

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

Meeting Date: May 28, 2024

To: Planning and Zoning Board

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

Subject: Comprehensive Plan Update

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

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

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

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

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

The elements reviewed as part of this presentation “Phase 1” are the Conversation, Housing, Intergovernmental Coordination, and Recreation and Open Space Elements. The remaining elements will be brought forth for review during the June meeting cycle.

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

Conservation Element

- General re-organization of the policies for readability
- Policies 1.1.5 – 1.1.8
 - New policies related to the Clean Waterways Act and septic conversion.
- Objective 1.2
 - New objective related to groundwater recharge.
- Objective 3.1
 - New objective related to hazardous waste requirements.
- General grammatical and wordsmithing updates.

Housing Element

- Objective 1 and Policies 1.1.1 – 1.1.5
 - Updates for consistency with Florida Statutes
- Objective 2 and Policies 1.2.2 – 1.2.6
 - Updates relates to historically significant housing
- Objective 1.3 and Policies 1.3.1 – 1.3.6
 - Updates related to affordable housing per Florida Statutes requirements.
- Objective 1.4
 - Updates related to Special Needs Housing new Florida Statute requirements and existing policies.
- Policy 1.4.3 related to existing housing.
- Objective 1.5 and Policies 1.6.1 – 1.6.3 related to neighborhood character.

Intergovernmental Coordination Element

- All of this Elements Objectives and Policies were updated to improve existing policies, update policies related to coordination with adjacent governments and quasi-governmental organizations as it relates to an overall improvement of communication and relationships with said agencies. Governmental and quasi-government agency names were also updated.
- Updates were also provided with issues related to growth, water quality, transportation, and schools (Goal 2 and its Objectives and Policies).
- Updates related to Annexation (Goal 4) were provided based on feedback from the City about it’s goals and objectives related to annexation.

Recreation and Open Space Element

- Policy 1.1.2
 - Recommendation to create a Parks, Recreation, and Open Space Master Plan.
 - Updates to the City Maps were provided related to this.
- General updates to the City's Level of Service (LOS) standards
- Coordination with local agencies for lake access.
- Other general updates.

As mentioned previously, these are just the first elements to be reviewed. No action is required at this time, as a vote by the Board will be taken at the June meeting. The element updates are attached to this report for review and comment.

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

Attachments: Preliminary Assessment; and Conversation, Housing, Intergovernmental Coordination, and Recreation and Open Space Elements in strikethrough/underline format.