

## CONSERVATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

#### Goal 1:

**TO PRESERVE THE NATURAL ENVIRONMENT OF BELLE ISLE, AND TO CONSERVE THE CITY'S NATURAL RESOURCES FOR EXISTING AND FUTURE GENERATIONS.**

#### **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.

#### **Policy 1.1.1~~7~~:**

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

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

#### **Policy 1.1.2 ~~2-7~~:**

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

#### **Policy 1.1.3 ~~6~~:**

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

#### **Policy 1.1.4 ~~2-6~~:**

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

#### **Policy 1.1.5:**

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

**Policy 1.1.6:**

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

**Policy 1.1.7:**

No new permits for septic tanks within the city limits shall be approved. In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks.

**Policy 1.1.8:**

New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing sanitary sewer services do not exist.

**Objective 1.2:**

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

**Policy 1.2.1 1-3:**

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

**Policy 1.2.2 1-2:**

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

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

**Objective 1.4 3: ~~Goal 3~~ TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN:**

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

**Policy 1.4 3.1 ~~Objective 3.1:~~**

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

- a. ~~Policy 3.1.1:~~ The City's Land Development Code shall require waterwise landscape and irrigation practices consistent with the water management district's lawn and landscape irrigation rule for new development and substantial renovations.
- b. ~~Policy 3.1.2:~~ The City shall provide information on water conservation to the public through printed media and the City's website.
- c. ~~Policy 3.1.3:~~ The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.
- d. ~~Policy 3.1.4:~~ The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the city's own public work projects.

**Objective 1.5 4: ~~Objective 2.1:~~**

The City shall conserve, appropriately use, and protect the water quality of the Conway Lake Chain and the adjacent wetlands to maintain their environmental and recreational benefits.

**Policy 1.5 4.1 ~~2.8:~~**

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

**Policy 1.5 4.2 ~~1.8:~~**

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

**Policy 1.5 4.3 ~~2.1.4:~~**

The City shall employ aquatic plant management practices, which reduce the

degree of non-native, undesirable aquatic plants so as to ensure that the lakes are available for recreational boating and fishing.

**Goal 2:**

**Native Vegetation, Conservation Lands, Wetlands and Species Protection**

**Objective 2.1.1.3:**

The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern ~~Goal 2: The City of Belle Isle shall~~ and protect its environmentally sensitive areas and ensure that existing and proposed development does not degrade or diminish its natural resources.

**Policy 2.1.1.1.3.2:**

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

**Policy 2.1.2 ~~1.3.4:~~**

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 protection ~~removal~~ and mitigation of all wetlands;
- c. Preserve the natural function of wetlands by prohibiting development in wetlands, and limiting development surrounding wetlands;
- d. Prohibit development of all natural water bodies and floodplains; and
- e. Prohibit the issuance of any development orders which will harm or destroy any wildlife, wildlife habitat, wetland, or water body.

**Policy 2.1.3.1.2.2:**

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.

**Policy 2.1.4 ~~1.1.9~~:**

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

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

**Policy 2.1.5 ~~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
- B. A landscape ordinance which requires Xeriscaping in all new commercial developments, City owned property, and common areas in new subdivisions

**Policy 2.1.6 ~~2.1.2~~:**

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

**Policy 2.1.7 ~~2.1.3~~:**

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

**Objective 2.2 ~~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.

**Policy 2.2.1 ~~1.2.1~~:**

The City shall prohibit all mining activities in Belle Isle.

**Policy 2.2.2 ~~1.2.3~~:**

The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.

**Policy 2.2.3 ~~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.

**Goal 3:**

## **Hazardous Waste Prevention and Mitigation**

### **Objective 3.1:**

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

#### **Policy 3.1.1 1.3.4:**

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

#### **Policy 3.1.2 1.3.3:**

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

#### **Policy 3.1.3 1.4.4:**

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

## **Goal 4:**

### **Air Quality and Climate Action**

#### **Objective 4.1 1.4:**

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

#### **Policy 4.1.1 1.4.4:**

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

#### **Policy 4.1.2 1.4.5:**

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

#### **Objective 4.2 Goal 4:**

To conserve energy resources for future generations and help reduce greenhouse gas

emissions.

**~~Objective 4.1~~ Policy 4.2.1:**

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

- a. **~~Policy 4.1.1:~~** The City shall evaluate and consider the future use of hybrid and alternative fuel vehicles as well as electric vehicles into its fleet of vehicles.
- b. **~~Policy 4.1.2:~~** The City shall adopt Land Development Code regulations ~~by 2010~~ that require new development and redevelopment to incorporate sustainable building design, construction materials, and energy conservation strategies consistent with national and state-recognized green building standards.
- c. **~~Policy 4.1.3:~~** The City shall adopt new Land Development Code Regulations to implement incentives to encourage new construction and redevelopment to obtain green certification such as Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC) certification.
- d. **~~Policy 4.1.4:~~** The City shall partner with Orange County and the other municipalities to develop a local climate action plan.
- e. **~~Policy 4.1.5:~~** The City shall support Orange County's regulation of businesses and industries that have an impact on air quality and through code enforcement help to ensure that proper pollution control devices are used and maintained.
- f. **~~Policy 4.1.6:~~** The City shall support, encourage, and coordinate with the County's effort to create incentives to support green building and green development for the private sector such as reduced fees, and expedited permit review.