

## FUTURE LAND USE ELEMENT

### GOALS, OBJECTIVES AND POLICIES

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

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

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

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

**Policy 1.1.1.b:** The Low-Density Residential future land use classification allows residential uses from 0 to 5.4 dwelling unit per acre and is intended for predominantly single-family dwelling types to preserve existing and future neighborhoods from the encroachment of nonresidential uses and higher density development. The implementing zoning categories for this future land use classification are R-1-AAA, R-1-AA, R-1-A, and R-1.

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

dwelling types at slightly higher densities than the Low Density Residential classification to provide a transition between more intense uses, such as a multi-family or commercial uses and low-density single-family neighborhoods. The implementing zoning categories for this future land use classification are R-1, R-2 and PD.

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

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

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

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

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

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

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

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

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

<b><u>Future Land Use Classification</u></b>	<b><u>Maximum Density*</u></b>	<b><u>Intensity</u></b>	<b><u>Impervious Surface Ratio**</u></b>
<u>Agricultural</u>	<u>1 du/20 ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Low-Density Residential</u>	<u>5.49 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Medium Density-Residential</u>	<u>10 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>High-Density Residential</u>	<u>12 du/ac</u>	<u>N/A</u>	<u>N/A</u>
<u>Professional Office</u>	<u>0 DU/A</u>	<u>0.5 FAR</u>	
<u>Commercial</u>	<u>N/A</u>	<u>0.5 FAR</u>	<u>80%</u>
<u>Industrial</u>	<u>N/A</u>	<u>N/A</u>	<u>80%</u>
<u>Conservation</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Public Building</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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

\*\*Subject to site development regulations in implementing zoning district.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 1.2.6:** The City of Belle Isle shall continue to review the Land Development Codes of the surrounding governments to determine

consistency and amendments that may be required to prevent urban sprawl and provide a mix and balance of uses.

**Policy 1.2.37:** The City shall continue to amend the Comprehensive Plan to be consistent with the adopted results of Orange County and St. John’s River Water Management District’s Wellhead protection study and Water Supply Facilities Work Plan.

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

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

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

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

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

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

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

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

**Policy 1.3.4:** Development approvals shall contain an expiration date consistent with ~~a~~ the LDC and Florida Statutes realistic period necessary to complete the proposed development, and may negotiated by the City Manager or designee, and the City Council.

**Policy 1.3.5:** The City shall continue to deter blight conditions through enforcement of the ~~LDC Zoning Code~~, which prohibits unsightly conditions and unhealthy collection of debris, to protect the Public health, safety and welfare. These efforts shall be coordinated between multiple Departments within that manage Code Enforcement issues.

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

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

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

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

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

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

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

- a. ~~Development that adheres to the principles of "New Urbanism" or "Traditional Neighborhood~~



Development”.

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

driveways, Reduction in street paving by providing reduced street frontages for lots.

- h. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.
- i. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- j. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

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

**OBJECTIVE 2.1:** The future land use map designations and land development codes shall encourage the physical and functional integration of land uses through implementation of the following policies.

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

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

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

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

**Policy 2.1.5:** The LDC's shall establish landscape requirements for all commercial areas in order to provide for sufficient buffers, open space, landscape features, stormwater, etc. to ensure compatibility, safety, and improve the aesthetics of the City and neighboring uses.

**Policy 2.1.6:** The LDC's shall include procedures for notifying City residents

through neighborhood meetings, public notice of public hearings of changes in land use, including zoning and subdivision considerations, in order to provide for the broadest public awareness.

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

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

**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.

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

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

**OBJECTIVE 2.3:** The City shall preserve any active existing agricultural land uses through the implementation of the following policies:

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

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

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

Use	Density
Single Family Dwellings	1 unit per <del>five</del> <u>twenty</u> (5 <u>20</u> ) acres
Sale of commodities produced on the premises	50 square feet/acre
Citrus production	n/a
Nurseries/greenhouses	n/a
Truck farms	n/a
Livestock/poultry production	n/a

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

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

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

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

~~**Policy 2.4.43:** Beginning on January 1, 1992, 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 in accordance with relevant Florida Statutes of State Administrative Codes~~

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

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

**OBJECTIVE 2.5:** The LDC's shall regulate the development of vacant parcels within residential areas and the renovation of existing structures to be consistent with surrounding development.

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

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

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

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

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

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

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

**Policy 2.6.4:** The City shall require sidewalks and/or bikeways to provide connectivity within and along the perimeters of new development and redevelopment, as further required in the LDC.

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

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

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

**Policy 2.7.3:** The City shall review properties which may be historically significant prior to adopting regulations in the LDC'S.

**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.

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

- a) the character and density of surrounding land uses must have changed, e.g. single family to multi-family dwelling units;
- b) the adjacent road is designated as a major thoroughfare Major Arterial as shown in the ~~Comprehensive Plan Transportation Element~~ 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.

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

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

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

**GOAL 3: THE CITY SHALL CONTINUE TO MAINTAIN A CURRENT FUTURE LAND USE MAP THROUGH THAT IS COORDINATED WITH THE LDC AND SURROUNDING JURISDICTIONS, AND REVISIONS TO THE MAP SHALL BE MADE AS CHANGES ARE ADOPTED.**

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

**Policy 3.1.1:** Prior to or after January 2003, the The City shall continue to review hazard mitigation report findings to inform the residents of Belle Isle

and possible developers of hazardous areas.

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

**Policy 3.1.3:** The City of Belle Isle provides appropriate Future Land Use Planning for a Planning Horizon through the Year 2020 2040 and adopts the Future Land Use Map Series as Depicted in Part II, Map Series, and Listed Below, and uses the Future Land Use Designation as Defined in Part I:

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

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

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

**Policy 4.1.1:** The City shall encourage efforts to protect air quality from increases in green house gases by:

1. directing and incentivizing growth and redevelopment toward lands designated for mixed development or higher intensity planned development.
2. ~~Work~~ Coordinate with regional transportation planning partners such as MetroPlan Orlando and LYNX to improve alternative transportation routes

- within the City.
3. Adopt revisions to the Land Development Code by December 31, 2010, that provide density and intensity incentives to Mixed Use Development projects within the corridor, that will include bonuses for the inclusion of Workforce Housing and the use of Green Building techniques.

**Policy 4.1.2:** 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.

**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.

**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.

**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.

**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.