specifying when school concurrency is deemed satisfied. • Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. • Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified	Section 163.3180, F.S.	Not Applicable	Not Addressed.	Public Schools Element
3	Updating Military Base Names: update two military base names to Patrick Space Force Base and Cape Canaveral Space Force Station, associated with Brevard County and Satellite Beach.	Section 163.3175, F.S.	Not Applicable	N/A	N/A
4	Coastal Management, adding Putnam County to the Florida Seaport Transportation and Economic Development Council	Section 163.3178, F.S.	Not Applicable	N/A	N/A

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX B

APPENDIX B: ELEMENT BY ELEMENT REVIEW

The following tables are intended as summary of observations of the Comprehensive Plan to date related to consistency with the significant changes to Florida Statutes since the last update to the Belle Isle Comprehensive Plan.

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To enhance the Quality of Life for the citizens of the City of Belle Isle by effectively providing public facilities and services, directing quality infill development, and preserving natural resource areas by regulating development through implementation of the following policies.	Acceptable, but consider emphasizing and defining community character, protection of neighborhoods, historic resource protection, and promotion of "smart growth principles". Revisit through community outreach if the vision stat			X
OBJECTIVE 1.1: The City of Belle Isle shall recognize growth as a regional issue. In order to prevent urban sprawl, preserve natural resources, and protect historic resources, the City, along with other governments, shall permit development only in areas where adequate facilities and services are available and appropriate conditions exist through implementation of the following policies.	Acceptable Consider rephrasing the opening statement of the Objective to "The City of Belle Isle recognizes that growth is a regional issue, and that in order to prevent urban sprawl"			X
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.	Evaluate appropriateness of this policy and impacts of consistency with Orange County code. Add a list (example OCFLU1.3.1) Consider rephrasing to "The City of Belle Isle shall adopt LDC policies that may be consistent with the LDC's of surrounding local governments to prevent urban sprawl, preserve natural resources, and protect historic resources, and provide a mix of uses, wherever possible.			X
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	Consider relocating to a Goal in this Element and replicating in the Intergovernmental Coordination Element, but not placing in the beginning of the Plan where more visionary and context setting GOPs of substance should be placed.			Х
POLICY 1.2.1: The City of Belle Isle shall continue to adopt LDC's that contain specific ways to implement the Comprehensive Plan, including but not limited to:	Rephrase "continue to adopt LDC regulations". Update to reflect regulations that have been included in the LDC and those still required.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
a) Update the City's Subdivision Regulations; b) Regulate areas subject to seasonal or periodic flooding; 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.	Update this listing to reflect current regulations in the LDC that exist/have been implemented. Examine other missing regulations in the LDC to incorporate into the policy. [Under subsection 'g', consider adding a policy regarding cross-access agreements between private property owners. Rephrase references to landscape ordinance and currently in the LDC.			
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).	Create comprehensive FLU table that outlines the maximum densities and intensities in each category and consider implementing zoning districts. Update policy to provide a description for each category and provide clarity on their intent. Consider creating a high-density category (greater than 10 du/acre) to support multi-family dwelling types and/or mixed-use development. Consider modifying the Low Density category to address existing densities in established neighborhoods that are developed at 3 du/acre or less. Also establish Intensities and Densities for each category with descriptions to explain the intended range of uses, ancillary uses, and character desired.			X
POLICY 1.2.3: The City shall continue to amend the Comprehensive Plan to be consistent with the adopted results	Revise to include requirement for Water Supply Facilities Work Plan (Work Plan) by SJRWMD.		Х	

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
of Orange County and St. John's River Water Management District's Wellhead protection study.				
POLICY 1.2.4: The Commercial, Industrial, Professional-Office, Recreation and Open Space, and Conservation Land Uses shall continue to have the following maximum densities and permitted uses:	Create comprehensive FLU table that outlines the maximum densities and intensities in each category and consider implementing zoning districts. Update policy to provide a description for each category and provide clarity on their intent.			X
OBJECTIVE 1.3: The City of Belle Isle shall continue to eliminate existing land uses incompatible with the character of Belle Isle and/or inconsistent with the Future Land Use Map.	Recommend changing the word "eliminate" relating to private property rights protections. Consider addressing through a reference to LDC amendments, and policies that references working with private landowners to bring properties into compliance with the Comprehensive Plan and LDC.			X
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.	Modify as zoning cannot be administratively approved. Revise to provide timeframe for ensuring consistency between the Future Land Use Map and Zoning Map			Х
POLICY 1.3.2: Developed land that existed prior to January 1, 1991 and is inconsistent with the adopted Comprehensive Plan shall be "grandfathered." Expansion or increase of density/intensity of the grandfathered use shall not be permitted without amending the Comprehensive Plan.	Modify policy to address implementation of legal, non- conforming structures, uses, densities and intensities to provide clarity on implementation.			X
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.	Modify policy to address implementation of legal, non- conforming structures, uses, densities and intensities to provide clarity on implementation.			Х
POLICY 1.3.4: Development approvals shall contain an expiration date consistent with a realistic period necessary to complete the proposed development.	Acceptable Change "realistic period" to period in conformance with the LDC, and consider future amendments to the LDC.			Х
POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the Zoning Code, which	Acceptable. Additional blight prevention policies are recommended.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
prohibits unsightly conditions and unhealthy collection of debris, to protect the public health, safety and welfare.				
OBJECTIVE 1.4: 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 standards are available concurrent with the impact of the development.	Modify to address changes to F.S. relating to concurrency. Particularly, certain infrastructure such as roads, requires additional policies to allow development where the impacted roadways fail.			X
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	Modify to address changes to F.S. relating to concurrency. Particularly, certain infrastructure such as roads, requires additional policies to allow development where the impacted roadways fail.			X
POLICY 1.4.2: The availability of services and facilities shall continue to be measured by the adopted Level of Service Standards in the 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 (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.	Include Level of Service Guidelines and Standards or reference the Infrastructure Element and streamline this policy. These are provided in other Policies throughout the Comp Plan (Transportation Element, Policy 1.3.1 has LOS for roadways)			X
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.	Acceptable	X		

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
Policy 1.4.5 The City will require data and analysis for future land use map changes that demonstrate that adequate water supplies and associated public facilities are available to meet projected growth demands associated with the Future Land Use Map change.	Consider expansion of the policy to address infrastructure more broadly.			Х
Policy 1.4.6 The City shall encourage 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. I. 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	Consider reorganization and prioritizing these principles. Evaluate through community survey and workshop if these techniques are still desired, and where they can be expanded/modernized.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
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.	Consider additional language that promotes the community character, neighborhood protection, and historical growth pattern established by the City as part of compatibility			X
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.	Acceptable	X		
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.	Acceptable – consider a glossary or definition section and define Joint Planning Agreement			X
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.	Acceptable	X		
POLICY 2.1.3: The City shall continue to adopt pedestrian and bikeway plans showing the existing and proposed linkages between residential and recreational areas.	Create a map of a master multimodal plan – add language on accessibility for these plans Add language about connectivity between residential and non-residential uses, and other jurisdictions. Create linkages in the Infrastructure and Transportation Elements			Х

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 2.1.4: The LDC's shall establish site design conditions (including but not limited to signage, lighting and buffering requirements), and use restriction to provide compatibility with adjacent residential areas.	Expand to include setbacks, building heights, and other development standards			X
POLICY 2.1.5: The LDC's shall establish landscape requirements for all commercial areas.	Update to address current LDC regulations relating to buffer and consider updating the policy to address enhancements and specifically address buffers, open space, landscape features, stormwater, etc. Reference intent to provide compatibility with neighboring uses and improve aesthetics of the City			X
POLICY 2.1.6: The LDC's shall include procedures for notifying City residents of changes in land use, including zoning and subdivision considerations, in order to provide for the broadest public awareness.	Acceptable			X
POLICY 2.1.7: Beginning January 1992, the City Council of Belle Isle shall accept applications for amendments to the Future Land Use Map on a twice per year basis. The procedure for amending the Future Land Use Map shall be included in the LDC's.	Update Comprehensive Plan to include guidance on the process and procedures for amending the Plan via inclusion of an Administrative Section or Appendix. Consider removing from the LDCs as this guidance is best housed in the Comprehensive Plan.			X
OBJECTIVE 2.2: The City of Belle Isle shall continue to develop procedures for the protection of the natural environment from the impacts of development.	Consider expanding to be more specific as to what those procedures and provide additional guidance on the intent			Х
POLICY 2.2.1: The City's LDC's shall include a provision for identifying, monitoring, and regulating existing and proposed small quantity hazardous waste generators.	(if there are none – could the hazardous waste generator be prohibited) See 24-39, 10-152, 48-32, 41-4, and 50-35.			Х
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	Consider updates to expand on the data and analysis required			Х
POLICY 2.2.3: The Future Land Use Map shall indicate conservation areas and areas to be preserved in a natural state.	Consider minor modifications to address specific FLU created and limitations on uses			X
OBJECTIVE 2.3: The City shall preserve active agricultural land uses through the implementation of the following policies;	Consider updates to address existing active agriculture in the City			X
POLICY 2.3.1: All land with an agricultural land use classification shall be reclassified on the future land use map to an appropriate non-agricultural land use prior to being utilized for non-agricultural purposes.	Update, currently no lands are in an agricultural FLU			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updates if there are no existing, active agricultural uses in the City			X
POLICY 2.3.3: The Agricultural land use category shown on the Future Land Use Map shall allow the following uses:	Eliminate or update per above			X
OBJECTIVE 2.4: The location and development criteria, as identified in the policies listed below, shall be included in the LDC's to guide the distribution, extent and location of land uses	Acceptable	X		
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.	Consider including a table to demonstrate the FLU category/zoning district consistency			X
POLICY 2.4.2: No commercial, industrial or professional-office activities shall be permitted in residential areas without amending the Future Land Use Map, except those permitted under the City's home occupational regulations.	Consider appropriateness of a mixed-use FLU category for certain areas.			Х
POLICY 2.4.3: The City shall require 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.	This is a LDC type requirement. Consider removal or rephrasing to a policy statement relating to commercial design standards			X
POLICY 2.4.4: Beginning on January 1, 1992, the 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.	Update per current state laws (HB 21) approved in 2021			X
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.	Consider updating policy to address if current LDC requires modifications or delete policy if satisfied.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 2.4.6: The LDC's 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.	Review LDC and consider updates			X
POLICY 2.4.6: The LDC's 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.	Duplicate/Scrivener's Error - Remove			Х
OBJECTIVE 2.5: The LDC's shall regulate the development of vacant parcels within residential areas and the renovation of existing structures to be consistent with surrounding development.	Acceptable	X		
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	Consider updates pending community input relating to community character			X
POLICY 2.5.2: 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.	Consider updates pending community input relating to economic development and community character			X
OBJECTIVE 2.6: The City shall coordinate land use and transportation planning through the LDC's, Future Land Use Map and implementation of the following policies:	Acceptable	Х		
POLICY 2.6.1: Amendments to the Future Land Use Map shall consider the functional classifications of abutting roadways as follows:	Acceptable	Х		
POLICY 2.6.2: As of June 1991, the widening of a road shall not constitute sufficient reason to allow a change in Land Use designation on the Future Land Use Map.	Acceptable Out of date?	X		
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	Acceptable	X		

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
be required in all new development. For all state roadways, access management controls shall be approved by the Florida Department of Transportation.				
OBJECTIVE 2.7: Belle Isle examined the need for Historical Preservation regulations as part of the LDC's per an independent study conducted in 2002 through implementation of the following policies.	Updated Study - (2002 is a bit outdated)			X
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.	Acceptable	X		
POLICY 2.7.2: The City shall continue a program for providing historical information about Belle Isle to residents.	Acceptable	X		
OBJECTIVE 2.8: The LDC's 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.	Acceptable	X		
POLICY 2.8.1: After June 1991, 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 of surrounding land uses must have changed, e.g. single family to multi-family dwelling units; b) the adjacent road is a major thoroughfare as shown in the Comprehensive Plan Transportation Element; c) sufficient land area is available to support the parking, stormwater retention, and minimum site standards established in the LDC's for the use; d) the non-residential use must be compatible with the surrounding land use.	Consider updates to these criteria to address current needs			X
POLICY 2.8.2: After June 1991, all changes in zoning shall be consistent with the Future Land Use Map.	Update date reference			Х
POLICY 2.8.3: In order to discourage urban sprawl, the City shall require development to be consistent with existing or planned development on adjacent parcels.	Update to address other key factors relating to sprawl, such as compact growth patterns, infill, redevelopment, locations and timing of infrastructure improvements			Х

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Update policy and rephrase for clarity. Consider additional sub policies relating to mixed use development			X
GOAL 3: The City shall continue to maintain a current Future Land Use Map through revisions to the map as changes are adopted.	Update to create a more meaningful goal relating to consistent, properly managed land use regulations			X
OBJECTIVE 3.1: The City shall coordinate land uses in order to analyze development and redevelopment based on hazard mitigation report findings.	Rewrite and consider other sources to achieve this objective			X
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 area	Delete "Prior to or after January 2003" and rephrase/readdress this issue of information dissemination relating to hazardous areas			X
Policy 3.1.2 The Future Land Use Map shall reflect the distribution of industrial areas in order to avoid large concentrations of industrial traffic, provide adequate and sufficient locations for industrial uses, particularly in existing corridors and areas in proximity to commercial activity centers, and provide a variety of locations with different transportation accessibility opportunities (such as arterials, highways, airports, and railroads)	Include language of the placement of these industrial areas			X
Policy 3.1.3: The City of Belle Isle provides appropriate Future Land Use Planning for a Planning Horizon through the Year 2020 and adopts the Future Land Use Map Series as Depcited 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 Existing Land Use 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	Update Planning Horizon and Maps			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 gas emissions.	No longer a state requirement. Ensure still a relevant goal for the City			X
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.	Acceptable	X		
Policy 4.1.1: The City shall encourage efforts to protect air quality from increases in green house gases by: 1. directing and incentivizing growth and redevelopment toward lands designated for mixed development or higher intensity planned development. 2. Work with LYNX to improve 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 projects within the corridor, that will include bonuses for the inclusion of Workforce Housing and the use of Green Building techniques By December 31, 2010, the City shall 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.	Acceptable	X		
Policy 4.1.3: By December 31, 2010, the City shall review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage and attractive and functional mix of uses.	Update date and implement through additional policies			X
Policy 4.1.4: By December 31, 2010, 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.	Update date and implement through additional policies			Х

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Expand beyond just shopping centers – consider applying to mixed use and non-residential in general			X
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.	Consider strengthening this policy and breaking into sub policies to better define the desired elements			X

Table 1: Transportation Element Review

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 planning with land use planning within the City and other jurisdictions, and through the Land Development Codes (LDC's) through implementation of the following policies.	Acceptable	X		
OBJECTIVE 1.1: The City shall coordinate road planning with land use through interrelated policies found in the Transportation Element, Future Land Use Element, and the Future Land Use Map.	Acceptable	X		
POLICY 1.1.1: After June 1991, the City shall not approve land uses that cause the use of a road to differ from its functional classification.	Consider rewriting to clarity intent to protect neighborhood			X
POLICY 1.1.2: After June 1991, all planning, designing, and construction of new roads and widening of existing roads shall consider adjacent residential areas, and minimize negative impacts through buffering, location and design.	Eliminate date			X
POLICY 1.1.3: After June 1991, the City shall not issue permits for roadways which fragment or sever existing, established neighborhoods.	Eliminate date			Х
POLICY 1.1.4: As of June 1991, the widening of a road shall not constitute sufficient reason for the City to allow a change in Land use designation on the Future Land Use Map.	Eliminate date, consider applicability of the policy			X
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.	Acceptable	X		
POLICY 1.1.6: The City shall continue to coordinate with DOT and the State Access Management Program in implementing access management controls, as described in	Update references to Florida Administrative Code			X

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
Policy 1.1.5, to ensure adequate, safe and efficient access to McCoy Road, consistent with Chapters 14-96 and 97, F.A.C.				
Policy 1.1.7: Planned Developments and other innovative development ideas should be encouraged to reduce travel demand.	Consider adding language regarding mixed-use, walkable development patterns and site design			X
OBJECTIVE 1.2: The City shall work with other jurisdictions on regional transportation issues to create a safe, convenient and efficient motorized and non-motorized transportation system through implementation of the following policies.	Acceptable	X		
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	Acceptable	X		
POLICY 1.2.2: Belle Isle shall continue to coordinate the City's 5-year transportation improvement program with the plans of Metroplan Orlando (MPO), Orange County, Florida Department of Transportation, Orlando-Orange County Expressway Authority, and the City of Orlando.	Update "Orlando-Orange County Expressway Authority" to "Central Florida Expressway Authority"			X
POLICY 1.2.3: The City shall continue to coordinate with the Metropolitan Planning Organization, in order to provide a safer, more convenient and more efficient transportation system for the whole region.	Update to "Metroplan Orlando"			X
POLICY 1.2.4: Belle Isle shall coordinate with local transit providers to provide mass transit, including but not limited to buses, light and heavy rail system, to the residents of the City.	Update to include language regarding LYNX and SunRail/DOT			X
POLICY 1.2.5: The City shall, whenever possible, attend or have representation on relevant transportation meetings in Central Florida.	Acceptable. Consider additional linkages through policies in Intergovernmental Coordination			X
POLICY 1.2.6: The City shall continue to serve as a member of the technical review committee of the orlando-orange county expressway authority in order to review and comment on the creation of a beltway and on the bee line master plan.	Update to "Central Florida Expressway Authority"			X
OBJECTIVE 1.3: The City shall continue to have LDC's which will regulate development in order to provide a safe,	Acceptable	X		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
more convenient, and more efficient motorized and non- motorized transportation system.				
POLICY 1.3.1: Belle Isle shall adopt a peak hour minimum level of service standard of "C" on all City roads. The level of service standard shall be based on the information provided in the Transportation Element.	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
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 Roads in and adjacent to Belle Isle as follows:	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
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:	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
POLICY 1.3.4: The City shall adopt a peak hour level of service standard of 3,530 vehicles per peak hour for McCoy Road, which is a four lane divided minor arterial. The City shall revise this LOS standard by amending the plan to establish a standard that is consistent with the FDOT minimum LOS standard for the roadway when the roadway is improved.	Update based on current data and as required to address changes to concurrency in Florida Statute.			X
POLICY 1.3.5: The City shall assist DOT in maintaining and improving the LOS on 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, frontage roads and cross access agreement, for all new development along McCoy Road. The City shall also provide for ways to tie into existing access management controls.	Consider updating to address mobility options and multi-modal solutions.			Х
POLICY 1.3.6: The City shall not issue development orders after January 1, 1992 that reduce the level of service below the adopted level of service standard for any road.	Modify for consistency with Florida Statutes and concurrency laws			X
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	Acceptable	Х		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Update to address multi-modal street design			X
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.	Acceptable	Х		
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 walking and biking as well as the use of alternative modes of transportation.	Update the horizon year and update language based on steps already taken by the City			X
Policy 1.3.12 Any development/redevelopment within ½ mile of SR 482 from CR 527 to end of ramp will coordinate transportation planning efforts with Orange County and Florida Department of Transportation.	Change "will" to "shall" and strengthen through linkages in the Intergovernmental Coordination Element			X
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.	Streamline for redundancy and create a holistic Multi-Modal and Alternative Transportation Options objective and supportive policies			Х
POLICY 1.4.1: The City shall maintain the pedestrian and bikeway plans showing linkages between residential areas and recreation areas.	Acceptable	X		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.2: After January 1992, sidewalks shall be required in all new developments, and all new roads shall contain bikeways.	Update to remove date			X
POLICY 1.4.3: By June 2004, the City shall require sidewalks as development occurs that will link residential areas with educational facilities, recreational facilities, and commercial areas.	Update to address changes to the LDC since policy was adopted			X
POLICY 1.4.4: By June 2012, the City shall have determined methods for promoting the use of mass transit by residents of Belle Isle, 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.	Update by removing date and reflecting what efforts have been completed and which are still pending			X
POLICY 1.4.6: The City shall continue to participate in planning efforts with Lynx to help improve transit headway in areas where more concentrated development will be located.	Acceptable. Create linkages through policy in the Intergovernmental Coordination Element	X		
Policy 1.4.7: In coordination with the County, the City shall increase, as feasible, the number of miles of bicycle trails and roadside bicycle lanes contained within the City.	Consider including Metroplan and adjacent local agencies in these efforts?	Х		X

Table 2:Recreation and Open Space Element Review

2010 Comprehensive Plan Reference: Recreation and Open Space Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To provide areas for recreation and open space that will benefit the residents of Belle Isle.	Consider expanding to address usability/users, such as: To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of Belle Isle	X		X
OBJECTIVE 1.1: The City shall require that public access be provided for City and County recreation areas in Belle Isle.	Acceptable. Consider adding a policy to address creation of a Parks & Open Space Master Plan under this objective			Χ
POLICY 1.1.1: The Future Land Use Map shall indicate all recreation areas within the City, including all access points to the Conway Chain of Lakes.	Consider creating a separate Recreational Facilities Map			Х
POLICY 1.1.2: The City shall continue to seek grant funding to enhance, acquire, and develop park and open space.	Acceptable	X		
POLICY 1.1.3: After January 1, 1992, the City shall require the provision of sidewalks and bikeways between all new residential areas and recreation sites as development occurs.	Update or remove date reference			X
POLICY 1.1.4: The City shall maintain the adopted pedestrian, bikeway, and canoe plans.	Considering updating the term "canoe" to more comprehensive reference to boats			Х
OBJECTIVE 1.2: 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.	Acceptable. Consider strengthening the policy via linkages in the Intergovernmental Coordination Element			X
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.	Consider revisions. Park LOS no longer required by Florida Statutes			X
OBJECTIVE 1.3: 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:	Acceptable	X		
POLICY 1.3.1: The Land Development Codes (LDC's) shall include definitions of the following terms: a) resource based parks (passive parks); b) activity based parks (none in Belle Isle); c) park service areas; and	Consider removal. LDC contains these definitions, or move to a Glossary/Definitions Section in the Comprehensive Plan			Х

2010 Comprehensive Plan Reference: Recreation and Open Space Element	Analysis/Recommendations	No Comment	State Required	Recommended
d) open space 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.	Consider revisions. Park LOS no longer required by Florida Statutes			X
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.	Acceptable	X		
GOAL 2: The City of Belle Isle shall provide active and passive recreational opportunities while protecting and improving its environmentally-sensitive areas and natural resources. Furthermore, the City shall ensure residents and visitors continued public access to the Conway Lake Chain.	Consider separate goals for environmental and access considerations			X
OBJECTIVE 2.1: The City shall require public boat ramps based on a level of service standard of one public boat ramp per 3,000 residents and public canoe launches based on the level of service standard of one public canoe launch per 1,500 residents.	Consider update to address the appropriateness of the policy and LOS standard. Item to explore through community outreach.			X
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 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.	Consider expansion through the public access goal, and create additional sub policies to more broadly address access and public information for parks			Х
POLICY 2.1.2: 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.	Acceptable	X		

Table 3: Infrastructure Element Review

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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	Acceptable	X		
OBJECTIVE 1.1: The City shall coordinate with Orange County Public Utilities to provide wastewater service which maximizes use of existing facilities and promotes orderly, compact growth through the implementation of the following policies:	Acceptable	Х		
POLICY 1.1.1: The City shall require all new commercial and residential development to connect to a central wastewater system, if available, within ¼ mile or install dry lines to be connected to a central sewer system when available.	Acceptable	X		
POLICY 1.1.2: 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).	Acceptable	X		
POLICY 1.1.3: 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.	Acceptable	X		
POLICY 1.1.4: 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 and does not lower the level of service.	Remove date reference. Include this term in the Glossary/Definitions section.			Х
POLICY 1.1.5: Beginning on January 1, 1992, 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	Remove date reference. Consider revisions to address LDC as tool for implementation of this policy			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 1.1.6: 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.	Acceptable. Include this term in the Glossary/Definitions section			X
POLICY 1.1.87: Beginning in June 2004, 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, and if the need arises, will contract with an independent testing company to determine the magnitude of any problem.	Delete date reference and consider expansion to other harmful chemicals and pollutants			Х
POLICY 1.1.8: 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 standard	Acceptable	X		
OBJECTIVE 1.2: The City shall require the correction of any existing or future deficiencies found in any wastewater systems through the implementation of the following policies:	Acceptable	Х		
POLICY 1.2.1: The City shall require all deficient septic tank systems to hook into a central sewer system within one (1)	Consider additional policy language relating to a septic tank monitoring/conversion program	Х		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
year of notification by the City that such a system is available (abutting) to that property.				
POLICY 1.2.2: The City shall require that the owners of deficient septic systems shall be responsible for removal of contaminated soil and restoration of the site.	Consider additional policy language relating to a septic tank monitoring/conversion program.			X
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.	Acceptable	Х		
OBJECTIVE 2.1: The City shall protect all aquifer recharge areas through policies listed below.	Acceptable	X		
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.	Create map or modify policy			Х
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.	Reference LDC amendments required to implement the policy and resolve conflicts with other policies. I.e. the FLUE Policy 1.2.2 allows a max ISR of 80% in Commercial, Professional Office, and Industrial.			X
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.	Consider adding implementation mechanisms to the policy such as documentation/mapping of high, moderate and poor recharge areas			Х
POLICY 2.1.4: The City shall utilize information gathered by Orange County, the Army Corp of Engineers, and the St. John's River Water Management District when developing or revising groundwater recharge regulations.	Acceptable	X		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 2.1.5: The LDC's 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.	Consider additional language in the policy relating to implementation			Х
POLICY 2.2.1: After January 1992, the City shall not permit any new wellfields.	Acceptable	X		
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.	Update LDC to address implementation and considering revising the policy to address necessary LDC updates and timeframe.			X
POLICY 2.2.3: The City shall continue to inform the residents of Belle Isle of the need to conserve groundwater and on ways to reduce the demand for groundwater.	Consider expanding to include reference to educational programs or ways to save			X
POLICY 2.2.4: The City shall continue to revise the Impervious Surface Ordinance to preserve groundwater quantity and quality.	Acceptable	X		
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.	Acceptable	X		
OBJECTIVE 3.1: The City shall adopt a stormwater management master plan which identifies existing deficiencies in the stormwater drainage system.	Consider updates if this has been achieved			Х
POLICY 3.1.1: The City shall continue to work and update the stormwater management master plan.	Acceptable	X		
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.	Acceptable	X		
POLICY 3.1.3: The City shall obtain approval from St. John's River Water Management District for all drainage improvement projects requiring permits.	Acceptable	X		
POLICY 3.1.4: The City shall include all drainage improvements, exceeding a cost of \$1,000, in the 5 year Capital Improvement Plan and in the Capital Improvements Element.	Consider updates, appears outdated			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 3.1.5: The City shall amend the Comprehensive Plan to incorporate the results of the 2003 stormwater management master plan.	Consider updates if this has been achieved			Х
POLICY 3.1.6: Belle Isle shall continue cooperation efforts through Interlocal 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.	Acceptable	X		
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.	Acceptable	X		
POLICY 3.1.8: The City shall adopt the following implementation as part of the 5 Year Capital Improvements Program as follows:	Acceptable	X		
OBJECTIVE 3.2: The City shall adopt level of service standards that address both water quantity and water quality.	Consider expanding to reference the relevant state agency standard			Х
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 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.	Acceptable	X		
POLICY 3.2.2: Drainage facilities of all new development shall meet the level of service standards adopted by this Plan.	Acceptable	Х		
POLICY 3.2.3: The LDC's shall contain regulations which govern the design and location of new drainage systems for both commercial site plans and residential subdivisions.	Acceptable. Review LDC's to confirm regulations			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 3.2.4: The City shall continue to revise Article XVII, Section 5, Impervious Surface Ratio, of the City's Zoning 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.	Acceptable. Review LDC's to confirm regulations			X
OBJECTIVE 3.3: The City shall protect the natural drainage features of Belle Isle through the LDC's, particularly where the water quality of the Conway Chain of Lakes is affected.	Acceptable	X		
POLICY 3.3.1: After June 1991, 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.	Delete "After June 1991"			X
POLICY 3.3.2: The LDC's shall require on site stormwater management systems to be consistent and compatible with the natural drainage features of the site.	Acceptable	Х		
POLICY 3.3.3: The LDC's shall require stormwater systems to: a. have peak discharge post development equal to peak discharge prior to development; b. not cause personal or property damage to adjacent, upstream or downstream property owners; and c. be self sufficient in each phase of a multi-phased development; d. and comply with the rules of SJRWMD.	Acceptable	X		
POLICY 3.3.4: After June 1991, 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).	Delete "After June 1991"			Х
POLICY 3.3.5: The City shall continue to plan for retrofitting 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.	Consider strengthening policy through linkages with the Intergovernmental Coordination and Conservation Element			Х
POLICY 3.3.6: The City shall continue to identify and apply for available grants to achieve Policy 3.3.5.	Acceptable	Х		
GOAL 4: POTABLE WATER SUB-ELEMENT To coordinate with Orange County Public Utilities, and Orlando Utilities	Acceptable	X		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
POLICY 4.1.1: The City shall adopt level of service standards for potable water as follows:	Acceptable	X		
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.	Acceptable	X		
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.	Delete "Beginning on January 1, 1992"			X
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.	Acceptable	Х		
OBJECTIVE 4.2: The City shall require all new and existing developments to conserve water through the implementation of the following policies.	Acceptable	X		
POLICY 4.2.1: The City shall assist in the implementation of water conservation programs of the St. John's River Water Management District by educating the City's residents on	Acceptable	X		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 River Water Management District, Orlando Utilities Commission, and Orange County Public Utilities, to notify residents of any water conservation programs within the City.	Acceptable	X		
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.	Acceptable. Review LDC for Xeriscaping requirements.			X
Policy 4.2.4: The City shall continue to participate in the regional water supply planning process and other water supply development, water conservation and protection programs of the St. Johns River Water Management District and will implement a water shortage plan should the need arise	Acceptable	X		
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.	Update date references			Х
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.	Acceptable	X		
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	Update date references			X

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
Policy 5.1.2: The 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.	Acceptable	X		
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.	Acceptable	Х		

Table 4: Housing Element Review

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
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	Acceptable	X		
OBJECTIVE 1.1: By December 2012, the City shall have identified methods for preserving existing affordable housing sites for the current and future population	Delete "By December 2012"			X
POLICY 1.1.1: The City has identified affordable housing as a regional issue, and the City shall continue to provide technical support upon the establishment by Orange County of a regional housing resource center to assist in	Consider updates based upon existing staff constraints and how the program currently functions			Х

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
POLICY 1.1.2: 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.	Acceptable	Х		
POLICY 1.1.3: The minimum setbacks, lot coverage, and size of structure requirements can be varied during the plan review process to provide for additional affordable housing units	Consider additional incentives in terms of design flexibility			X
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.	Consider revising to a more general requirement			X
POLICY 1.1.5: The City of Belle Isle shall maintain the level of service and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline.	Acceptable	X		
POLICY 1.1.6: The City shall allow and encourage affordable housing developments to include day care and adult day care facilities, and basic accommodations for job training.	Acceptable	X		
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	Include definitions in Glossary/Definitions Section			X
POLICY 1.2.1: The City shall allow mobile home parks and subdivisions under the Medium Density Residential Land use classification as shown on the Future Land Use Map. All existing mobile home parks and subdivisions not classified with a Medium Density Residential Land Use shall be grandfathered.	Consider updates based upon community outreach			Х
POLICY 1.2.2: The City shall study the regulations and permitting process to determine where improvements and	Consider updates to reference Live Local Act.			Х

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
streamlining can be made to facilitate the provision and preservation of affordable housing units and to expedite approval of such projects.				
POLICY 1.2.3: The performance standards, including setbacks, lot coverage and size of structure, can be varied within each residential district for the location of the following housing types: e. Mobile Homes; f. Group Homes: g. Foster Care Facilities; and	Consider if this policy is still acceptable based upon community input. Ensure these residential uses warrant flexibility			X
POLICY 1.2.4: The City shall permit housing for low and moderate income families in all residential land use categories.	Consider expanding to facilitate affordable housing and going beyond simply stating the law			X
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.	Update based upon current data and projections			Х
OBJECTIVE 1.3: 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.	Acceptable	X		
POLICY 1.3.1: The City shall have the authority to vary 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 Facilities; b. Senior Citizen Care Facilities; and c. Housing units designed for disabled persons.	Consider updating the policy to be more specific to			X
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: - up to 24 hours for a single housing unit; - up to 10 business days for multiple housing units which are not part of a subdivision plat applications; and	Acceptable	X		

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
- 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 1.3, in all residential land use categories.	Acceptable	Х		
POLICY 1.3.4: Group homes (community residential facilities) shall be located as follows: 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.	Needs to be added in the FLU description			X
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.	Acceptable	X		
OBJECTIVE 1.4: The City shall regulate housing construction through strict enforcement of all regulations to eliminate substandard housing conditions.	Consider updating policy to be more specific relating to Florida Building Code compliance, building permit reviews, etc.			X
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.	Confirm LDCs are updated and consider deleting or updating			X
POLICY 1.4.2: 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.	Acceptable. Ensure linkages with Future Land Use Element, Compatibility Objective			X

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.3: The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle	Acceptable	X		
POLICY 1.4.4: The City shall require all permits for rehabilitation or renovation of historically significant sites or structures to indicate how the historical significance will be impacted and how negative impacts are being minimized. The City shall not permit demolition of historically significant housing units unless the applicant can show an endangerment to public health, safety or welfare.	Acceptable	X		
POLICY 1.4.5: The City shall 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.	Consider revisions based on staff abilities and resources			X
POLICY 1.4.6: The City shall use the Land Development Code to prevent housing units from becoming substandard by: - notification to property owners to maintain their property, if the property threatens public health, safety and welfare; and - not assessing a Belle Isle permit fee for upgrading plumbing, electrical, mechanical ,heating, air-conditioning, and ventilation to comply with adopted building codes.	Acceptable	X		
OBJECTIVE 1.5: To encourage architectural design that complements the city's appearance and considers the objectives of all facilities and services provided by the City.	Consider revising to address community character, historical vernacular and inherent charm of Belle Isle			Х
Policy 1.5.1: By December 31, 2010, the City's Land development regulations 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) certification	Delete "By December 31, 2010" and delete if LDCs have been updated			X

Table 5: Conservation Element Review

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To preserve the natural environment of Belle Isle, and to conserve the City's natural resources.	Conservation Goal – Instead of having this as the first goal, make this the overarching vision statement for the Conservation Element and have other goals underneath this umbrella statement. 1. Water Supply and Wetlands 2. Mineral, Soils, and native vegetative communities, including forests 3. Fisheries, wildlife, wildlife habitat, and marine habitat 4. Hazardous waste 5. Air Quality		X	X
OBJECTIVE 1.1: 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.	Make two separate objectives under separate goals: maintain/improve water quality and air quality.			Х
POLICY 1.1.1: The City's LDC's 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.	Move to hazardous waste goal.			Х
POLICY 1.1.2: 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: - Identify zones of contributions and cones of influence for each wellhead as areas within a 200 foot radius of the wellhead; - Regulations prohibiting potentially high risk land uses, such as but not limited to wastewater facilities,	Make policy 1.1.2 into an objective under water quality goal 1 with the actions listed under separate policies. OC Comp Plan - Orange County shall protect groundwater quality from the effects of development in areas of prime water recharge and within wellheads protection areas, consistent with the Aquifer Recharge Element and the Water Supply element.			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
manufacturing and storage of hazardous or toxic wastes, and all industrial uses, within the established cones of influence; - 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 - Elimination of all existing high-risk land uses from the identified cones of influence within 5 years.				
POLICY 1.1.3: The City shall assist in the implementation of water conservation programs of the St. John's River Water Management District 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.	Make 2 separate policies under goal 1: one about education and one concerning water conserving devices.			X
POLICY 1.1.4: The City shall continue to support air quality regulations established by EPA by maintaining land use controls and by enforcing nuisance abatement regulations.	Keep – Move to air quality goal 5			Х
POLICY 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.	Keep - Move to air quality goal 5			Х
POLICY 1.1.6: The City shall assist and cooperate with FDEP in identifying all point and non-point pollution sources.	The location of this policy may be under water or air depending on the intent. Action to address the policy would vary tremendously depending on if it is water or air.			Х
POLICY 1.1.7: The City shall continue to adopt LDC's that require the on-site management of drainage and stormwater based on the following criteria: - either the runoff from first inch of rainfall on the site or the first two and a half-inches of runoff for the impervious areas, whichever is greater; - the requirements of the St. John's River Water Management District; and - the Level of Service established in the Drainage Sub-element of the Comprehensive Plan.	Keep – Move to water quality goal 1			X
POLICY 1.1.8: Prior to 2005, the City shall attempt to enter discussions for the development of an interlocal	Keep - Move to goal 1			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
agreement with Orange County Environmental Protection Department to monitor activities which, may be detrimental to the ecology along the Conway Chain of Lakes.				
POLICY 1.1.9: The City shall continue to adopt regulations for environmentally sensitive lands based on the following standards: - Development shall be prohibited in areas designated with a Conservation land use classification; - Permits shall be required for any allowed activity such as gazebos, walkways and trails in these areas.	Keep - Move to goal 2 or 3			Х
OBJECTIVE 1.2: The City shall preserve its natural resources: the Conway Chain of Lakes; soils; minerals; and native vegetative communities through implementation of the following policies.	Keep - Move to mineral/soil goal 2			Х
POLICY 1.2.1: The City shall prohibit all mining activities in Belle Isle.	Keep – Move to mineral/soil goal 2			X
POLICY 1.2.2: The City of Belle Isle shall protect scarce ecological communities as well as upland and wetland communities through the establishment of conservation easements. The City requires a 10' buffer between these areas and any property line and a 35' building setback requirement from the property line, and by utilizing available funding sources including (by way of example but not limited to): a. Transfer of Development Rights, shall be reviewed on a case by case basis, but shall not exceed 25% of the development rights of the property to be conserved; b. Conservation Trust Fund; and c. State and Federal grants.	Keep - Move to goal 2 or 3			X
POLICY 1.2.3: The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.	Keep – Can be more specific and moved to goal 2 or 3			Х
POLICY 1.2.4: 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.	Keep - Move to mineral/soil goal 2			Х
POLICY 1.2.5: Prior to January 2005, the City shall adopt the following natural resource protection items: a. a tree preservation ordinance for individual parcels; and	Keep – Move to mineral/soil goal 2 or water supply and wetlands goal 1			Х

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
b. a landscape ordinance which requires Xeriscaping in all new commercial developments, City owned property, and common areas in new subdivisions.				
POLICY 1.2.6: 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.	Keep - Move to water quality goal 1			X
POLICY 1.2.7: 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.	Keep - Move to goal 1 or 2			X
POLICY 1.2.8: The City shall maintain the existing interlocal agreement with Orange County Environmental Protection Department to support the enforcement of the regulation of activities along Conway Chain of Lakes.	Keep - Move to water quality goal 1			Х
OBJECTIVE 1.3: The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern.	Keep - Move to wildlife goal 3			Х
POLICY 1.3.1: The City shall 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 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.	Keep - Make each bullet point a policy under wetlands under goal 1			X
POLICY 1.3.2: By December 31, 2010, the City shall adopt an ordinance concerning protection of wildlife and plants that are endangered, threatened or a species of special concern identified in and consistent with the Florida	Keep - Move to wildlife goal 3			Х

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
Department of Environmental Protection and Florida Statutes.				
POLICY 1.3.3: The City shall assess the impact of hazardous wastes on the City's natural resources, especially Conway Chain of Lakes by periodic testing.	Keep – Move to hazardous waste goal 4			X
POLICY 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.	Keep – Move to hazardous waste goal 4			X
POLICY 1.3.5: The City shall continue to protect subsurface aquifer water quality and quantity by enforcing the wellhead protection regulations within the Land Development Code that is consistent with the St. John's River Water Management District.	Keep – Move to water quality goal 1			X
GOAL 2: 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.	Can be made more specific and moved to goal 2 or 3			X
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.	Keep – Move to water quality goal 1			X
POLICY 2.1.1: The City shall employ aquatic plant management practices, which reduce the degree of nonnative, undesirable aquatic plants so as to insure that the lakes are available for recreational boating and fishing.	Keep – Move to water quality goal 1			X
POLICY 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 and state restrictions and requirements.	Keep – Move to mineral/soil goal 2			X
POLICY 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.	Keep – Move to water quality goal 1			X
POLICY 2.1.4: The City shall continue to direct future land uses which are incompatible with the protection and	Keep – Move to water quality goal 1			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
conservation of wetlands and wetland function, away from these areas.				
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.	Make this its own section under the water quality and usage goal 1 – objectives and policies that follow can remain as is.			X
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.	Keep – Move to water quality goal 1			X
Policy 3.1.1 The City's Land Development Code shall be amended by 2009 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.	Keep – Move to water quality goal 1			X
Policy 3.1.2 The City shall provide information on water conservation to the public through printed media and the City's web site.	Keep - Move to water quality goal 1			Х
Policy 3.1.3 The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.	Keep - Move to water quality goal 1			Х
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 cities own public work projects.	Keep - Move to water quality goal 1			Х
Goal 4: To conserve energy resources for future generations and help reduce green house gas emissions.	Turn this section into either Air Quality (goal 5) or climate change - objectives and policies that follow can remain			Х
Objective 4.1: To conserve natural resources and reduce pollution by implementing the following policies.	Keep – Move to air quality goal 5			Х

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Keep – Move to air quality goal 5			Х
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.	Keep - Move to air quality goal 5			X
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 Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC) certification.	Keep – Move to air quality goal 5			X
Policy 4.1.4: The City shall partner with Orange County and the other municipalities to develop a local climate action plan.	Keep - Move to air quality goal 5			Х
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.	Keep – Move to air quality goal 5			Х
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.	Keep – Move to air quality goal 5			Х

Table 6: Intergovernmental Coordination Element Review

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To coordinate with the various governmental agencies on the local, regional and state levels, to avoid duplication of services, improve communications between	Acceptable	X		

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Delete date reference			X
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.	Acceptable	X		
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.	Reference Infrastructure Element			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Acceptable	X		_

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	Х		
POLICY 1.2.2: The Joint Planning Area Agreements shall address at a minimum the following issues: d. Boundaries of the joint planning area; e. future Land Use designation for land within the boundaries; f. procedures for sharing information and data particularly on Land Use and Zoning changes; g. identification of the entities that provide infrastructure and the LOS for each facility or service; h. establishment of annexation procedures for property within the Joint Planning Area; i. establishment of common environmental regulations especially for water quality; j. roadway extensions, widening, improvements and creation; k. facilities and sites for recreation and open space; and l. methods for resolving conflicts that arise with the Joint Planning Area.	Update to reflect annexations of key areas targeted by the City, consider additional Objective solely relating to annexations			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Update to reflect changes in Florida Statutes			Х
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.	Acceptable	X		
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.	Update and remove date reference			Х
POLICY 1.3.5: The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.	Acceptable	Х		
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.	Consider updates per changes to Florida Statutes			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Update per County changes and also revisions to Florida Statutes			Х

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
Objective 1.5: Effectively coordinate with all applicable local, state and federal agencies regarding the City's adopted Water Supply Facilities Work Plan (WSFWP)	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		

Table 7:Capital Improvements Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
Definitions Certain terms are used in the capital improvements element that need to be identified as to their specific meaning. The following definitions are taken from rule 9j-5.003. a) "Capital improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. b) "Capital budget" means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. c) "Level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. d) "Financially Feasible Plan" means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5. e) "Public Facility" means arterial and collector roads, drainage systems, potable water and sanitary sewer, solid waste, parks and open space and public school facilities.	Move to Glossary/Definitions Section			X
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.	Acceptable	X		
OBJECTIVE 1.1: The City shall annually identify capital improvements to meet the needs of the existing and future population, and the improvements needed to replace worn out, obsolete, and economically unfeasible facilities.	Add a timeline (5 year, 10 year, etc)			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.1.1: The City shall adopt a financially feasible Capital Improvements Program and capital budget with each annual budget.	Acceptable	X		
POLICY 1.1.2: The Capital Improvement Program shall prioritize the identified improvements according to the following criteria: m. elimination of a public hazard; n. consistency with identified existing capacity deficits in the Comprehensive Plan; o. financial feasibility and impact on the City budget; p. consistency with the location of projected growth based on the Future Land Use Map; q. ability to serve the future population; r. consistency with plans for improvements by other agencies within Belle Isle; s. maintenance or improvement to Level of Service (LOS); and t. Legislative mandate requirements. POLICY 1.1.3: The Capital Improvements Program shall define capital improvement as any public physical improvement or	Add language: -Safety; - Capacity Deficiency; - Right-of-Way Availability/Reservation; - Partnership Potential; - Consistency with the Comprehensive Plan, and METROPLAN Orlando's Long Range Transportation Plan; Orange County Transportation Plan - Supports the use of alternative modes of transportation; - H. Addresses backlogged facilities to the extent possible Acceptable	X		X
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 1.1.4: The Capital Improvements Program shall be financially feasible and consistent with the Comprehensive Plan.	Acceptable	X		
POLICY 1.1.5: 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.	Acceptable	X		
POLICY 1.1.6: The repair or replacement of capital facilities shall be reviewed under the same criteria listed in Policy 1.1.2. The City shall plan for the replacement of capital facilities and begin identifying funding sources	Identify the funding sources (ex Innovation Way)			Х
POLICY 1.1.7: 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 Bell Isle.	Consider streamlining language relating to optimization and efficiency			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.1.8: The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program.	Consider revising to reflect specific implementing language such as annual report delivery or condense with policy below			Х
POLICY 1.1.9: The Capital Improvements Element shall be a five year program that is updated annually and may be amended twice, if required through the Growth Management plan amendment process. In the event an emergency of the Capital Improvements Element can be amended more than twice in a year.	Acceptable	X		
Policy 1.1.10: 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.	Acceptable	X		
Policy 1.1.11: The City shall, whenever possible, allocate funds within the Capital Improvements Program for water conservation efforts to include public education materials.	Acceptable	X		
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.	Acceptable	X		
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.	Consider including user fees			X
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.	Acceptable	Х		
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	Consider adding reference to "as required by Florida Statutes".			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
POLICY 1.3.2: Belle Isle shall adopt a peak hour minimum level of service standard of "C" on all City roads. The level of service standard shall be based on the information provided in the Transportation Element.	Acceptable – Why level service C	X		
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.	Modify for compliance with Orange County policy language: "A standard of 6.0 pounds/day/person for development shall be the level of service standard used to determine the availability of facility capacity for solid waste services for development in unincorporated Orange County"			X
POLICY 1.3.4: The City shall adopt level of service standards for potable water as follows:	Update Tables			X
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:	Update Tables			X
POLICY 1.3.7: The City shall adopt a LOS for activity and resource based parks of 1.0 acre/1,000 people.	Acceptable	X		
OBJECTIVE 1.4: In December of 1992, the City adopted 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.	Update to eliminate date reference			X
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	Consider more specific updates to reference process for capacity vesting with Orange County			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating date reference			X
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.	Acceptable	X		
POLICY 1.4.3: The City shall issue no development order or development permit for new development, unless one of the concurrency management requirements cited below are satisfied: • 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.	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.4: 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.	Review for consistency with Private Property Rights Element and Florida Statutes			X
POLICY 1.4.5: 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 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 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.	Acceptable	X		
POLICY 1.5: All future development shall be required to fund a pro rata share of all improvements the need for which is generated by the proposed development, through implementation of the following policies.	Consider revising for consistency with Orange County policy: "When necessary and appropriate, new developments shall be assessed a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to maintain adopted level of service standards. (CIE1.6.6)			Х
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 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.	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.5.2: The Concurrency Management System mandates that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment.	Acceptable	X		
POLICY 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. 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. At such time the City Council shall take action, as it deems necessary in order to refine/update the Capital Improvements Element.	Acceptable	X		
Objective 1.7 Prior to June 1st of each year, 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.	Acceptable	X		
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 CSA within the City's jurisdiction or for each school serving the City's residents is consistent with its growth projections.	Acceptable	X		
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 CIE to ensure that the CIE continues to be financially feasible and that the LOS will be achieved.	Acceptable	Х		
Policy 1.7.3The 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.	Acceptable	Х		
Policy 1.7.4 The City shall include the ten (10) year DCOP in the annual update of the CIE	Acceptable	Х		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
Policy 1.7.6 The City hereby incorporates by reference the Orange County Public Schools 10- Year Capital Outlay Plan for 2009-2010 that includes school capacity sufficient to meet anticipated student demands projected by OCPS.	Update date references and for consistency with Orange County policies			X
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 backlogged facilities within the designated CSAs.	Update Table/Graphic			X
Objective 1.8 The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.	Acceptable	X		
Policy 1.8.1	Update Table/Graphic			Χ
Policy 1.8.2 The concurrency service areas for each school type are adopted and incorporated by the following figures 1 through 6.	Acceptable	X		
Policy 1.8.3 The LOS standards, except for backlogged 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	Acceptable	X	X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 XX: Public Schools Facilities Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating per changes to Florida Statutes			X
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.	Consider updating per changes to Florida Statutes			X
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 9J5.025(3)(c)7, F.A.C., the adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element Policy 1.8.1 for the purposes of implementing school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows 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	Update Graphic/Table			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating per changes to Florida Statutes			Х
Acceptable	Consider revising per updates to Florida Statutes			X
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.	Consider revising per updates to Florida Statutes			X
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 set forth in Table 12 of the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.	Update to include the Table from the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis			X
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)	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
Policy 1.1.9 The City shall amend its concurrency management system in its Land Development Regulations or contract with Orange County to implement its school concurrency review in order to implement school concurrency	Consider revising per changes to Florida Statutes			X
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.	Consider revising per changes to Florida Statutes			X
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.	Consider revising per changes to Florida Statutes			X
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.	Consider revising per changes to Florida Statutes			X
Policy 1.2.3 Changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section	Revise to include the updated Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider revising per changes to Florida Statutes			X
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.	Acceptable	X		
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.	Revise per changes to Florida Statutes		X	
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.	Revise per changes to Florida Statutes		X	
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	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 1.3.5 Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from capacity review.	Consider increasing the number of students that increase de minimis impact			X
Policy 1.3.6 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 1.3.5. 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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
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				

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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. I. 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 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.	Acceptable	X		
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 Districtwide 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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Revise per changes to Florida Statutes		X	
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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Consider updating depending relevancy of this committee			Х
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.;	Consider updating depending relevancy of this committee			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable. Further information required on coordination with OCPS.			X
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.	Acceptable	X		
Objective 2.2 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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
Policy 2.2.6 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.	Acceptable	X		
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.	Acceptable	X		
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 ELEMENT.	Acceptable	X		
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	Evaluate if this policy is being implemented or required revisions.			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
and adoption into the City's Capital Improvements Element through the Comprehensive Plan 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.	Acceptable	X		
Policy 3.1.2 The City shall include the ten (10) year DCOP in the annual update of the City's Capital Improvements Element.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	Х		
Policy 3.1.5 In accordance with F.S. 163.3180(9)(a), 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.	Requires updates for compliance with Florida Statutes			Х

Table 27: Property Rights Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
Goal: The purpose and overall goal for the Property Rights	Acceptable		Χ	
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				

D II				
zoning r	e's decision-making concerning land use and			
	e 1.1 The following objective provides a framework	Acceptable	X	
	ring that private property rights are considered in	Neceptuble	^	
	cision making concerning land use and zoning			
matters.				
Policy 1	.1 The following rights shall be considered in	Acceptable	Χ	
	-making by the City of Belle Isle concerning land			
uses and	d zoning matters:			
1)	The right of a property owner to physically possess			
.,	and control their interests in property, including			
	easements. leases. or mineral rights.			
2)	The right of a property owner to use, maintain.			
۷)	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.			
2)				
3)	The right of the property owner to privacy and to			
	exclude others from the property to protect the			
	owner's possessions and property.			
4)	The right of a property owner to dispose of his or			
	her property through sale or gift.			
5)	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. 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.			

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX C



Belle Isle Comprehensive Plan Update



We're seeking your feedback to guide the 2023 Comprehensive Plan Update for the City of Belle Isle.

Comprehensive planning is an important tool for cities to guide future development, protect natural resources and ensure a high quality of life. The Plan Update shapes the City's goals over the next twenty years around housing, transportation, economic development, natural and cultural resources, land development, and more.

Hearing from you is an important part of this process! Your experiences, opinions, and goals as a member of the community will help inform the priorities of the update. This will help create a community-based plan that speaks to the aspirations of Belle Isle residents and business owners. Please keep in mind that the survey is not meant to solve particular daily issues that most cities face, such as garbage pickup or code enforcement. Instead, it is intended for general feedback on urban planning-related topics that may impact the City over the next twenty to thirty years.

For example, one question asks residents to prioritize the need for additional non-residential uses like commercial, office, and industrial. If the majority of responses denote that the City's framework should remain the same, as a primarily residential community, then the Comprehensive Plan update could include policies related to expansions to the City's boundaries, while providing for policies that protect residential neighborhoods and not encourage non-residential growth within the existing City boundaries.

RVi has created this survey specifically for the City and its residents. These broad questions provide important data to support plan updates as utilized in our past projects across the State of Florida. The information gathered from the survey will be presented to the City Council and the Department of Commerce (state reviewing agency). It will help guide the decision-making process for policy updates in the Comprehensive Plan.

All these topics and key issues of concern to residents will also be explored at a Community Workshop in 2024.

To stay up to date on this important project, please visit the City's Comprehensive Plan Update webpage: https://www.belleislefl.gov/planning/page/so-what-comprehensive-plan-update

1) Do you own or rent your current re	sidence in the City o	of Belle Isle? *			
I am a home owner who resides in	Belle Isle				
I am a renter who resides in Belle Is	ile				
2) How many months of the year do y	ou live in the City o	f Belle Isle? *			
0 - 3					
4 - 6					
7 - 9					
10+					
3) Do you own a business in the City o	of Belle Isle? *				
Yes		O No			
4) Use <u>ONE WORD</u> to describe Belle Is	le. *				
					0 /
5) Generally speaking, how concerned	d are you related to	the topics below	over the next 20	years in the City o	of Belle Isle? *
	Very Concerned	Moderately Concerned	Neutral	Slightly Concerned	Not at all Concerned
Quality of Commercial Areas					
Housing Options and/or Affordability					
Community Appearance	\bigcirc				
Environment (water quality, land conservation, or wildlife)					

Local Industry & Employment						
Availability and quality of infrastructure such as roads, water, flood control, and services			\bigcirc			
Public services / Institutions such as schools						
Crime						
6) Do you think there is enough hous	ing and variety of	housing options?	*			
Choose one of the following responses for	each type: Sufficient	or Not Sufficient				
	Sufficier	nt	N	lot Sufficient		
Single Family Homes						
Townhomes						
Multi-family / Apartments						
7) Over the next 20 years, how impor	tant are the action Very Important	ns the City should Moderately Important	take to address Neutral	housing needs? * Low Importance	Not at all important	
Approve a variety of housing types (apartments/condominiums, townhomes, duplexes, or single family houses).						
Promote housing for young families and entry-level professionals.						
Protect neighborhoods from degradation caused by aging, vacant, or abandoned properties.					\bigcirc	
Preserving community character in new developments.	\bigcirc	\bigcirc				
Increase housing options to 'age in place' (such as smaller units or more compact development).						

a single property (Moth suite / Guest Cottage).	ner-in-law					
8) How should the City	y of Belle Isle prio	oritize non-resident	ial uses in their p	planning effort	:s?	
(Example: Employmer *	nt, local goods, ar	nd services)				
	High Priority	Moderate Prio	rity Neut	ral	Low Priority	Not a Priority
Commercial / Retail / Services)		
Office)		
Medical)		
Industrial / Manufacturing/ Warehouses			C)		
Institutional (schools, parks, public safety)			C)		
9) Over the next 20 ye uses *	ars, how importa	nt are the actions	that Belle Isle tal	kes when addr	essing needs for coi	mmercial land
		Very Important	Moderately Important	Neutral	Low Importance	Not at all Important
Provide governmental employment-generatin		\bigcirc				
Encourage mixed-use of patterns where common integrated with resident neighborhoods	ercial uses are			\bigcirc		
Create an employment use category	t-targeted land	\bigcirc				
Provide incentives for r land uses to annex into		\bigcirc				
Limit opportunities for commercial, industrial residential land uses to to residential land uses	and other non- avoid impacts					

Allow for accessory dwelling units on

10) The City's population growth is projected to increase from 7,032 to 7,747 by 2040. Given the lack of available vacant land in the City, should the City consider alternative housing options such as Accessory **Dwelling Units and other Multi-Generational Housing.** * Agree Disagree 11) How should the City of Belle Isle prioritize improving or expanding infrastructure over the next 20 years? * High Priority **Moderate Priority** Low Priority Not a Priority Neutral Roads Biking and Walking Amenities **Public Safety** Parks & Recreation Stormwater Treatment (limit flooding and improving water quality) 12) What should the City of Belle Isle prioritize as it's greatest environmental asset? **High Priority Moderate Priority** Low Priority Not a Priority Neutral Lakes Protected Species / Wildlife

Native Habitat /

Trees

Other

If you indicated "Other" in the previous question please specify here:	
	0 / 50
13) What do you think is Belle Isle's greatest environmental asset? *	
Lakes	
Protected Species	
Native Habitat/Trees	
Other	
If you indicated "Other" in the previous question please specify here:	
	0 / 50
14) If you would like to be added to our e-mail list for distributions of meeting this project, please leave your e-mail information below.	notices, future surveys, and other updates for
@	
15) Please provide COMMENTS / FEEDBACK on any aspect of growth/developme community planning project.	ent in Belle Isle that should be included in this

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX D





City of Belle Isle • AERIAL

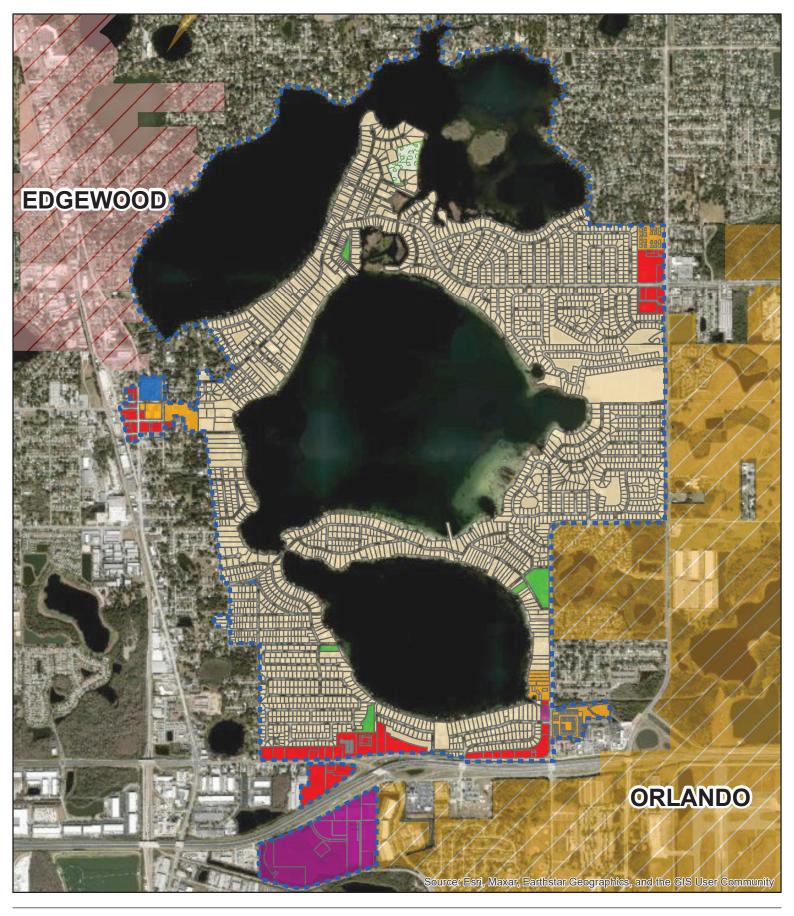
- ♥ City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle



Miles



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 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 Spacel

0.225 0.45 0.9

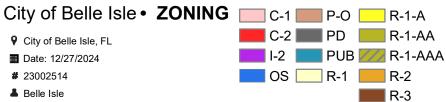
Miles

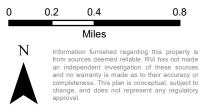
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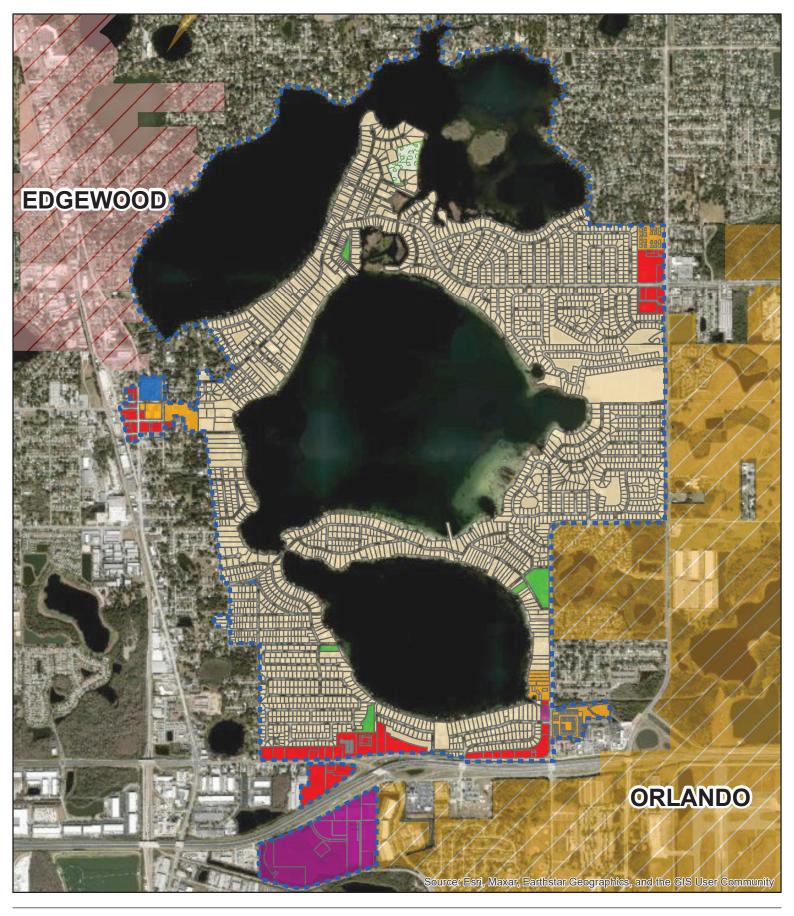
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.













111 North Magnolia 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

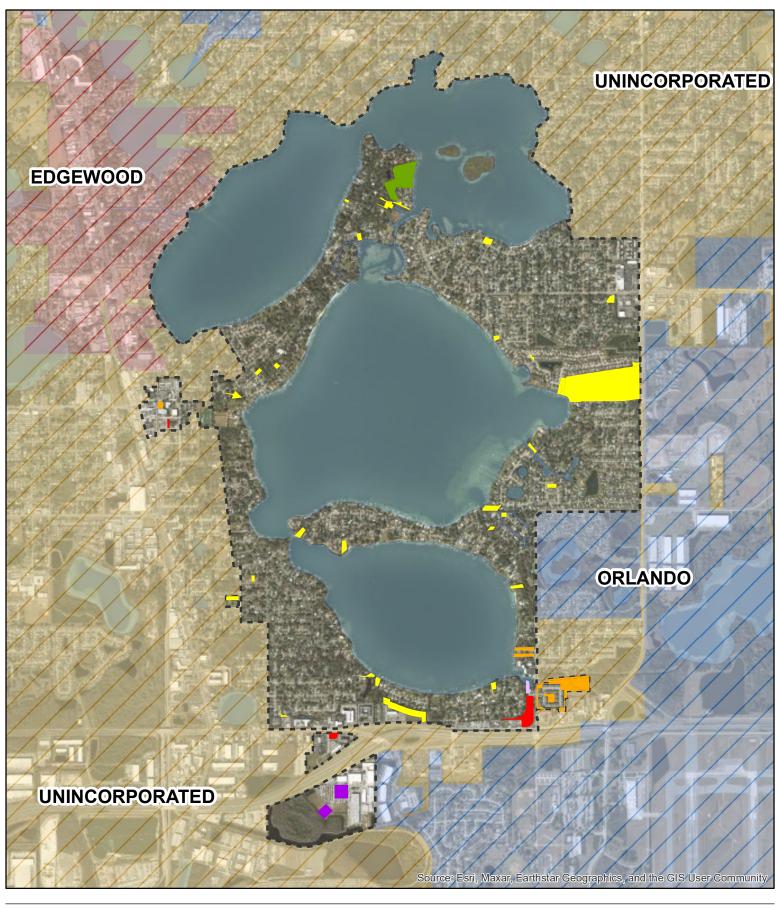
Recreation/Open Spacel

0.225 0.45 0.9

Miles

N

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www.rviplanning.com

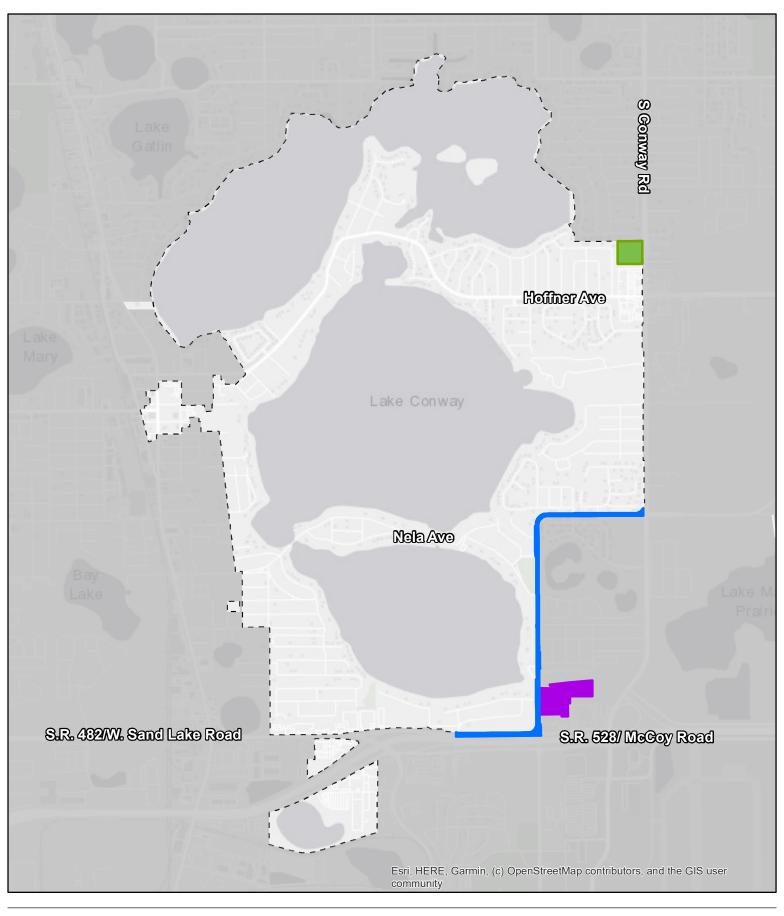
City of Belle Isle • VACANT LAND

- **♀** 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)

0 0.25 0.5 1 Miles



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.





City of Belle Isle • ANNEXATIONS

16-07 Brighton Park

21-05 Deatwyler Rd (ROW)

- **♀** City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- 22-01 Sienna Place Belle Isle

0.25 0.5 Miles 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.



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City of Belle Isle • PUBLIC FACILITIES

Belle Isle

- ♥ City of Belle Isle, FL City Boundary
- Cone Mile Boundary **Date:** 10/18/2023
- Parks / Boat Ramps # 23002514

Hospital Fire Station

Post Office School

0.375 Miles

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.



City of Belle Isle • PARKS & BOAT RAMPS __i City Boundary City of Belle Isle, FL

Park

Date: 10/18/2023

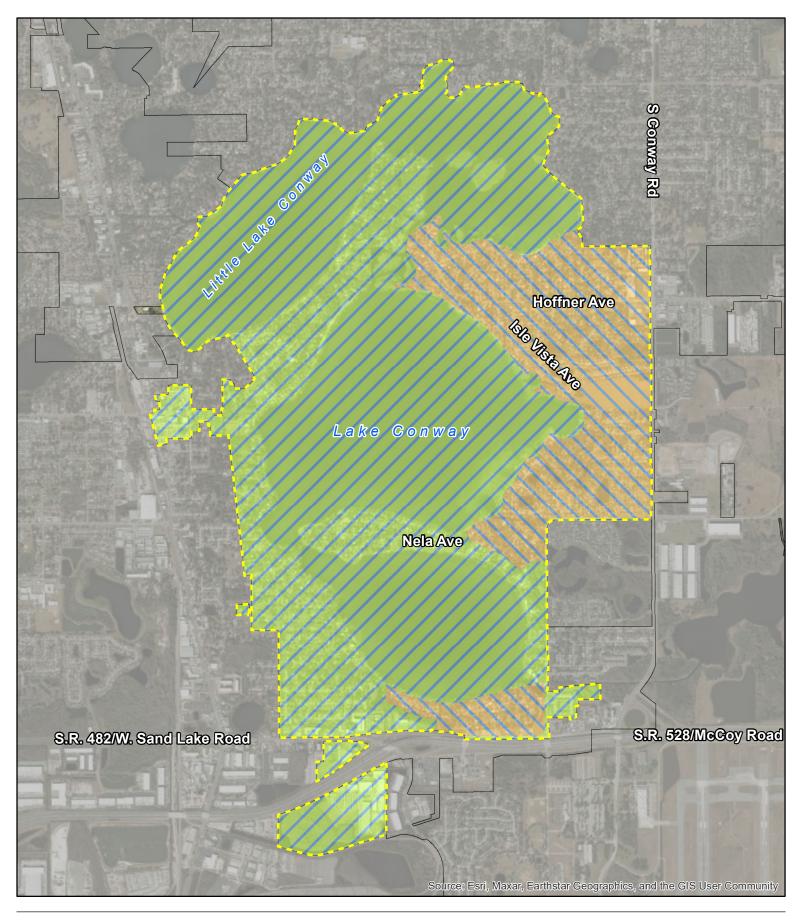
23002514

Belle Isle **Boat Ramp** 1,050

Feet 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.

2,100

4,200



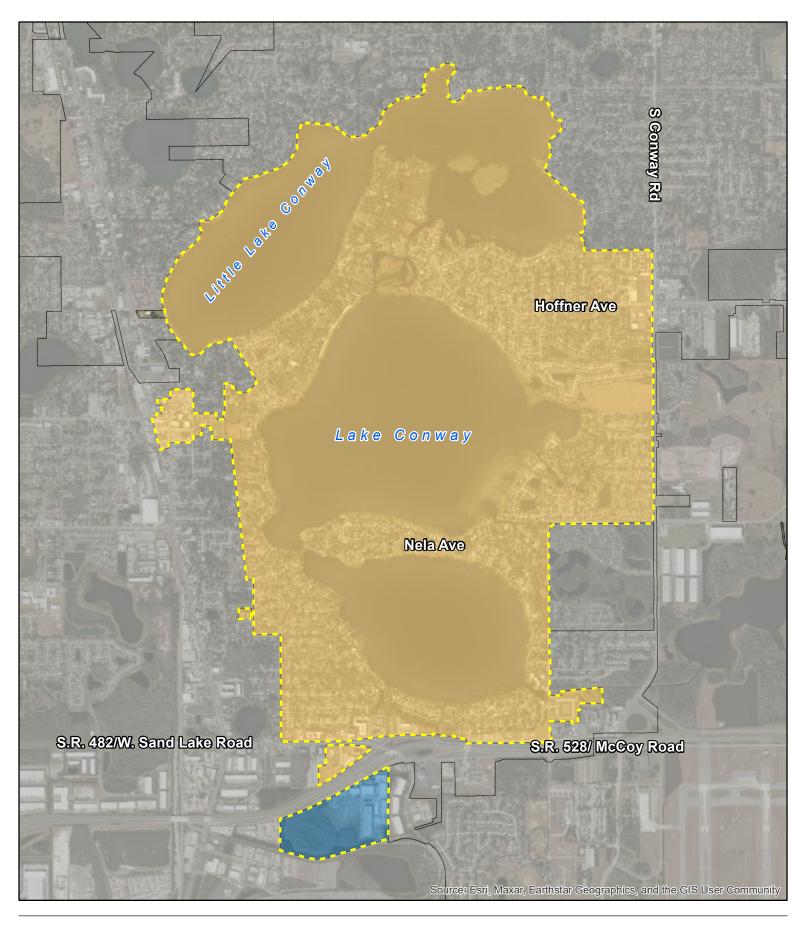


City of Belle Isle • WATER SERVICE PROVIDER

- **♀** City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514 Belle Isle

Orange County Orlando Utilities Commission

0	0.25	0.5	1	
		Miles		
N	from sou an indep and no v complete change,	Information furnished regarding this from sources deemed reliable. RVi h an independent investigation of the and no warranty is made as to their completeness. This plan is concepturchange, and does not represent an approval.		





City of Belle Isle • WASTEWATER SERVICE PROVIDER

♥ City of Belle Isle, FL

Date: 12/27/2024

23002514 Belle Isle

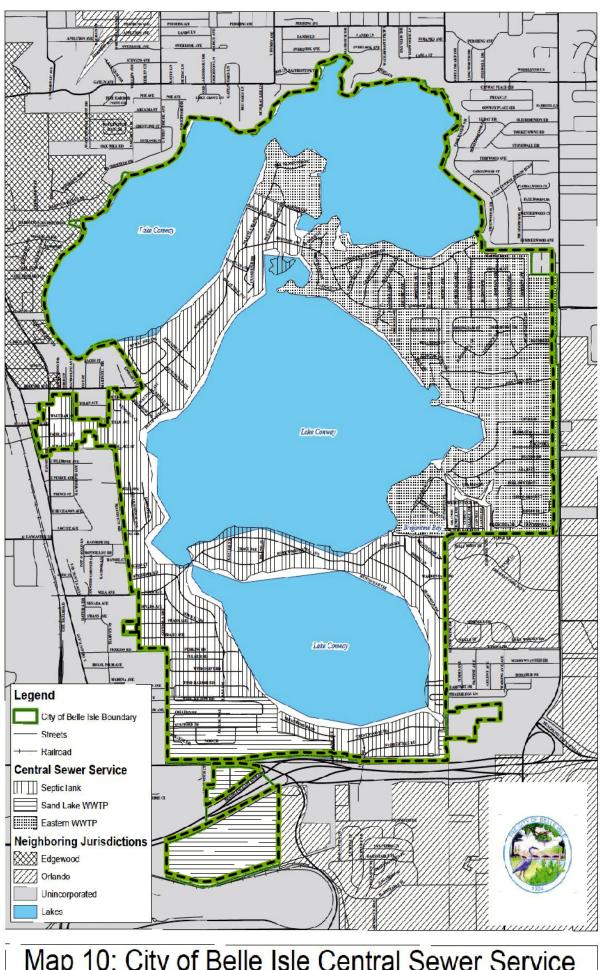
Orlando

Orange County Miles

0.25

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.

0.5



Map 10: City of Belle Isle Central Sewer Service

Areas

9 900 1,600 3,200 4,800 6,400
Feet

1 in = 1,500 ft

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX E







PLANNED NELA AVE IMPROVEMENTS



