



**CITY OF BELLE ISLE, FL**  
**PLANNING & ZONING BOARD MEETING**

Held in City Hall Chambers 1600 Nela Ave, Belle Isle, FL 32809

Held the 4th Tuesday of Every Month

Tuesday, May 26, 2026 \* 6:30 PM

**AGENDA**

**Planning and Zoning Board Members**

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – Robert Agrusa | District 2 member – OPEN | District 5 member – Rainey Conduff | District 6 member – Andrew Thompson | District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available at the City Clerk's office or the city's website at [www.belleislefl.gov](http://www.belleislefl.gov). Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

Notice is hereby given that the City of Belle Isle Planning and Zoning Board (P&Z) shall consider the requests listed below. Public hearings will be held in the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809, at 6:30 p.m. or as soon thereafter as possible.

The notated public hearings are quasi-judicial in nature. As such, any verbal or written communication with a member of the Board prior to these quasi-judicial hearings should be disclosed on the record or made a part of the record during the public hearing by or on behalf of the party who communicated with the Board member to allow any interested party an opportunity to inquire about or respond to such communication. Failure to disclose any such communication may place the party who ultimately prevails at the quasi-judicial hearing at risk of having the Board's decision overturned in a court of law due to prejudice against the party who was not privy to the ex parte communication.

**Para mas información referente a esta vista pública, favor de comunicarse con la ciudad al número (407) 851-7730.**

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Dr. Hobbs, District 7
3. **Approval of Minutes**
  - a. Approval of the P&Z Minutes - April 28, 2026
4. **Public Hearings**
  - a. **Recommendation for Council Approval - ORDINANCE NO 26-02** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING THE 2026-2035 WATER SUPPLY FACILITIES WORK PLAN AND AMENDING THE TEXT OF THE INFRASTRUCTURE ELEMENT OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN TO REFERENCE THE SAME; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.
5. **Other Business**
6. **Adjournment**

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APPEALS: Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that for such purpose, may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made. "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting (Belle Isle's City Code Section 42-71). --Page 1 of 1



# CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, April 28, 2026 \* 6:30 PM  
**MINUTES**

The Belle Isle Planning & Zoning Board met on April 28, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

- Board member Squires
- Board member Agrusa
- Board member Conduff
- Board member Hobbs
- Board member Thompson

Absent was:

- District 2 - OPEN
- Chairman Randy Holihan

City Manager (CM) Rudometkin, Attorney Schaffer, City Planner April Fisher, and City Clerk Yolanda Quiceno were also present.

**1. Call to Order and Confirmation of Quorum**

Vice Chairman Squires opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

**2. Invocation and Pledge to Flag – Board Member Hobbs, District 7**

Board member Hobbs delivered the invocation and led the Pledge of Allegiance.

**3. Approval of Minutes**

a. Approval of P&Z Board Meeting Minutes – March 24, 2026

**Board member Agrusa moved to approve the minutes as presented.**

**Board member Conduff seconded the motion, which passed unanimously 5:0.**

**4. Public Hearings**

a) **Planning and Zoning Case Number 2026-03-046: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.**

Vice Chairman Squires opened the public hearing and read the P&Z Board Case Number 2026-02-023 by title.

Vice Chairman Squires opened for public comment. There being none he called for the staff report.

April Fisher, City Planner, presented her staff report and said the variance his variance is a request for the front porch because it encroaches into the required front setback by about four feet. The property is irregular and doesn't go straight across in a rectangular fashion. The applicant is seeking to improve their property with a usable front porch, and so, in order to do that, they're seeking this variance. Staff does find that it is a condition that is peculiar to the property, and it also is a minimal variance requested, as they're only going four feet, and that requires 30-foot front setback. Additionally, it's in keeping with the spirit of the land development code and actually will be an asset to the property and to the neighborhood.

Eric Kuritzky, Architect, addressed the board regarding the proposed front setback improvements and noted that he had been working with staff on the design. He explained that, due to the way the house is set back on the property, incorporating the proposed feature was somewhat challenging. However, the applicant intends to take advantage of an existing recessed area at the rear of the property while maintaining a similar overall size and appearance. The proposed improvement would be constructed at no more than approximately one foot above grade and would likely require only one or two steps for access. Because the height would remain below 30 inches, a railing would not be required, although the property owner may choose to install one. Mr. Kurt also stated that the design team is aware of impervious surface ratio requirements. As part of the project, the applicant is considering replacing the existing driveway and circular driveway with a pervious paver system to improve stormwater permeability and reduce impervious surface coverage. He noted that these considerations would continue to be coordinated with City staff during the development review process.

There being no further discussion, Board member Agrusa moved pursuant to Section 42-64 to approve from Section 50-73 and Section 54-132(D) to allow a front porch addition to an existing principal residence that would project into the required front yard setback area, submitted by applicant Eric D. Kuritsky, Architect, CBO, for the property located at 2514 Nela Avenue, Belle Isle, Florida 32809, also known as Parcel ID #19-23-30-588-02-060. Board member Conduff seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

- b) Planning and Zoning Case Number 2026-04-007: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

Vice Chairman Squires opened the public hearing and read the P&Z Board Case Number 2026--12-001 by title. Vice Chairman Squires opened for public comment. There being none he called for the staff report.

April Fisher, City Planner, noted that the property is actually shaped like a rhombus, so it is different. The applicant is seeking to improve their property by adding on a two garage, two car garage in the front to give them more space, because of that it would have to encroach into that front setback on the nearer side. It will be approximately 10 feet on that northeast corner, and the furthest side 1.5 feet on the northwest corner of the proposed garage. It is a standard-sized garage, so it's the minimum variance requested. Based on that, and then it's harmonious with the neighborhood, as well as it is an irregular shape lot, peculiar unlike other lots in the city. Staff recommends approval of the requested two-car garage in the front.

There being no further discussion, Board member Agrusa moved pursuant to Section 42-64 to approve from Section 50-73 to allow an attached two-car garage addition to an existing principal residence that would project into the required front yard setback area, submitted by applicant Beata Narath, property owner for the property located at 1420 Belle Vista Drive, belle ilse, Florida 32809, also known as Parcel ID #24-23-29-5306-01-100. Board member Thompson seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

5. Other Business

Briefing on McCoy Overlay Consideration

CM Rudometkin revisited the previously discussed SWOT analysis regarding the McCoy Road corridor. Since the Chairman was not present, no additional briefing was provided. Staff noted that the document has not changed and offered to provide additional copies to board members if needed. He said that the item will be brought back for further discussion at the next meeting, particularly because the initiative was originally introduced by the Chairman. Board members were encouraged to continue reviewing the SWOT analysis and consider potential ideas or recommendations.

Board member Agrusa asked about recent traffic changes on Hoffner Avenue, specifically referring to the installation of roadway dividers by Orange County, and inquired whether any additional traffic mitigation projects were planned. CM Rudometkin noted that the roadway divider project is the only mitigation improvement currently underway or planned in that area. It was explained that the project originated several years ago after traffic engineers reviewed operational and safety concerns at the intersection. Although some residents expressed dissatisfaction with the changes, staff stated that the majority of feedback has been positive and that the improvements were intended to enhance safety at the intersection. The area was described as a complex multi-lane roadway configuration near two commercial plazas and a major arterial roadway. He further added that the County traffic engineer, Humberto, who has many years of experience with Orange County, developed the final design in response to traffic concerns and accident history in the area. The project has now been completed. Discussion ensued on the new traffic pattern may affect access to nearby businesses, including the proposed ATM location. Board members expressed appreciation to Orange County for completing the improvements.

Vice Chairman Squires made a motioned to excuse Chairman Holihan from today's meeting. Board member Conduff seconded the motion which passed unanimously 5:0.

6. Adjournment

There being no further business, Vice Chairman Squires called for a motion to adjourn, motion passed unanimously at 6:47 pm.

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

a.

**Meeting Date:** May 26, 2026  
**To:** Planning & Zoning Board  
**From:** Staff  
**Subject:** Water Supply Plan Update 2026-2035 WSFWP

**Background:** On March 18, 2025 the Council approved Ordinance 25-01 to transmit the updated Comp Plan to the State.

As part of the state review process, the St. Johns River Water Management District (SJRWMD) noted that the City last adopted the state-required Water Supply Facilities Work Plan (WSFWP) in 2008 and 2025. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt their local WSFWP into their comprehensive plans within 18 months after the Water Management District approves a regional water supply plan or its update. The Central Florida Water Initiative Regional Water Supply Plan was approved by the District's Governing Board in November 2025; therefore, the City needs to amend its Comprehensive Plan with an updated WSFWP.

In coordination with SJRWMD Staff, the attached 2026-2035 WSFWP to address state requirements and bring the City into compliance.

The purpose of the City of Belle Isle's WSFWP is to identify and plan for the water supply sources and facilities needed to serve existing and new developments within the local government's jurisdiction.

In accordance with state guidelines, the Work Plan, as further effectuated through the Comprehensive Plan Update, addresses the development of traditional and alternative water supplies, service delivery, and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. This update also eliminates superfluous information in the previous WSFWP to facilitate future updates.

The WSFWP is relatively straightforward in terms of its contents. The City does not provide potable water to its residents and relies upon Orange County Utilities and Orlando Utilities Commission to provide this service.

**Staff Recommendation:**

**Summary of What Triggers a Water Supply Facility's Work Plan Update**

- SJRWMD is divided into three water supply planning regions: 1. Central Florida Water Initiative (CFWI), 2. Central Springs/East Coast, 3. North Florida Regional Water Supply Partnership. Separate regional water supply plans (RWSP) are developed for each of these regions.
- RWSPs are updated every five years. Once a RWSP is updated, in accordance with Section 163.3177(6)(c)(4), F.S., all local governments within that respective water supply planning region have 18 months to adopt a new or updated WSFWP-related comprehensive plan amendment. In effect, local governments are required to update their WSFWP every 5 years.
- Belle Isle is located in the CFWI water supply planning region. In November 2025, SJRWMD approved the 2025 CFWI RWSP. This was an update of the 2020 CFWI RWSP. Subsequently, the City is required to amend its comprehensive plan to adopt an updated WSFWP within 18 months of governing board approval of the 2025 CFWI RWSP.

Staff requests a recommendation by the Council to TRANSMIT Ordinance 26-02 as Amended of the 2026-2035 Water Supply Plan.

**Attachments:** Exhibit A - 2026-2035 Water Supply Facilities Work Plan.

**ORDINANCE NO 26-02**

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**AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING THE 2026-2035 WATER SUPPLY FACILITIES WORK PLAN AND AMENDING THE TEXT OF THE INFRASTRUCTURE ELEMENT OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN TO REFERENCE THE SAME; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Belle Isle has considered an amendment to the Comprehensive Plan relating to the City's Water Supply Facilities Work Plan; and

**WHEREAS**, the purpose of the City of Belle Isle Water Supply Facilities Work Plan ("Work Plan") is to identify and plan for the water supply sources and facilities needed to serve existing and new developments within the local government's jurisdiction; and

**WHEREAS**, Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the St. Johns River Water Management District (District) approves a regional water supply plan or its update; and

**WHEREAS**, the Central Florida Water Initiative Regional Water Supply Plan was approved by the District's Governing Board in November 2025; and

**WHEREAS**, the proposed 2026-2035 Water Supply Facilities Work Plan, attached hereto as Exhibit "A," will promote and protect public health safety and welfare and will help accomplish the goals, objectives, and policies of the City's Comprehensive Plan; and

**WHEREAS**, the City desires to adopt the 2026-2035 Water Supply Facilities Work Plan and amend the text of the Comprehensive Plan to reference the same.

1           **IT IS HEREBY ORDAINED BY THE CITY OF BELLE ISLE AS FOLLOWS:**

2           **SECTION 1. RECITALS.**       The above recitals are true and correct and incorporated herein as  
3 legislative findings of the City Council.

4           **SECTION 2. WATER SUPPLY FACILITIES WORK PLAN ADOPTION.** The City of Belle Isle hereby  
5 amends the City of Belle Isle Comprehensive Plan to adopt the 2026-2035 Water Supply Facilities Work Plan as  
6 set forth in **Exhibit “A”** attached hereto (“Water Supply Facilities Work Plan”). The Water Supply Facilities Work  
7 Plan will be codified into the Comprehensive Plan in accordance with general law.

8           **SECTION 3. TEXT AMENDMENT ADOPTION.** Policy 5.1.1 of the Infrastructure Element of City of Belle  
9 Isle Comprehensive Plan is hereby replaced and amended to read as follows:

10                           **POLICY 5.1.1:** The City of Belle Isle Water Supply Facilities Work Plan 2026-2035 is herein adopted  
11 and affixed as Exhibit A to the Infrastructure Element of the Comprehensive Plan.

12           **SECTION 4. EFFECTIVE DATE.** The effective date of the Comprehensive Plan Amendment adopted  
13 by this Ordinance, if the amendment is not timely challenged, shall be in accordance with general law, which is  
14 31 days after the State Land Planning Agency notifies the City that the Comprehensive Plan Amendment package  
15 is complete. If timely challenged, in accordance with general law, the amendment adopted by this Ordinance does  
16 not become effective until the State Land Planning Agency or the Administration Commission enters a final order  
17 determining the adopted amendment to be in compliance.  
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19           **SECTION 5. CONFLICTS.** In the event of a conflict or conflicts between this Ordinance and any other  
20 ordinances or part thereof, this Ordinance controls to the extent of the conflict.

21           **SECTION 6. SEVERABILITY.** If any part of this Ordinance is found to be invalid, preempted, or  
22 otherwise superseded, the remainder shall nevertheless be given full force and effect to the extent permitted by  
23 the severance of such invalid, preempted, or superseded part.

24           **SECTION 7. CODIFICATION.** Section 2 and 3 of this Ordinance shall be incorporated into the City of  
25 Belle Isle Comprehensive Plan. Any section, policy number, paragraph number, subsection number, letter, and/or

1 any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical,  
2 and other similar or like errors may be corrected, and additions, alterations, and omissions not affecting the  
3 construction or meaning of this Ordinance or Comprehensive Plan may be made.

4 FIRST READING AND PUBLIC HEARING was held on \_\_\_\_\_, 2026.

5 SECOND READING AND PUBLIC HEARING was held on \_\_\_\_\_, 2026.

	YES	NO	ABSENT
7 Ed Gold	_____	_____	_____
8 Holly Bobrowski	_____	_____	_____
9 Karl Shuck	_____	_____	_____
10 Bobby Lance	_____	_____	_____
11 Beth Lowell	_____	_____	_____
12 Christopher Oller	_____	_____	_____
13 Jim Partin	_____	_____	_____

15 CITY OF BELLE ISLE

16 ATTEST:

17 \_\_\_\_\_

18 Yolanda Quiceno, City Clerk

17 \_\_\_\_\_

18 Jason Carson, Mayor

19 Approved as to form and legality

20 For use and reliance by

21 \_\_\_\_\_

22 Daniel W. Langley, City Attorney

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, Yolanda Quiceno, City Clerk of the City of Belle Isle, do hereby certify that the above and foregoing document

4 ORDINANCE 26-02 was duly and legally passed by the Belle Isle City Council, in session assembled on the

5 \_\_\_\_\_ day of \_\_\_\_\_, 2026, at which session a quorum of its members were present.

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8 Yolanda Quiceno, CMC-City Clerk

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## INFRASTRUCTURE ELEMENT

### GOALS, OBJECTIVES AND POLICIES

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

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

**POLICY 1.1.1:** The City shall require all new commercial and residential development to connect to a central wastewater system, if available, within ¼ mile or install dry lines to be connected to a central sewer system when available.

**POLICY 1.1.2:** New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing sanitary sewer services do not exist.

**POLICY 1.1.3:** The City shall require that new construction on lots that are less than 1 acre in size use enhanced nutrient reducing septic systems where sewer is not available.

**POLICY 1.1.4:** In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks.

**POLICY 1.1.5:** 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 within ¼ mile of the subject property.

**POLICY 1.1.6:** The City shall notify all property owners who abut a newly installed central sewer line that the line and capacity are available within 3 months of the installation and operation of the line.

**POLICY 1.1.7:** All development order approvals (including institutional use) shall be conditioned upon the availability of adequate wastewater capacity. If the approval of a development proposal would reduce the level of service, the City Council may approve a reasonable use of the property. Reasonable use shall be defined as a use which is permitted under the zoning classification as outlined in the Land Development Code and does not lower the adopted level of service.

**POLICY 1.1.8:** The availability of wastewater capacity shall be determined using the adopted level of service standards in the Comprehensive Plan. An

application shall be filed with Orange County Public Utilities in conjunction with the associated preliminary development submittals (site plan and preliminary plat) for determination of available capacity. Should the availability of services and facilities be found adequate, a written Certification of Capacity will be issued by Orange County Public Utilities.

**POLICY 1.1.9:** Deficiencies shall be defined as existing environmental or health problems resulting from a septic tank failure that cannot be improved through maintenance or repair of the septic tank system. When the need arises, the City shall work with the County to develop a funding mechanism, such as grants, low interest loans, or CDBG, to assist in financing the installation of central sewer to correct deficiencies.

**POLICY 1.1.10:** The City shall coordinate with the Orange County Health Department in the event of suspected failure of a petroleum product tank, septic tank system, or other harmful chemicals and pollutants, and if the need arises, will contract with an independent testing company to determine the magnitude of any problem.

**POLICY 1.1.11:** The following standards shall be used to determine whether a District is deficient and needs to be converted to central sewer:

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

**OBJECTIVE 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.

**POLICY 1.2.1:** The City shall require all deficient septic tank systems to hook into a central sewer system, consistent with the City’s septic to sewer planning, within one (1) year of notification by the City that such a system is available within ¼ mile of the subject 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.

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

**POLICY 1.2.4:** By 2035, the City will consider the feasibility of providing wastewater

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

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

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

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

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

Recharge Area Classifications

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

**POLICY 2.1.2:** The City shall continue to require provisions for developments in all recharge areas to protect the ability of the site to recharge the aquifer, protect groundwater quantity and quality by utilizing the following guidelines:

- Limiting the maximum total impervious surface to less than 60% of the

total site;

- Requiring retention/detention on-site of the first 1/2" of runoff over the entire site or the runoff from the first 1" of rainfall, whichever is greater for water quality; and requiring on-site retention/detention of at least the 25-year, 24-hour storm for water quantity.

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

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

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

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

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

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

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

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

**OBJECTIVE 2.3:** The City shall adopt the following policies to maintain or improve water recharge to enable safe and sustainable water consumptive use.

**POLICY 2.3.1:** The City shall continue to support the St. Johns River Water Management District's water conservation programs by educating the City's residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations.

**POLICY 2.3.2:** The City of Belle Isle shall continue with the established Wellhead Protection Program in conjunction with Orange County and St. Johns 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 2.4:** Ten-year water supply facilities work plan: The City shall assess projected water needs and sources for at least a ten-year planning period by creating and maintaining a water supply facilities work plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and where possible substitute alternative water sources for the use of groundwater.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**POLICY 3.2.3:** The Land Development Code shall contain regulations which govern the design and location of new drainage systems for both commercial site plans and residential subdivisions.

**POLICY 3.2.4:** The City shall continue to revise Article III, Section 50-74, Impervious Surface Ratio, of the City's Zoning Land Development Code to preserve groundwater quantity and quality.

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

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

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

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

- a. Have 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; and,
- d. Comply with the rules of SJRWMD.

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

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

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

**OBJECTIVE 3.4:** The City shall continue to adopt Land Development Code regulations 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. Johns River Water Management District; and
- c. the Level of Service established in the Drainage Sub-element of the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

**POLICY 4.2.3:** The City shall adopt a landscape ordinance which shall include requirements for Xeriscaping in common areas in new subdivisions and commercial developments. The City shall monitor and enforce Xeriscape

regulations as outlined in the Article III, Section 50-76 of the Land Development Code.

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

**Objective 5.1:** 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 5.1.1:** The City of Belle Isle Water Supply Facilities Work Plan is herein adopted and affixed as Exhibit A to the Infrastructure Element of the Comprehensive Plan.

**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.

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

**POLICY 5.1.4:** 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. The City’s Land Development Code shall be amended to require waterwise landscape and irrigation practices consistent with the Water Management Districts lawn and landscape irrigation rule for new development and substantial renovations.
- b. The City shall provide information on water conservation to the public through printed media and the City’s website.
- c. The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.
- d. The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the city’s own public work projects.



## **City of Belle Isle**

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

# 1.0 Introduction

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

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

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

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

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

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

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

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

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

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

FIGURE 1: City of Belle Isle 2024 Water Service Areas



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**City of Belle Isle • WATER SERVICE PROVIDER**

📍 City of Belle Isle, FL  
 📅 Date: 7/19/2024  
 🏠 # 23002514  
 📍 Belle Isle

🟡 Orange County  
 🟢 Orlando Utilities Commission

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.

## 2.0 Provision of Potable Water Supplies and Facilities

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

### Orange County Utilities (OCU)

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

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

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

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

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

### Orlando Utilities Commission (OUC)

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

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

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

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

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

## 2.1 Regional Water Supply Plan Project Options

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

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

## 2.2 Agreements with OCU and OUC

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

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

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

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

## 3.1 Agreement with Other Non-Potable Water Suppliers and Users

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

# 4.0 Water Conservation Practices

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

## 4.1 Water Conservation Policies

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

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