



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers 1600 Nela Avenue Belle Isle FL
Held the 1st and 3rd Tuesday of Every Month
Tuesday, August 06, 2024 * 6:30 PM

AGENDA

City Council

Nicholas Fouraker, Mayor

Vice-Mayor – Jason Carson, District 4

District 1 Commissioner – Frank Vertolli | District 2 Commissioner – Holly Bobrowski | District 3 Commissioner – OPEN | District 5 Commissioner – Beth Lowell | District 6 Commissioner – Stan Smith | District 7 Commissioner – Jim Partin

Welcome to the City of Belle Isle City Council meeting. Please silence all technology during the session. Thank you for participating in your City Government.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** - Commissioner Beth Lowell, District 5
3. **Citizen's Comments** - Persons desiring to address the Council must complete and provide the City Clerk a yellow "Request to Speak" form, limited to three (3) minutes, with no discussion. When the Mayor recognizes you, state your name and address and direct all remarks to the Council as a body.
4. **Presentations**
 - a. Chris Dawson, Lobbyists: Legislative Updates
 - b. Stephen Noto, RVI: Comp Plan Presentation
5. **Consent Items** - These items are considered routine, and one motion will adopt them unless a Council member requests before the vote on the motion that an item be removed from the consent agenda and considered separately.
 - a. RESOLUTION NO. 24-08: A RESOLUTION ADOPTING A PROCLAMATION POLICY FOR REQUESTING CEREMONIAL DOCUMENTS FROM THE CITY OF BELLE ISLE.
 - b. RESOLUTION NO. 24-09: A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING, SUPERSEDING, AND REPLACING FEES AND ADOPTING FEE SCHEDULES FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR SEVERABILITY, PROVIDING A REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.
 - c. RESOLUTION NO. 24-11: A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, PROVIDING AN EFFECTIVE DATE.
 - d. RESOLUTION NO. 24-12: A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, ESTABLISHING THE USE OF ELECTRONIC AND DIGITAL SIGNATURES IN THE CITY OF BELLE ISLE; AND ADOPTING AN ELECTRONIC AND DIGITAL SIGNATURE POLICY.
 - e. Credit Card Processing Policy
 - f. Approval of Duke Energy Easement Agreement - 906 Waltham and 5903 Randolph Avenue
 - g. MetroPlan Funding Agreement FY 2024-2025
 - h. Approval of OC and PD School Justice Partnership Agreement
6. **Unfinished Business**
 - a. ORDINANCE 24-02 SECOND READING AND ADOPTION - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 54, "LAND DEVELOPMENT CODE, "ARTICLE III, "ZONING CLASSIFICATIONS," TO CREATE A NEW SECTION 54-85, "GENERAL PROVISIONS FOR LIVE LOCAL ACT DEVELOPMENTS," TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENT AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
 - b. RESOLUTION NO. 24-10: A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, ELECTING TO NOT EXEMPT CERTAIN PROPERTY UNDER SECTION 196.1978(3)(o) AS ENACTED BY CHAPTER 2024-158, LAWS OF FLORIDA, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
7. **New Business**
 - a. Appeal of Code Violation 24-0290 Cary Strzepek
 - b. Proclamation: 2025 Municipal Election District 2, 3, 4 and Mayor
 - c. Cornerstone Charter Academy (CCA) Board Selection - Appointment April 2025

"If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."(F. S. 286.0105). "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." –Page 1 of 2

- [d.](#) Consideration of City Council District 3 Applicant Chad Rocheford
- [e.](#) Consideration of City Council District 3 Applicant Julie Gillespie
- 8. Attorney's Report**
- 9. City Manager's Report**
 - [a.](#) City Manager's Work Plan Items
 - b. Chief's Report
 - c. Public Works Report
- 10. Mayor's Report**
- 11. Council Reports**
- 12. Adjournment**

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

Meeting Date: August 6, 2024
To: Mayor and City Council
From: Stephen Noto, AICP
Alexis Crespo, AICP
RVI Planning & Landscape Architecture
Subject: Comprehensive Plan Update

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

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

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

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

The City last completed an Evaluation and Appraisal Report (EAR) in 2008, which led to the last major update in 2010. While small updates and changes have occurred overtime, the Comprehensive Plan has not been evaluated since that time.

Due to the wide scope of the project, the updated elements will be presented to the City Council at in two (2) parts in order to allow for initial review and comment and then to provide for a vote to transmit the updates to Florida Department of Commerce.

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

Conservation Element

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

Housing Element

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

Intergovernmental Coordination Element

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

Recreation and Open Space Element

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

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

Future Land Use Element

- Goal 1
 - Updated to emphasize the importance of community character and neighborhood preservation.
- Policy 1.1.1
 - Expansion of the policy to better describe the purpose of the Future Land Use (FLU) map
- Policies 1.1.1a – 1.1.1.j
 - Added descriptions of all FLU categories
- Policy 1.1.2
 - Add new maximum densities per acre for each FLU category.
- Objective 1.2
 - Clarified how compatibility is defined in the context of the overall objective.
- Policy 1.2.1
 - Updated the list of how the LDC will implement the Comprehensive Plan
- Policies 1.2.2. – 1.2.6
 - New policies related to density and protection of established neighborhoods.
- Objective 1.3 and Policies 1.3.1 – 1.3.5
 - Updates related to non-conforming uses and compliance with the Comprehensive Plan and LDC.
- Objective 1.4 and Policies 1.4.1 – 1.4.5
 - General updates related to issuance of development agreements.
- Policy 1.4.6
 - Updated list of low impact design (LID) techniques
- Goal 2

- Strengthened the goal by adding language related to established character of neighborhoods.
- Policy 2.1.5
 - Strengthened policy by adding language regarding buffers, open space, landscaping, stormwater, etc.
- Objective 2.4 and Policies 2.4.1 – 2.4.4
 - Cleaned policy language as needed.
- Policy 2.6.4
 - New policy requiring sidewalks/bikeways for all new development, which will improve community connectivity.
- Policy 2.8.3
 - Updated policy to be consistent with anti-sprawl language of Florida Statutes.
- General grammatical and wordsmithing updates.

Capital Improvement Element

- Removing definitions
- Goal 1
 - Rephrasing to make in to an action statement.
- Objective 1.1 and Policies 1.1.1 – 1.1.13
 - Updates related to the Capital Improvement Plan (CIP)
 - Renumbering of Policies
- Policy 1.4.3
 - Directing to the City budget to see the 5-year CIP.
- Policies 1.4.3 – 1.4.6
 - Updated numberings due to duplicates in original document
- Objectives and Policies related to School Capacity remained. Coordination with the School Board and other local agencies that are part of the Interlocal Agreement is recommended to determine if a collective update is needed.
- The Concurrency Management System, which is part of the CIE, was updated to include concurrency requirements related to the Public School Facility Element.

Infrastructure Element

- Policy 1.1.2
 - New Policy. Septic system requirement for lots under 1 acre
- Policy 1.1.3
 - Updated policy to clarify “abutting the property” to “within ¼ mile of the subject property”.
- Policy 2.2.3

- New policy regarding coordination with relevant agencies for a Septic to Sewer Conversion Master Plan.
- Policy 2.1.3.1
 - New policy to map and document high, moderate, and poor recharge areas.
- Objective 2.3 and Policy 2.3.1
 - Moved from the Conservation Element
- Objective 2.4 and Policy 2.4.1
 - Moved from the Conservation Element
- Policy 3.3.5
 - Strengthened policy by included neighboring agencies in order to improve drainage outfalls into the Conway Chain of Lakes.
- Objective 3.4 and Policies 3.4.1 – 3.4.5
 - Moved from the Conversation Easement

Public Schools Facilities Element

- Coordination with the School Board and other local agencies that are part of the Interlocal Agreement (ILA) is recommended to determine if a collective update is needed.
- Dates that have past have been removed.
- References to analysis with dates have been removed and updated with other references.
- Policy 1.3.3 and 1.3.4
 - Developments of Regional Impact (DRI) are no longer a development tool.
- General grammatical and wordsmithing updates.

Transportation Element

- Removal of any dates that have passed.
- Updated to “Multi-Modal” Transportation Element
- Included the phrase “multi-modal” in to certain policies where appropriate.
- Updated local agency titles where appropriate.
- Update to Level of Service based on coordinate with local agency standards, where appropriate.
- Policy 1.3.6
 - Added language regarding proportionate share for improvements per Florida Statutes.
- Objective 1.4
 - Language updated to emphasize multimodal improvements and safety.

As mentioned previously, no action is required at this time, as a vote by the Board will be taken at the August 22, 2024, meeting. The element updates are attached to this report for review and comment.

Staff Recommendation: No action is required at this time. Staff and RVi will be available for questions and comments. A vote will occur at the August 22, 2024 meeting.

Planning & Zoning Board: At a special meeting of the Planning & Zoning Board, held on July 30, 2024, the Planning & Zoning Board unanimously recommended approval of the Comprehensive Plan updates to the Mayor and City Council.

Attachments: Preliminary Assessment; Conversation, Housing, Intergovernmental Coordination, Recreation and Open Space, Future Land Use, Capital Improvements, Infrastructure, Public School Facilities and Transportation Elements in strikethrough/underline format.

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:~~

<u>Future Land Use Classification</u>	<u>Maximum Density*</u>	<u>Intensity</u>	<u>Impervious Surface Ratio**</u>
<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:

Future Land Use Category	Zoning District
<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. Eliminate 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 five <u>twenty</u> (5/20) 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,~~ 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.

MULTI-MODAL TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PROVIDE A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM IN BELLE ISLE BY USING ALTERNATE MEANS OF TRANSPORTATION, BY COORDINATING ROAD TRANSPORTATION PLANNING WITH LAND USE PLANNING WITHIN THE CITY AND OTHER NEIGHBORING JURISDICTIONS, AND THROUGH THE LAND DEVELOPMENT CODES (LDC'S), THROUGH IMPLEMENTATION OF THE FOLLOWING POLICIES IN THE LAND DEVELOPMENT CODE.

OBJECTIVE 1.1: The City shall coordinate ~~road~~ transportation planning with land use through interrelated policies found in the Transportation Element, Future Land Use Element, and the Future Land Use Map.

POLICY 1.1.1: ~~After June 1991, the~~ In order to protect existing neighborhoods, the City shall not approve future land uses changes or rezonings that cause the use of a road to differ from its functional classification.

POLICY 1.1.2: ~~After June 1991, all~~ All planning, designing, and construction of new roads and widening of improvements to existing roads shall consider adjacent land uses and residential areas existing neighborhoods ~~and~~ to minimize negative impacts through buffering, location and design.

POLICY 1.1.3: ~~After June 1991, the~~ The City shall not issue permits for roadways improvements which fragment or sever existing established neighborhoods, or create incompatible traffic patterns through low-density areas.

POLICY 1.1.4: ~~As of June 1991, the~~ The widening of a road shall not constitute sufficient reason for the City to allow a change in Land use Use designation on the Future Land Use Map, unless sufficient capacity can be proven through review of a sufficient traffic impact study based upon the City's adopted methodology.

POLICY 1.1.5: The City shall require all development and redevelopment to utilize access management controls including, but not limited to, joint driveways, frontage roads and cross access agreements along collector and arterial roads.

POLICY 1.1.6: The City shall continue to coordinate with FDOT and the State Access Management Program in implementing access management controls and multimodal improvements, as described in Policy 1.1.5, to ensure adequate, safe and efficient access to McCoy Road, consistent with State Highway System Connection Permits as outlined in Chapters 14-96 and 97, F.A.C.

Policy 1.1.7: Planned Developments and other innovative land

development ideas solutions should be encouraged to reduce travel demand and increase multimodal transportation opportunities through site design, provision of infrastructure, mixed use development patterns and flexible design standards.

OBJECTIVE 1.2: The City shall work with other jurisdictions on regional transportation issues to create a safe, convenient and efficient multimodal ~~motorized and non-motorized~~ transportation system through implementation of the following policies.

POLICY 1.2.1: The City shall continue to provide Orange County with information on the City transportation system to be included in the County's Future Transportation Map.

POLICY 1.2.2: Belle Isle shall continue to coordinate the City's ~~5-year~~ 5-year transportation improvement program with the plans of Metroplan Orlando (MPO), Orange County, Florida Department of Transportation, ~~Orlando-Orange County~~ Central Florida Expressway Authority, and the City of Orlando.

POLICY 1.2.3: The City shall continue to coordinate with the Metropolitan Planning Organization, MetroPlan Orlando, in order to provide a safer, more convenient and more efficient transportation system for the whole region.

POLICY 1.2.4: Belle Isle shall coordinate with local transit providers such as SunRail and LYNX in order to provide mass transit options, ~~including but not limited to buses, light and heavy rail system~~, to the residents of the City.

POLICY 1.2.5: The City shall, whenever possible, attend or have representation on relevant transportation meetings in Central Florida, and coordinate with other governmental agencies and recommend in the Intergovernmental Coordination Element.

POLICY 1.2.6: The City shall continue to serve as a member of the technical review committee of the ~~orlando-orange county~~ Central Florida Expressway Authority ~~expressway authority in order to review and comment on the creation of a beltway and on the bee line master review and provide comments on any and all regional transportation planning issues plan.~~

OBJECTIVE 1.3: The City shall continue to have LDC's which will regulate development in order to provide a safe, more convenient, and more efficient ~~motorized and non-motorized~~ multimodal transportation system.

POLICY 1.3.1: Belle Isle shall adopt a peak hour minimum level of service standard of "C" on all City roads. The level of service standard shall be based on the ~~information data~~ provided in the Transportation Element.

POLICY 1.3.2: The City shall adopt a peak hour level of service standard consistent with Orange County's adopted level of service standards for County Roads in and adjacent to Belle Isle as follows:

Roadway	Classification	LOS
Gondola Dr., Matchett Rd.	Local Street	G E
Daetweler/Judge/Conway Rds.	Urban Collector	E
Hoffner Ave.	Minor Arterial	E
Nela Ave./Seminole Dr.	Urban Collector	E

POLICY 1.3.3: The City shall adopt a peak hour level of service standard consistent with Florida Department of Transportation’s level of service standards for State Roadways adjacent to Belle Isle as follows:

Roadway	Classification	LOS
Conway Rd. (N. of Hoffner)	Minor Arterial	E D
Orange/Hansel Aves.	Principal Arterial	D

POLICY 1.3.4: The City shall adopt a peak hour level of service standard of 3,530 vehicles per peak hour for McCoy Road, which is a ~~four-lane~~four-lane divided minor arterial. The City shall revise this LOS standard by amending the plan to establish a standard that is consistent with the FDOT minimum LOS standard for the roadway when the roadway is improved.

POLICY 1.3.5: The City shall assist DOT in maintaining and improving the LOS on McCoy Road by requiring developers to provide a method of access management, including by way of example, not by way of limitation, joint access driveways, multi-modal options, frontage roads and cross access agreement, for all new development along McCoy Road. The City shall also provide for ways to tie into existing access management controls.

POLICY 1.3.6: The City ~~shall~~ may not issue development orders ~~after~~ after ~~January 1, 1992~~ that reduce the level of service below the adopted level of service standard for any road unless the application enters into a binding agreement to pay for or construct its proportionate share of required improvements. An applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. Proportionate share calculations shall follow the standards outlined in F.S. 163.3180(5)(h)(2).

POLICY 1.3.7: The LDC’s shall require all development to have access to a City, County or State road, a road built to City standards or a standard recommended by the City Engineer and approved by the City Council in unique situation.

POLICY 1.3.8: The LDC’s shall contain roadway design standards including a provision requiring private roads to meet City standards or a standard approved by the City Engineer in unique situations.

POLICY 1.3.9: The LDC’s shall provide requirements for the following items:

- a. adequate storage and turning lanes into and out of development;
- b. spacing and design of median openings, curb cuts, and driveway accesses;
- c. provision of frontage roads;
- d. access between outparcels and the main parcel
- e. regulating signage along roadways; and
- f. for limiting speed and cut through traffic in residential neighborhoods.
- g. Multi-modal street design, including bicycle lanes and pedestrian paths.

POLICY 1.3.10: ~~The LDC's shall require sidewalks and bikeways to be included in all new development proposals to promote alternative modes of transportation.~~

POLICY 1.3.110: ~~By 2010 2040,~~ the City shall evaluate its land development code requirements and revise as needed to include guidelines and incentives that support development that encourages pedestrian and bicycle walking connectivity ~~and biking~~ as well as the use of alternative modes of transportation.

Policy 1.3.12: Any development/redevelopment within ½ mile of SR 482 from CR 527 to end of ramp will shall coordinate transportation planning efforts with Orange County and Florida Department of Transportation.

OBJECTIVE 1.4: ~~The City shall continue to implement mechanisms to increase the use and accessibility of modes of transportation other than the private automobile. ensure a connected multimodal system that is safe, accessible for all ages and abilities, economically sustainable, energy efficient, and enhances a sense of place.~~

POLICY 1.4.1: The City shall maintain the pedestrian and bikeway plans showing existing and planned linkages connections between residential areas and recreation areas.

POLICY 1.4.2: ~~After January 1992,~~ sSidewalks shall be required in all new developments, and all new roads shall contain bikeways.

POLICY 1.4.3: ~~By June 2004,~~ tThe City shall require sidewalks as development occurs that will link residential areas with educational facilities, recreational facilities, and commercial areas.

POLICY 1.4.4: ~~By June 2012,~~ t The City shall have continue to determined methods for promoting the use of mass transit by residents of Belle Isle, by modifying the LDC's, as deemed appropriate by the City Council. This may include the incentives for providing mass transit facilities, or requiring buss pullouts along bus routes, where possible. ~~for inclusion in the LDC'S and shall address at a minimum the following:~~

- A. ~~Creation of development incentives for providing mass transit facilities;~~

and

~~B. Requiring bus pullouts along bus routes to prevent traffic from stacking up.~~

POLICY 1.4.6: The City shall continue to participate in planning efforts with Lynx to help improve transit headway in areas where more concentrated development will be located.

Policy 1.4.7: In coordination with the County and MetroPlan Orlando, the City shall increase, as where feasible, the number of miles of bicycle trails and ~~roadside bicycle lanes~~ bikeways contained within provided throughout the City.

DRAFT

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: DIVERSE, EQUITABLE AND UNIQUE PARKS, RECREATION AND OPEN SPACE.

TO PROVIDE, MAINTAIN, AND PRESERVE A DIVERSE PARK, RECREATIONAL, AND OPEN SPACE SYSTEM WHICH PROVIDES EQUITABLE ACCESS AND DISTRIBUTION TO THE CITY OF BELLE ISLE’S UNIQUE NATURAL ASSETS AREAS FOR RECREATION AND OPEN SPACE THAT WILL BENEFIT THE ALL RESIDENTS OF BELLE ISLE.

OBJECTIVE 1.1: PUBLICLY ACCESSIBLE AND WELL-PLANNED PARK SYSTEMS. The City shall ~~require~~ continually seek to improve the City’s unique parks and recreational assets and ensure that public access be provided for its residents and visitors. City and County recreation areas in Belle Isle.

Policy 1.1.1: The Future Land Use Map, or a separate Park, Recreation Open Space Master Map, shall indicate all recreation areas within the City, including all access points to the Conway Chain of Lakes.

Policy 1.1.2: The City shall prepare and maintain a Parks, Recreation and Open Space Master Plan to inventory and guide the future planning, design, protection and maintenance of new and existing infrastructure and amenities in both the natural and built environments.

Policy 1.1.23: The City shall continue to seek grant funding to enhance, acquire, and develop parks and open space, as well as a master Parks, Recreation and Open Space Master Plan.

Policy 1.1.34: After January 1, 1992, the The City shall require the provision of sidewalks and bikeways between all new residential areas and recreation sites as development occurs.

Policy 1.1.45: The City shall maintain the adopted pedestrian, bikeway, and canoe ~~canoe~~ waterway access plans as part of the Parks, Recreation and Open Space Master Plan.

Policy 1.1.6: The City will maintain a master sign or park information policy to ensure uniform public information standards for all public parks.

OBJECTIVE 1.2: COORDINATED PARKS SYSTEMS. The City shall coordinate the provision of recreation sites, facilities and open space with other public ~~entities~~ agencies via the Intergovernmental Element and private resources through the implementation of the following policies:

POLICY 1.2.1: The City shall coordinate the provision of recreation sites and facilities with Orange County to reduce duplication of services and improve the City’s LOS Level of Service.

OBJECTIVE 1.3: MAINTAIN LEVELS OF SERVICE FOR PARKS AND RECREATIONAL

FACILITIES. The City shall coordinate the provision of recreation sites, facilities and open space with other public entities and private resources through the implementation of the following policies to maintain established Levels of Services.

POLICY 1.3.1: The Land Development Codes (LDC's) shall include definitions of the following terms:

- a) resource based parks (~~passive parks~~);
- b) activity based parks (~~none in Belle Isle~~);
- c) active recreation
- d) passive recreation
- e) park service areas; and
- f) open space, which shall include all natural resource areas which protect natural amenities, all buffer areas within residential or commercial areas, and all passive recreation areas.

POLICY 1.3.2: The City shall adopt a Level of Service for activity and resource-based parks of 1 acre per 1,000 people and will monitor this LOS through the creation of a Parks, Recreation and Open Space Master Plan.

POLICY 1.3.3: The LDC's shall include standards for development and dedication of parks and open space by private entities for public ownership and use.

GOAL 2: MAINTAIN AND PRESERVE CHAIN OF LAKES RECREATIONAL ASSETS. The City of Belle Isle shall provide active and passive recreational opportunities while protecting and improving its environmentally sensitive areas and natural resources and. ~~Furthermore, the City shall ensure residents and visitors continued public access to the Conway Lake Chain Chain of Lakes.~~

OBJECTIVE 2.1: ENHANCE LAKE ACCESS. The City shall require public boat ramps based on a Level of Service standard of one public boat ramp per 3,000 residents and public canoe launches based on the Level of Service standard of one public canoe launch per 1,500 residents.

POLICY 2.1.1: To encourage public access, ensure active and passive public recreation opportunities, and to facilitate environmental education, informational signs will be posted at all City parks and boat ramps regarding the presence of the Conway ~~Lake~~ Chain of Lakes canoe trails. An element of the signs will be information for all watercraft regarding safety and, in particular, safe use of powerboats within the designated canoe trails where self-propelled craft will be used. This effort will be coordinated with adjacent jurisdictions.

Policy 2.1.2: The City will maintain a public boat ramp map within the Parks, Recreation and Open Space Master Plan to ensure all users are aware of availability and access options.

POLICY 2.1.23: The City will continue maintenance and enhancement of park and open space features such as benches, tables, fountains and exercise equipment at all ~~active~~ city parks.

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 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: 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 1.1.23: The City shall require all septic tank users to hook into a central sewer system within one (1) year of notification by the City to the property owner that such a system is available ~~(abutting the property)~~. within ¼ mile of the subject property.

Policy 2.1.4: 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 2.1.5: All development order approvals (including institutional use) ~~issued on or after January 1, 1992~~ shall be conditioned upon the availability of adequate wastewater capacity. If the approval of a development proposal would reduce the level of service, the City Council may approve a reasonable use of the property. Reasonable use shall be defined as a use which is permitted under the zoning classification as outlined in the LDC and does not lower the adopted level of service.

Policy 2.1.6: ~~Beginning on January 1, 1992, the~~ 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 2.1.7: 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 2.1.8: ~~Beginning in June 2004, the~~ The City shall coordinate with the Orange County Health Department in the event of suspected failure of a petroleum product tank ~~or~~ septic tank system, 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 2.1.9: 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 2.2: 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 2.2.1: 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 ~~(abutting) to that property~~ within ¼ mile of the subject property.

Policy 2.2.2: 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 2.2.3: 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.

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/Yr	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 ½” of runoff over the entire site or the runoff from the first 1” of rainfall, whichever is greater for water quality; and requiring on-site retention/detention of at least the 25-year, 24-hour storm for water quantity.

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.

Policy 2.1.3.1: 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. John’s River Water Management District when developing or revising groundwater recharge regulations.

Policy 2.1.5: The LDC's shall continue to provide for imposition of penalties for any person, corporation or other entity which contaminates groundwater or violates the policies identified in this element.

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. [Formerly Conservation Element Objective 1.2]

Policy 2.3.1: The City shall continue to support the St. John's River Water Management District's water conservation programs by educating the City's residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations. [Formerly Conservation Element Policy 1.1.3]

- 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. [Formerly Conservation Element Goal 3]

Policy 2.4.1: To establish, promote and require water conservation techniques and programs where feasible for current and future development. These techniques and programs are identified in the Water Supply Facilities Work Plan, affixed as an exhibit to the Infrastructure Element. The City of Belle Isle shall continue to implement the water conservation efforts identified in the work plan. [Formerly Conservation Element Objective 3.1]

- a. The City’s Land Development Code shall be amended by 2009 to require waterwise landscape and irrigation practices consistent with the water management district’s lawn and landscape irrigation rule for new development and substantial renovations. [Formerly Conservation Element Policy 3.1.1]
- b. The City shall provide information on water conservation to the public through printed media and the City’s website. [Formerly Conservation Element Policy 3.1.2]
- c. The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures. [Formerly Conservation Element Policy 3.1.3]
- d. The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the cities city's own public work projects. [Formerly Conservation Element Policy 3.1.4]

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. John’s River Water Management District 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 Plan 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 will have to provide sufficient water retention to meet either the first 1/2 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 LDC's 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 XVII III, Section 50-74, Impervious Surface Ratio, of the City's Zoning Code, ~~also known as all sections of Ordinance Numbers 88-19 (10-04-1988), 90-5 (05-01-1990), and 03-15 (02-04-2003)~~ to preserve groundwater quantity and quality.

OBJECTIVE 3.3: The City shall protect the natural drainage features of Belle Isle through the LDC's, particularly where the water quality of the Conway Chain of Lakes is affected.

Policy 3.3.1: ~~After June 1991, the~~ 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 LDC's 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 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

- c. downstream property owners; and
- c. be self sufficient in each phase of a multi-phased development;
- d. and comply with the rules of SJRWMD.

Policy 3.3.4: ~~After June 1991, the~~ 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 LDC's that require the on-site management of drainage and stormwater based on the following criteria:

- a. either the runoff from the first inch of rainfall on the site or the first two and a half inches of runoff for the impervious areas, whichever is greater;
- b. the requirements of the St. John's River Water Management District; and
- c. the Level of Service established in the Drainage Sub-element of the Comprehensive Plan. [Formerly Conservation Element Objective 1.1]

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. [Formerly Conservation Element Policy 1.1.2]

Policy 3.4.2: 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. [Formerly Conservation Element Policy 1.1.5]

Policy 3.4.3: All new development within the city of Belle Isle shall be required to connect to and be served by the utilities' central sewer service. [Formerly Conservation Element Policy 1.1.6]

Policy 3.4.4: No new permits for septic tanks within the city limits shall be approved. In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks. [Formerly Conservation Element Policy 1.1.7]

Policy 3.4.5: 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. [Formerly Conservation Element Policy 1.1.8]

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) ~~issued on or after January 1, 1992~~ shall be conditioned upon the availability of adequate potable water capacity. If the approval of a proposed development would reduce the level of service, the City Council may approve a reasonable use of the property. Reasonable use shall be defined as a use which is permitted under the zoning classification and does not reduce the level of service.

Policy 4.1.3: Beginning on January 1, 1992, the availability of potable water capacity shall be determined using the level of service standards adopted in the Comprehensive Plan. An application shall be filed with Orange County Public Utilities or Orlando Utilities Commission in conjunction with preliminary development submittals (site plan and preliminary plat) for determination of available capacity.

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

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. John's 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. John's River Water Management District, Orlando Utilities Commission, and Orange County Public Utilities, to notify residents of any water conservation programs within the City.

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 LDC.

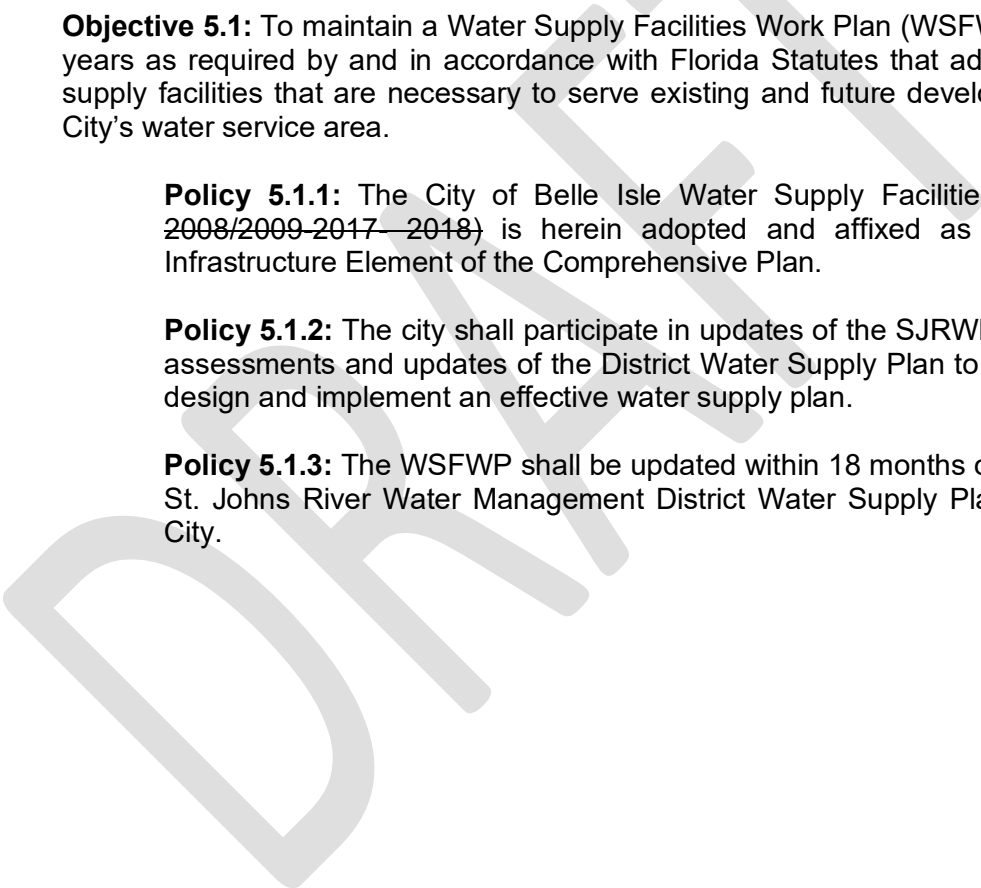
GOAL 5: WATER SUPPLY FACILITIES WORK PLAN. IMPROVE THE COORDINATION OF WATER SUPPLY AND LAND USE PLANNING BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) THAT ADDRESSES THE WATER SUPPLY FACILITIES NECESSARY TO SERVE THE EXISTING AND FUTURE DEVELOPMENT THAT OCCURS WITHIN THE CITY'S WATER SERVICE AREA TO 2018.

Objective 5.1: To maintain a Water Supply Facilities Work Plan (WSFWP) for at least 10 years as required by and in accordance with Florida Statutes that addresses the water supply facilities that are necessary to serve existing and future development within the City's water service area.

Policy 5.1.1: The City of Belle Isle Water Supply Facilities Work Plan (~~FY 2008/2009-2017-2018~~) is herein adopted and affixed as Exhibit A to the Infrastructure Element of the Comprehensive Plan.

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.



HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: HIGH QUALITY HOUSING & NEIGHBORHOODS.

~~To encourage the provision of housing which is safe, sanitary, affordable, and adequate to meet the future and existing needs of the citizens of Belle Isle for housing for moderate income, low income, very low income, group homes, foster care facilities and households with special housing needs.~~ **TOMAINTAIN AND ENHANCE THE HIGH-QUALITY HOUSING IN THE CITY OF BELLE ISLE, PROVIDE SAFE AND LIVABLE HOUSING SUPPLY FOR RESIDENTS OF ALL AGES, AND PROTECT THE CITY’S RESIDENTIAL NEIGHBORHOOD CHARACTER.**

OBJECTIVE 1.1: HOUSING DIVERSITY. Provide a diverse inventory of housing to meet the long-term needs of the existing and future populations of Belle Isle in a manner that upholds the small-town residential character of Belle Isle.

Policy 1.1.1: The City will encourage and promote development controls through the Land Development Code that provide flexibility and innovation in residential design and permit a range of housing types, sizes, and styles. ranges.

Policy 1.1.2: The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques to support the development of a diverse housing supply.

Policy 1.1.3: The City will continually review and update its architectural and site design regulations, where allowed by Florida Statutes, to improve the structural and aesthetic qualities of single-family and multifamily housing stock in the City.

Policy 1.1.4: The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multi-family buildings, institutional uses and other non-residential development.

Policy 1.1.5: The City will recognize the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation and public art, to foster a strong sense of community throughout the City.

OBJECTIVE 1.2: HISTORICALLY SIGNIFICANT HOUSING. Preserve and protect historically significant housing and residential structures.

Policy 1.2.1: The City will evaluate establishing a Historic Preservation Board or similar organization in efforts to identify and protect historically significant housing within the City.

Policy 1.2.2: The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

Policy 1.2.3: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and or other information regarding any available state and federal grants and consider establishing a program to grant waivers or variances from Land Development Code requirements.

POLICY 1.2.4: The City shall require all permits for rehabilitation or renovation of historically significant sites or structures to indicate how the historical significance will be impacted and how negative impacts are being minimized. The City shall not permit demolition of historically significant housing units unless the applicant can show an endangerment to public health, safety or welfare. [Formerly Policy 1.4.4]

Policy 1.2.5: The City will consider Land Development Code amendments to allow for administrative waivers or variances from Land Development Code requirements that allow renovations, expansions, or rehabilitation of historic structures.

POLICY 1.2.6: The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle. [Formerly Policy 1.4.3]

OBJECTIVE 1.3: AFFORDABLE HOUSING. ~~By December 2012, t~~ The City will ~~shall have identified~~ identify methods for preserving existing affordable housing sites for the current and future population ~~and will work to manage such an important issue~~ through the implementation of the following policies: [Formerly Objective 1.1]

~~POLICY 1.43.1:~~ The City has identified affordable Affordable housing as is a regional issue, and the City shall continue to ~~provide technical support upon the establishment by~~ coordinate with Orange County of a regional housing resource center to assist in the provision of affordable housing, including the collection and analysis of data, provided the City has the in-house staff and ability to do so. [Formerly Policy 1.1.1]

POLICY 1.43.2: The City shall continue discussions with non-profit housing groups and adjacent governmental entities for preserving and providing additional affordable housing units in and adjacent to Belle Isle. [Formerly Policy 1.1.2]

POLICY 1.43.3: The minimum setbacks, lot coverage, and size of structure requirements can be varied during the plan review process to provide The performance and design standards provided for in the LDC, including but

not limited to setbacks, lot coverage and size of structure, can be varied within each residential district for the location provision of additional affordable housing units.

POLICY 1.1.4: ~~The City shall require a five (5) foot landscaped buffer with an eight (8) foot masonry wall between residential land uses and all professional office, commercial, and industrial land uses.~~

POLICY 1.43.64: ~~The City shall allow and encourage affordable housing developments to include day care and adult day care facilities, and basic accommodations for job training. [Formerly Policy 1.1.6]~~

POLICY 1.23.45: ~~The City shall permit housing for very-low, low- and moderate- income families in all residential land use categories in accordance with state and federal regulations. [Formerly Policy 1.2.4]~~

POLICY 1.23.26: ~~The City shall continue to study the its regulations and permitting processes to determine where improvements and streamlining can be made to facilitate the provision and preservation of affordable housing units and to expedite approval of such projects. [Formerly Policy 1.2.2]~~

Objective 1.2: ~~The City shall preserve the residential areas in the City that are currently low income or moderate income housing on the Future Land Use Map and in the LDC's. The City shall implement the below stated policies in order to assist in accommodating the existing and projected housing need as estimated below.~~

Projected Increase in Cost-Burdened Households

Source: Shimberg Center

~~Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level.~~

Tenure: Owner

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	6	4	6	8	24
20-29.9%	5	6	6	6	23
30-39.9%	3	4	5	5	14
40-49.9%	2	2	4	2	10
50-59.9%	4	0	1	2	7
60-79.9%	0	1	-1	2	2

Total below 80% AMI	20	14	21	25	80
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Growth in severely cost-burdened (50%+) households with income less than 80% AMI by tenure and income level.

Tenure: Renter

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	0	2	-4	4	2
20-29.9%	2	0	2	0	4
30-39.9%	3	-4	-4	0	4
40-49.9%	0	2	0	0	2
50-59.9%	0	4	0	0	4
60-79.9%	0	0	0	0	0
Total below 80% AMI	5	4	0	4	10

~~**POLICY 1.2.1:** The City shall continue to allow mobile home parks and subdivisions under the Medium Density Residential Land use classification as shown on the Future Land Use Map to operate. All existing mobile home parks and subdivisions not classified with a Medium Density Residential Land Use shall be grandfathered.~~

~~**POLICY 1.2.5:** The Future Land Use Map shall indicate sufficient land for residential uses to meet the projected need for an additional 43 acres by the year 2010 based upon the projected population.~~

OBJECTIVE 1.3 4: SPECIAL NEEDS HOUSING. The City shall facilitate the provision of housing, with adequate density and distribution of those sites, for those residents with special needs, such as disabled persons, senior citizens and children in foster care, through the implementation of the following policies.

~~**POLICY 1.3 4.1:** The City shall have the authority to vary the minimum lot size, setbacks, living area and height for the low and medium density residential land use classifications where the following housing types will be located:~~

- ~~a. Foster Care;~~
- ~~b. Senior Citizen Care Facilities; and~~
- ~~c. Housing units designed for disabled persons.~~

~~**POLICY 1.3 4.2:** The City shall streamline the permitting process for~~

~~permits for housing units for people with special needs, specifically physical or developmental disabilities, foster care children, and senior citizens within the following guidelines:~~

- ~~— up to 24 hours for a single housing unit;~~
- ~~— up to 10 business days for multiple housing units which are not part of a subdivision plat applications; and~~
- ~~— up to 60 days for each step of the subdivision plat application.~~

POLICY 1.3.4.31: The City shall permit the location and development of housing units for people with special needs, as identified in Objective 1.3, in all residential land use categories.

POLICY 1.4.4.2: ~~Group homes (community residential facilities), as regulated by F.S. Chapter 393, shall be located as follows: The City will include in its Land Development Regulations principles and criteria consistent with Chapter 419, F. S., guiding the location of group homes and foster care facilities licensed or funded by the State.~~

- ~~a. Homes with six (6) or fewer residents shall be permitted in any low or medium density land use category;~~
- ~~b. Homes with seven (7) or more residents shall be permitted in any medium density land use category.~~

POLICY 1.4.53: The City shall provide technical support on an as needed basis to the various agencies which provide housing to people with special needs as mentioned above.

POLICY 1.2.4.36: ~~The performance standards Land Development Code, including setbacks, lot coverage and size of structure, can be varied within each residential district for the location of following housing types:~~

- ~~a. Mobile Homes;~~
- ~~b. Group Homes;~~
- ~~c. Foster Care Facilities; and~~

OBJECTIVE 1.4.5: QUALITY HOUSING STOCK AND SAFE NEIGHBORHOODS.

The City shall regulate housing construction through strict enforcement of the Florida Building Code, Florida Fire Prevention Code, and any other relevant all regulations to eliminate substandard housing conditions and protect the City's residential neighborhoods.

POLICY 1.4.5.1: The City shall define these terms as follows:

- a. Standard Housing meets requirements set forth in the acceptability criteria for standard housing, and substandard is any housing unit which does not meet the criteria;
- b. Abandoned or vacated housing unit is one which has not been lived in for over six months;

- c. Building Codes are all adopted construction codes;
- d. Rehabilitation shall mean any improvements to substandard housing to meet standard housing criteria;
- e. Renovation shall mean any improvements to standard housing; and
- f. Demolition shall mean the destruction of any housing unit.

POLICY 1.45.2: The City of Belle Isle shall maintain ~~the~~ all adopted levels of service and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline. [Formerly Policy 1.1.5]

Policy 1.45.3: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

POLICY 1.45.24: The City shall not permit any development which is inconsistent in terms of residential unit type, lot sizes and setbacks, with the surrounding neighborhood, nor shall the City permit any roadway which severs or fragments existing neighborhoods.

POLICY 1.45.5: The City, based on staff availability and resources, shall may approve or deny within 72 hours any application for the conservation, rehabilitation, or demolition of any housing unit which the applicant has shown will be used for the provision of, or replaced with affordable housing.

POLICY 1.45.6: The City shall use the Land Development Code to prevent housing units from becoming substandard by:

- A. notification to property owners to maintain their property, if the property threatens public health, safety and welfare; and
- B. not assessing a Belle Isle permit fee for upgrading plumbing, electrical, mechanical, heating, air-conditioning, and ventilation to comply with adopted building codes.

OBJECTIVE 1.5 6: NEIGHBORHOOD CHARACTER. ~~To e~~Encourage a unique architectural design that complements the ~~city's~~ City's appearance, charm, and character, and considers the objectives of all facilities and services provided by the City.

Policy 1.5 6.1: ~~By December 31, 2010, the~~ The City's Land development Development regulations Code shall be amended to incorporate additional provisions for energy conservation, "green city" concepts and encourage and/or mandate new or existing developments to acquire Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition (FGBC) certifications.

Policy 1.5 6.2: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate

development regulations.

Policy 1.5 6.3: The City will evaluate establishing a Neighborhood Planning Program that will coordinate law enforcement, code enforcement, traffic calming, beautification and land development regulations to redevelop or maintain older neighborhoods.

DRAFT

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PRESERVE THE NATURAL ENVIRONMENT OF BELLE ISLE, AND TO CONSERVE THE CITY'S NATURAL RESOURCES FOR EXISTING AND FUTURE GENERATIONS.

OBJECTIVE 1.1: The City shall adopt the following policies to maintain or improve air and water quality and continue to meet or exceed all applicable air and water quality standards.

Policy 1.1.17: The City shall continue to ~~adopt~~ enforce LDC's regulations that require the on-site management of drainage and stormwater based on the following criteria:

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

Policy 1.1.2 2-7: The City shall continue to require all new commercial and subdivision development to show on the plans how the retention/detention system will limit sediment loads in the stormwater runoff.

Policy 1.1.3 6: The City shall assist and cooperate with ~~FDEP~~ the Florida Department of Environmental Protection in identifying all point and non-point ~~pollution~~ sources of water pollution.

Policy 1.1.4 2-6: The City shall continue to identify sources that discharge pollutants into the City's Municipal Separate Storm Sewer System (MS4) ~~and~~ develop programs to reduce or eliminate their impact.

Policy 1.1.5: The City shall work with Orange County, the Department of Environmental Protection, the Department of Health, water management districts, and public and private domestic wastewater treatment facilities to develop an onsite sewage treatment and disposal system remediation plan to extend wastewater collection lines and connect priority septic systems to the utilities' central sewer service.

Policy 1.1.6: All new development within the city of Belle Isle shall be required to connect to and be served by the utilities' central sewer service.

Policy 1.1.7: No new permits for septic tanks within the city limits shall be approved. In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks.

Policy 1.1.8: New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing

sanitary sewer services do not exist.

OBJECTIVE 1.2: The City shall adopt the following policies to maintain or improve groundwater recharge to enable safe and sustainable water consumptive use.

Policy 1.2.1 1.3: The City shall continue to support the St. John’s River Water Management District’s water conservation programs by educating the City’s residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations.

Policy 1.2.2 1.2: The City of Belle Isle shall continue with the established Wellhead Protection Program in conjunction with Orange County and St. John’s River Water Management District. The program shall address the following issues:

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

OBJECTIVE 1.4 3: ~~Goal 3~~ Ten-year water supply facilities work plan. The City shall assess projected water needs and sources for at least a ten-year planning period by creating and maintaining a water supply facilities work plan (WSFWP). The WSFWP shall maximize the efficient use of groundwater and where possible substitute alternative water sources for the use of groundwater.

Policy 1.4 3.1 ~~Objective 3.1:~~ To establish, promote and require water conservation techniques and programs where feasible for current and future development. These techniques and programs are identified in the Water Supply Facilities Work Plan, affixed as an exhibit to the Infrastructure Element. The City of Belle Isle shall continue to implement the water conservation efforts identified in the work plan.

- a. ~~Policy 3.1.1:~~ The City’s Land Development Code shall require waterwise landscape and irrigation practices consistent with the water management district’s lawn and landscape irrigation rule for new development and substantial renovations.
- b. ~~Policy 3.1.2:~~ The City shall provide information on water conservation to the public through printed media and the City’s website.

c. ~~Policy 3.1.3:~~ The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.

d. ~~Policy 3.1.4:~~ The City shall promote and encourage the use of Low Impact Development techniques for private development and as part of the ~~city's~~ city's own public work projects.

~~OBJECTIVE 1.5.4: Objective 2.1:~~ The City shall conserve, appropriately use, and protect the water quality of the Conway Lake Chain and the adjacent wetlands to maintain their environmental and recreational benefits.

Policy ~~1.5.4.1~~ 2.8:

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

Policy ~~1.5.4.2~~ 1.8:

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

Policy ~~1.5.4.3~~ 2.1.1:

The City shall employ aquatic plant management practices, which reduce the degree of non-native, undesirable aquatic plants so as to ensure that the lakes are available for recreational boating and fishing.

GOAL 2: NATIVE VEGETATION, CONSERVATION LANDS, WETLANDS AND SPECIES PROTECTION

OBJECTIVE ~~2.1.1~~ 1.3:

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

~~Policy 2.1.1 1.3.2: By December 31, 2010~~ The City shall adopt an ordinance concerning the protection of wildlife and plants that are endangered, threatened or a species of special concern identified in and consistent with the Florida Department of Environmental Protection and Florida Statutes.

Policy 2.1.2 1.3.1: The City shall adopt by January 1993 a conservation ordinance which is designed to:

- a. Preserve and protect all wildlife and their habitats listed as endangered, threatened or of special concern pursuant to Florida Statute Chapter 372 by designating conservation/wetland areas for protection on the Future Land Use Map;
- b. Regulate the ~~protection removal~~ and mitigation of all wetlands;
- c. Preserve the natural function of wetlands by prohibiting development in wetlands, and limiting development surrounding wetlands;
- d. Prohibit development of all natural water bodies and floodplains; and
- e. Prohibit the issuance of any development orders which will harm or destroy any wildlife, wildlife habitat, wetland, or water body.

Policy 2.1.3 1.2.2: The City of Belle Isle shall protect scarce ecological communities as well as upland and wetland communities through the establishment of conservation easements. The City requires a 10' buffer between these areas and any property line and a 35' building setback requirement from the property line, and by utilizing available funding sources including (by way of example but not limited to):

- a. Transfer of Development Rights, shall be reviewed on a case by case basis, but shall not exceed 25% of the development rights of the property to be conserved;
- b. Conservation Trust Fund; and
- c. State and Federal grants.

Policy 2.1.4 1.1.9: The City shall continue to adopt regulations for environmentally sensitive lands based on the following standards:

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

Policy 2.1.5 1.2.5: ~~Prior to January 2005,~~ The City shall adopt the following natural resource protection items:

- A. A tree preservation ordinance for individual parcels; and
- B. A landscape ordinance which requires Xeriscaping in all new commercial developments, City owned property, and common areas in new subdivisions

Policy 2.1.6 2.1.2: The City shall continue management of licensed aquatic plant management firms to control aquatic plants in accordance with all county, water management district and state restrictions and requirements.

Policy 2.1.7 2.1.3: The City shall continue to enforce its floodplain regulations, which prohibit the altering of, or construction in any stream or floodway, and the adding of any fill to wetland floodplain areas.

OBJECTIVE 2.2 1.2:

The City shall preserve its natural resources: the Conway Chain of Lakes; soils; minerals; and native vegetative communities through implementation of the following policies.

Policy 2.2.1 1-2-4: The City shall prohibit all mining activities in Belle Isle.

Policy 2.2.2 1-2-3: The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.

Policy 2.2.3 1-2-4: The City shall require all new commercial and subdivision developments to submit soil suitability studies and a plan for preventing soil erosion on the site.

GOAL 3: Hazardous Waste Prevention and Mitigation

OBJECTIVE 3.1: Belle Isle shall meet all federal and state guidelines for the management of hazardous waste and protect the environment from the effects of the storage and transportation of hazardous waste.

Policy 3.1.1 1-3-4:

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

Policy 3.1.2 1-3-3:

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

Policy 3.1.3 1-1-4:

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

GOAL 4: AIR QUALITY AND CLIMATE ACTION

OBJECTIVE 4.1 1-1-4: The City shall adopt the following policies to maintain or improve air quality ~~and water quality~~ and continue to meet or exceed all applicable air ~~and water~~ quality standards.

Policy 4.1.1 1-1-4: The City shall continue to support air quality regulations established by the Environmental Protection Agency (EPA) by maintaining land use controls and by enforcing nuisance abatement regulations.

Policy 4.1.2 1-1-5: The City shall require all new subdivisions and site plans to include provisions for alternative transportation modes ~~in order~~ to reduce the air pollution attributable to private automobiles.

OBJECTIVE 4.2 Goal 4: To conserve energy resources for future generations and help reduce greenhouse gas emissions.

~~Objective 4.1 Policy 4.2.1: To conserve natural resources and reduce pollution~~ The City shall reduce greenhouse gas emissions by implementing the following policies:

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

DRAFT

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: COORDINATED AND COOPERATIVE LONG-RANGE PLANNING

PROVIDE FOR THE EXCELLENT DELIVERY OF SERVICES TO THE RESIDENTS OF BELLE ISLE THROUGH INTERGOVERNMENTAL COORDINATION AMONGST ALL AGENCIES MAKING DECISIONS AFFECTING THE CITY’S GROWTH MANAGEMENT AND PLANNING, TRANSPORTATION, ESSENTIAL SERVICES, NATURAL RESOURCES, EMERGENCY MANAGEMENT AND EDUCATION.

OBJECTIVE 1.1: INTERGOVERNMENTAL COMMUNICATION. The City of Belle Isle shall maintain effective and efficient communication and working relationships with Orange County, the Cities of Orlando and Edgewood, Orange County Utilities, Orlando Utility Commission, Greater Orlando Aviation Authority, St. Johns River Water Management District (SJRWMD), East Central Florida Regional Planning Council, and other special districts, agencies and units of governments identified to be active in the City.

Policy 1.1.1: The City shall adopt formal coordination procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units (partner organizations).

Policy 1.1.2: The City will provide opportunities for partner organizations and affected entities to review and comment on the Comprehensive Plan prior to formal adoption of updates and amendments.

Policy 1.1.3: Belle Isle will implement procedures for the notification and exchange of information with Orange County, City of Edgewood, and the City of Orlando regarding changes in land use or zoning of areas within one mile of its boundaries.

Policy 1.1.4: Belle Isle will coordinate with partner agencies to develop procedures and protocol for the exchange of information and data in order to leverage available resources and foster a collaborative approach to addressing regional issues.

Policy 1.1.5: For any public facility within Belle Isle for which the City does not have responsibility, the City will participate in establishing Level of Service (LOS) with the entity that has operational and maintenance responsibility for that facility and adopt such standard(s) into the Comprehensive Plan and appropriate City plans and documents.

Policy 1.1.6: The City shall regularly review the Comprehensive Plan to determine if memorandums of understanding or other interlocal agreements are needed with adjacent jurisdictions or other agencies.

Policy 1.1.7: Continue interlocal agreements with Orange County and continue to identify issues for interlocal agreements with the City of Orlando and City of Edgewood. Where appropriate, the City Council will execute memorandums of understanding or other interlocal agreements with adjacent jurisdictions or other agencies in order to ensure coordination and formalize responsibilities.

Policy 1.1.8: The City will monitor updates to Florida Statutes on an annual basis relating to intergovernmental coordination to ensure the intergovernmental planning process maintains internal consistency and conforms with state and regional goals and objectives.

OBJECTIVE 1.2: JOINT AREA PLANNING AGREEMENTS. The City shall develop coordination mechanisms which will minimize the impact on the City from development which is adjacent to Belle Isle and provide formal procedures for working with the adjacent local government.

Policy 1.2.1: Continue discussions to identify issues for joint planning area agreements with Orange County, City of Orlando, and the City of Edgewood.

Policy 1.2.2: The Joint Planning Area Agreements shall address at a minimum the following issues:

- a. Boundaries of the joint planning area;
- b. ~~future~~ Future Land Use designation for land within the boundaries;
- c. procedures for sharing information and data particularly on Land Use and Zoning changes;
- d. Identification of the entities that provide infrastructure and the LOS for each facility or service;
- e. Establishment of annexation procedures for property within the Joint Planning Area;
- f. Establishment of common environmental regulations especially for water quality;
- g. Roadway extensions, widening, improvements and creation;
- h. Facilities and sites for recreation and open space; and
- i. Methods for resolving conflicts that arise with the Joint Planning Area;
- j. ~~Annexation~~ Annexation of strategic parcels as identified by the City Council; and,
- k. ~~Coordination~~ Coordination between Joint Planning Area partners regarding annexation strategies.

GOAL 2: COORDINATED AND COOPERATIVE FACILITIES AND INFRASTRUCTURE PLANNING. COORDINATE THE PLANS AND POLICIES OF THE CITY OF BELLE ISLE AND ADJACENT LOCAL GOVERNMENTS TO PROVIDE FOR THE DELIVERY OF ADEQUATE AND APPROPRIATE PUBLIC FACILITIES, INFRASTRUCTURE, AND NATURAL RESOURCE PROTECTION.

OBJECTIVE 2.1: TRANSPORTATION. Coordinate with, MetroPlan Orlando, Orange County Transportation Authority, Florida Department of Transportation, and LYNX in the planning, funding, and construction of transportation improvements within or affecting the City of Belle Isle and for implementation of the Transportation Element.

Policy 2.1.1: The City will coordinate proposed transportation planning and infrastructure improvements, including roadways, bikeways, sidewalks, pathways, and trails, affecting Belle Isle with other jurisdictions through the means described under the Transportation Element of this Plan.

Policy 2.1.2: The City will participate in the MetroPlan Orlando planning processes for system-wide facility needs.

Policy 2.1.3: The City shall monitor for conflicts, or potential conflicts, in level-of-service LOS standards for transportation facilities in other adjacent jurisdictions and shall pursue resolution of those conflicts through exchange of data with governmental partners.

Policy 2.1.4: The City shall maintain and annually update an inventory of the various level-of-service LOS standards for its and adjacent jurisdictions public utilities and where applicable shall discuss with the subject jurisdiction a means of coordinating those standards which are not in agreement. Data shall be acquired from the relevant jurisdictions.

OBJECTIVE 2.2: POTABLE WATER AND WASTEWATER. Coordinate with Orange County Utilities and the Orlando Utility Commission in the planning, funding, and construction of utilities improvements within or affecting the City of Belle Isle and for implementation of the Infrastructure Element.

Policy 2.2.1: The City shall coordinate with the Orange County Health Department, Orange County Utilities, and Orlando Utilities Commission, for the provision of potable water, and the processing and disposal of wastewater.

Policy 2.2.2: The City shall provide up to date development data and population projections to utility providers to ensure efficient and sufficient delivery of potable water and sanitary sewer services.

OBJECTIVE 2.3: NATURAL RESOURCES. Protect natural resource systems both internal to the City and those that cross governmental boundaries through a coordinated approach with partner agencies for implementation of the Conservation Element.

Policy 2.3.1: The City shall coordinate with ~~the~~, the Florida Department of Environmental Protection, the Orange County Environmental Protection ~~Department~~ Division, the St. John's River Water Management District, South Florida Water Management District, the City of Edgewood, and Orange County for the implementation of the goals, objectives and policies found in the Conservation Element.

Policy 2.3.2: The City shall participate with adjacent governmental and non-governmental natural resource protection agencies, including local, state and federal environmental agencies, in regularly conducted natural resource protection staff intergovernmental coordination meetings.

Policy 2.3.3: To provide increased protection of natural resource systems which cross government boundaries, the City shall continue to participate with other governments to prepare and implement water management plans, water supply plans, and other water resource management plans.

Policy 2.3.4: The City shall enter into interlocal agreement with the City of Edgewood and other applicable agencies, to establish a process to coordinate water quality monitoring in Lake Conway Chain of Lakes.

Policy 2.3.5: The City shall re-evaluate its policies for protecting and enhancing natural resources upon a review of natural resource management plans that are newly adopted

or revised by other partner agencies for consistency and to facilitate implementation, including the Orange County Low Impact Development Manual.

Policy 2.3.6: The City shall continue to pursue efforts to coordinate with Orange County, the St. Johns River Water Management District, and other participating agencies to implement a plan for surface water management in the Boggy Creek Watershed.

OBJECTIVE 2.4: WATER SUPPLY. The City shall ensure the coordination of the Comprehensive Plan with the St. Johns River Water Management District’s Regional Water Supply Plan and Water Supply Facilities Work Plan (WSFWP).

Policy 2.4.1: Participate in the water supply planning process in conjunction with the St. Johns River Water Management District and other pertinent entities with the objective to assist in the development of a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs.

Policy 2.4.2: The City will maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional Water Supply Plan.

Policy 2.4.3: The City shall exchange water supply information with the St. Johns River Water Management District, East Central Florida Regional Planning Council and local governments through water supply planning work groups and through meetings on an as-needed basis.

Policy 2.4.4: The City shall notify the applicable water supplier upon submittal of any land use change or rezoning request which would increase water and wastewater demand to ascertain capacity availability.

OBJECTIVE 2.5: HOUSING. The City shall coordinate with Orange County to address housing needs, including the provision of affordable housing, for implementation of the Housing Element, as required by Florida Statutes.

Policy 2.5.1: The City shall coordinate with Orange County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability.

OBJECTIVE 2.6: SCHOOLS. Pursuant to State Law and the adopted Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the City shall continue to participate in cooperative planning with the School Board of Orange County to ensure that the public educational needs and desires of the community (K-12) are thoroughly and fairly assessed.

Policy 2.6.1: The City shall coordinate with the School Board of Orange County for: better coordination of the establishment of new schools in time and place with residential development; greater efficiency for the School Board and local governments by locating schools to take advantage of existing and planned infrastructure; improved student access and safety; locating and designing schools to serve as community focal points; greater efficiency through co-location of schools and other community facilities; reducing pressure on schools resulting from urban sprawl, in accordance with the “Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency” dated March 9, 2011.

Policy 2.6.2: The City shall, throughout the planning period, coordinate with the Orange County Public Schools (OCPS) Staff to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools, as may be required by the Florida Statutes.

Policy 2.6.3: The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.

Policy 2.6.4: The City shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

Policy 2.6.5: As a member of the OCPS Technical Advisory-Planning Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

Policy 2.6.6: The City shall coordinate with the OCPS to research and identify alternative planning and funding mechanisms to provide sufficient school capacity for future City growth.

Policy 2.6.7: The City shall participate in the periodic school impact fee study/ordinance update process, providing input and recommendations to Orange County and OCPS as appropriate.

OBJECTIVE 2.7: EMERGENCY MANAGEMENT. The City shall coordinate with other local governments and agencies to protect the residents of Belle Isle from the effects of natural hazards, hurricane and storm events, fires, pandemics and similar emergencies.

Policy 2.7.1: The City shall cooperate with Orange County and other agencies in the development and implementation of plans and programs to prevent and address natural hazards, fires, and similar emergencies.

Policy 2.7.2: The City shall cooperate with Orange County to maintain a current emergency management program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Policy 2.7.3: The City shall participate in the Orange County Local Mitigation Strategy (LMS) Working Group to proactively coordinate on emergency management needs with local and regional partners, and to maintain qualification for federal emergency management grants.

Policy 2.7.4: The City shall continue to examine the need for interlocal agreements and other means to prepare for and deal with such emergencies.

GOAL 3: DISPUTE RESOLUTION.

PROVIDE FOR METHODS OF EFFECTIVE DIALOGUE AND COMMUNICATION WITH OTHER LOCAL GOVERNMENTS TO ADDRESS ISSUES WHICH HAVE AN EFFECT BEYOND THE

MUNICIPAL BOUNDARIES OF THE CITY.

OBJECTIVE 3.1: The City will adopt formal dispute resolution procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units.

Policy 3.1.1: The City shall utilize the East Central Florida Regional Planning Council's informal mediation process to resolve conflicts resulting from multi-jurisdictional land development regulations and to resolve annexation issues.

Policy 3.1.2: If required, the City of Belle Isle will utilize the formal dispute resolution processes and procedures set forth in Chapter 164, Florida Statutes to resolve conflict with other local governments.

Policy 3.1.3: The City will enter into interlocal agreements with adjacent local governments, as necessary, to formalize processes and procedures for dispute resolution of issues of multi-jurisdictional concern.

GOAL 4: ANNEXATION

MAINTAIN A COMPACT GROWTH BOUNDARY THAT CAN BE READILY SERVED BY EXISTING AND PLANNED INFRASTRUCTURE AND MANAGE GROWTH THROUGH THE PLANNING HORIZON.

OBJECTIVE 4.1: ANNEXATION STRATEGY. Develop a coordinated strategy for the annexation of lands into the City of Belle Isle to support logical municipal boundaries, neighborhood protection and orderly development patterns.

Policy 4.1.1: Develop a comprehensive annexation strategy that identifies and prioritizes areas for future City expansion based upon established criteria; an example of such criteria would be land that is located along major roadways.

Policy 4.1.2: Analyze the fiscal impacts of prioritized annexation areas to ensure net positive fiscal impact to the City.

OBJECTIVE 4.2: ANNEXATION COORDINATION. The City will coordinate with Orange County and the City of Orlando on the feasibility of a joint planning agreement relating to annexation priorities of the City.

Policy 4.2.1: The City shall coordinate with Orange County to ensure a coordinated annexation process. Should annexations occur, the City shall confer with all affected jurisdictions to insure an equitable and smooth transition from Orange County to City jurisdiction.

Policy 4.2.2: The City shall consider annexation requests from property owners who wish to voluntarily become a part of the city and whose properties are contiguous to existing city limits in accordance with Florida Statutes.

Policy 4.2.3: Any petition to annex property into the City of Belle Isle should not be approved if such annexation will adversely impact the supply and delivery of any public facilities and services, or otherwise present an unreasonable burden to the citizens of

Belle Isle.

GOAL 5: CONCURRENCY MANAGEMENT COORDINATION.

ENSURE COORDINATION OF CONCURRENCY MANAGEMENT POLICIES BETWEEN ADJACENT LOCAL GOVERNMENTS AND AGENCIES.

OBJECTIVE 5.1: The Concurrency Management Policy for Belle Isle will identify the LOS for services not provided by the City that are consistent with the LOS standards adopted by the governmental agency that provides that service.

Policy 5.1.1: The Concurrency Management Policy for the City shall include a provision for reviewing the impact of development in Belle Isle in the surrounding areas. Unless a level of service standard has been waived in a respective Element, as allowed by the Florida Statutes, if such development would result in a LOS below that government's adopted standard, the City shall require the improvements necessary to maintain the LOS at an acceptable level.

Policy 5.1.2: The Concurrency Management Policy shall include a process for the provision of public facilities and services to inform the City on the current and projected LOS for a particular facility or service.

Policy 5.1.3: The Belle Isle Police Department shall meet all state standards including LOS standards for Police.

Policy 5.1.4: The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.

GOAL 1:

~~To coordinate with the various governmental agencies on the local, regional and state levels, to avoid duplication of services, improve communications between agencies and Belle Isle, and to ensure consistency and compatibility of each entities' goals, objectives and policies.~~

OBJECTIVE 1.1:

~~After December 2007, the City shall coordinate the implementation of the Comprehensive Plan with the various governmental agencies which provide services but do not have regulatory authority over the use of the land.~~

POLICY 1.1.1:

~~The City shall coordinate with the Florida Department of Transportation, Orange County, City of Orlando, City of Edgewood, and the Metropolitan Planning Organization for implementing the goals, objectives and policies in the Transportation Element.~~

POLICY 1.1.2:

~~The City shall coordinate with the Orange County Health Department,~~

~~Orange County Public Utilities, and Orlando Utilities Commission, for the provision of potable water, and the processing and disposal of wastewater.~~

~~POLICY 1.1.3:~~

~~The City shall coordinate with the St. John's River Water Management District, South Florida Water Management District, Orange County Engineering, Florida Department of Environmental Protection, and Orange County Public Works to implement the goals, objectives and policies found in the Infrastructure Element.~~

~~POLICY 1.1.4:~~

~~The City shall coordinate with the, the Florida Department of Environmental Protection, the Orange County Environmental Protection Department, the St. John's River Water Management District, South Florida Water Management District, the City of Edgewood, and Orange County for the implementation of the goals, objectives and policies found in the Conservation Element.~~

~~**POLICY 1.1.5:**The City shall coordinate with the Florida Department of Environmental Protection, Orange County, the School Board, and the City of Orlando for the implementation of the goals, objectives and policies in the Recreation and Open Space Element.~~

~~OBJECTIVE 1.2:~~

~~The City shall develop coordination mechanisms which will minimize the impact on the City, from development which is adjacent to Belle Isle, and provide formal procedures for working for the adjacent local government.~~

~~POLICY 1.2.1:~~

~~Continue discussions to identify issues for joint planning area agreements with Orange County, City of Orlando, and the City of Edgewood.~~

~~POLICY 1.2.2:~~

~~The Joint Planning Area Agreements shall address at a minimum the following issues:~~

- ~~l. Boundaries of the joint planning area;~~
- ~~m. future Land Use designation for land within the boundaries;~~
- ~~n. procedures for sharing information and data particularly on Land Use and Zoning changes;~~
- ~~o. identification of the entities that provide infrastructure and the LOS for each facility or service;~~
- ~~p. establishment of annexation procedures for property within the Joint Planning Area;~~
- ~~q. establishment of common environmental regulations especially~~

- for water quality;
- f. ~~roadway extensions, widening, improvements and creation;~~
- s. ~~facilities and sites for recreation and open space; and~~
- t. ~~methods for resolving conflicts that arise with the Joint Planning Area.~~

POLICY 1.2.3:

~~Continue interlocal agreement with Orange County and continue to identify issues for interlocal agreements with the City of Orlando and City of Edgewood.~~

POLICY 1.2.4:

~~The City shall utilize the East Central Florida Regional Planning Council's informal mediation process to resolve conflicts resulting from multi-jurisdictional land development regulations and to resolve annexation issues.~~

OBJECTIVE 1.3:

~~The City shall have consistent LOS standards for public facilities and services which are provided by governments other than Belle Isle such as Orange County Public Schools.~~

POLICY 1.3.1:

~~The Concurrency Management Policy for Belle Isle will identify the LOS for services not provided by the City that are consistent with the LOS standards adopted by the governmental agency that provides that service.~~

POLICY 1.3.2:

~~The Concurrency Management Policy for the City shall include a provision for reviewing the impact of development in Belle Isle in the surrounding areas. If such development would result in a LOS below that government's adopted standard, the City shall require the improvements necessary to maintain the LOS at an acceptable level.~~

POLICY 1.3.3:

~~The Concurrency Management Policy shall include a process for the provision of public facilities and services to inform the City on the current and projected LOS for a particular facility or service.~~

POLICY 1.3.4:

~~The Belle Isle Police Department is being established April 1, 2009 and will meet all state standards including LOS standards for Police.~~

POLICY 1.3.5:

The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.

Objective 1.4:

The City shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

Policy 1.4.1

The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.

Policy 1.4.2

The City shall provide projected development data to OCPS on a regular basis to assist in development of a long range planning model to project student enrollment.

Policy 1.4.3

As a member of the OCPS Technical Advisory Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

Policy 1.4.4

The City shall comply with the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2008 along with the goals, objectives and policies of the Public School Facilities Element.

Policy 1.4.5

The City shall coordinate with the OCPS to research and identify alternative planning and funding mechanisms to provide sufficient school capacity for future City growth.

Policy 1.4.6

The City shall participate in the periodic school impact fee study/ordinance update process, providing input and recommendations to Orange County and OCPS as appropriate.

Objective 1.5:

Effectively coordinate with all applicable local, state and federal agencies regarding

~~the City's adopted Water Supply Facilities Work Plan (WSFWP).~~

Policy 1.5.1:

~~The city shall review and coordinate with the most recently published District Water Supply Plan and St. John's River Water Management District staff in projecting the future supply and demand for potable water and alternative sources and in preparing amendments to the Water Supply Facilities Work Plan that affects the City within 18 months of any updates to the District Water Supply Plan.~~

Policy 1.5.2:

~~The City shall exchange water supply information with the St. Johns River Water Management District, East Central Florida Regional Planning Council and local governments through water supply planning work groups and through meetings on an as-needed basis.~~

Policy 1.5.3:

~~The City shall notify the applicable water supplier upon submittal of any land use change or rezoning request which would increase water and wastewater demand to ascertain capacity availability.~~

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CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

Definitions

Certain terms are used in the capital improvements element that need to be identified as to their specific meaning. The following definitions are taken from rule 9j-5.003.

- a) ~~“Capital improvement” means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.~~
- b) ~~“Capital budget” means the portion of each local government’s budget which reflects capital improvements scheduled for a fiscal year.~~
- c) ~~“Level of service” means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.~~
- d) ~~“Financially Feasible Plan” means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5.~~
- e) ~~“Public Facility” means arterial and collector roads, drainage systems, potable water and sanitary sewer, solid waste, parks and open space and public school facilities.~~

GOAL 1: TO PLAN FOR AND MANAGE THE PROVISION OF PUBLIC FACILITIES AND SERVICES IN A FISCALLY SOUND MANNER, AND ADEQUATELY SERVE THE NEEDS OF THE EXISTING AND FUTURE POPULATION OF BELLE ISLE. THE CITY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE PUBLIC FACILITIES IN A MANNER THAT PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROVIDES FOR NEEDED EXPANSIONS CONCURRENT WITH AN ORDERLY AND COMPACT GROWTH PATTERN.

OBJECTIVE 1.1: The City shall guide the provision of public facilities ~~annually identify capital improvements~~ to meet the needs of the existing and future population, and the improvements needed to replace antiquated, worn-out, obsolete, inefficient, and economically unfeasible facilities.

POLICY 1.1.1: The City shall adopt a financially feasible Capital Improvements Program and capital budget with each annual budget. The City will adopt by reference a 5-year Capital Improvement Schedule to ensure that the necessary public facilities will be in place to meet Levels of Service established within the Comprehensive Plan.

POLICY 1.1.2: The Capital Improvements Schedule shall be reviewed and

updated annually to reflect any applicable changes to goals, objectives and policies or capital improvement needs set forth in all elements of the Comprehensive Plan.

POLICY 1.1.3: Capital Project for the following facilities and infrastructure will be included and funded as part of the City’s Capital Improvement Schedule, at minimum:

- (1) Potable Water
- (2) Sanitary Sewer
- (3) Stormwater Management (Drainage)
- (4) Solid Waste

POLICY 1.1.24: The Capital Improvement Program shall prioritize the identified improvements according to the following criteria:

- a. elimination of a public hazard;
- b. consistency with identified existing capacity deficits in the Comprehensive Plan;
- c. financial feasibility and impact on the City budget;
- d. consistency with the location of projected growth based on the Future Land Use Map;
- e. ability to serve the future population;
- f. consistency with plans for improvements by other agencies within Belle Isle;
- g. maintenance or improvement to Level of Service (LOS);
- h. capacity deficiency;
- i. right-of-way availability/reservation;
- j. Support the use of alternative modes of transportation;
- k. Address backlogged facilities to the extent possible; and
- l. legislative mandates and requirements.

POLICY 1.1.35: The Capital Improvements Program shall define capital improvement as any public physical improvement or land acquisition over \$10,000. For the purposes of the Comprehensive Plan, capital improvements shall be limited to open spaces, recreation, transportation, solid waste, potable water, wastewater and drainage facilities.

POLICY 1.1.46: The Capital Improvements Program shall be financially feasible and consistent with the Comprehensive Plan.

POLICY 1.1.57: The City shall maintain all City owned infrastructure at a level of service adequate to extend the use of the facility, and reduce the future repair or replacement costs.

POLICY 1.1.68: The repair or replacement of capital facilities shall be reviewed under the same criteria listed in Policy 1.1.2. The City shall plan for the replacement of capital facilities and begin identifying funding sources during its annual budget cycle.

POLICY 1.1.79: The City shall seek the highest quality new and replacement

capital improvements at the lowest cost in order to provide the greatest savings to the residents of Bell Isle.

POLICY 1.1.810: The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program as necessary based on the policies outlined in this Element.

POLICY 1.1.911: The Capital Improvements Element shall be a five year program that is updated annually and may be amended twice, if required through the Growth Management plan amendment process. In the event an emergency of the Capital Improvements Element can be amended more than twice in a year.

Policy 1.1.4012: The Capital Improvements Element shall be integrated into the Capital Improvements Program process and the first year of the Capital Improvement Program will represent the Capital budget that is adopted by the City Council with each annual budget.

Policy 1.1.4413: The City shall, whenever possible, allocate funds within the Capital Improvements Program for water conservation efforts to include public education materials.

OBJECTIVE 1.2: The City shall continue to provide a comprehensive and viable financial strategy, balancing the capital improvement needs of Belle Isle with the ability of the City to pay for them.

POLICY 1.2.1: The City shall adopt the following debt management policy:

- the maximum ratio of debt service to total revenue shall be .1;
- the use of revenue bonds shall be limited to a maximum of 25% of the total revenues; and
- the maximum ratio of outstanding capital debt to ad valorem taxes shall not exceed .1.

POLICY 1.2.2: The City shall not approve any capital improvement that the City cannot adequately fund the operation and maintenance of the improvement.

OBJECTIVE 1.3: The City shall maintain the adopted level of service standards for public facilities and services identified in the Comprehensive Plan, by requiring all proposed development to pay for the capital improvements necessary to serve the development at the adopted level of service.

POLICY 1.3.1: The City shall utilize the level of service standards (LOS) identified in this plan to evaluate and permit new development in order to maintain adopted level of service standards for existing and future needs.

POLICY 1.3.2: Belle Isle shall adopt a peak hour minimum level of service standard of “GE” on all City roads. The level of service standard shall be based on the information provided in the Transportation Element.

POLICY 1.3.53: The City shall adopt a level of service for solid waste of 4.0 pounds per person per day for residential uses, and 2.0 pounds per person per day for commercial uses. The LOS shall be used for determining the availability of the Orange County Landfill.

POLICY 1.3.4: 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/acre/day

POLICY 1.3.5: The City shall adopt level of service standards to determine whether there is sufficient wastewater service available to service proposed developments:

User	Level of Service Standard
Residential	
Single Family	300 gallons/unit/day
Multi-Family	225
gallons/unit/day Commercial	
Professional-Office	0.1 gallons/sq.ft./day
General Commercial	0.25 gallons/sq.ft./day
Hotel/Motel	265 gallons/room/day
Industrial	0.15 gallons/sq.ft./day

POLICY 1.3.6: The City shall adopt the following Level of Service standards for all new drainage systems:

Water Quality: All retention/detention facilities shall retain either the first 1/2" of runoff from the entire site or the runoff from 1" of rainfall, whichever is greater.

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

Facility	Design Storm
Bridges	50 year
Canals, ditches or culverts for drainage external to development	25 year
Crossdrains and storm sewers	10 year
Roadside swales, drainage internal to development or individual house	10 year
Detention/Retention Basis**	25 year
Retention Basins	100 year

- * All Design storms are 24 hours in length.
- ** With positive outfall.
- *** Without positive outfall.

POLICY 1.3.7: The City shall adopt a LOS for activity and ~~resource based~~ resource-based parks of 1.0 acre/1,000 people.

OBJECTIVE 1.4: In December of 1992, the City adopted as part of the Land Development Code, a Concurrency Management System which provides the process and procedures for evaluating the impact of a new development on the adopted level of service standards. The City of Belle Isle shall continue to enforce the Concurrency Management System pursuant to the following policies.

POLICY 1.4.1: The City shall ensure that adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy (CO) or its equivalent, ~~or. t~~ The City shall consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve development by the anticipated issuance date of the CO or its equivalent.

POLICY 1.4.2: The Concurrency Management System mandates that all development order approvals ~~issued after January 1, 1993~~ shall be conditioned upon the availability of adequate facilities. It shall be the responsibility of the applicant to provide proof that the proposed development will not reduce the level of service below the level of service adopted in the City's Comprehensive Plan for any public facility. The necessary facilities and services needed to serve the new development must be scheduled to be in place or

under actual construction not more than three years after issuance of a certificate of occupancy as provided in the City's adopted five-year schedule of capital improvements.

Policy 1.4.3: The City of Belle Isle shall plan for and provide needed capital facilities that are within the fiscal capability of the City through the adoption of a Capital Improvements Program (CIP). For those needed capital facilities that are under the fiscal responsibility of another public agency, the City of Belle Isle shall adopt by reference the applicable agency's 5-year capital improvement program or work plan. The 5-year CIP can be found in the City's budget, which may be modified from time to time.

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City of Belle Isle
 Five Year Capital Improvement Plan
 2009/2010 – 2013/2014

Project Year	Project Name/ Description	Total Project Cost	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	Dept	Revenue Source
2008/2013	Canopy Removal	\$90,000	\$10,000	\$20,000	\$20,000	\$20,000	\$20,000	519	General Fund
2008/2009	Phase II Drainage Improvements	\$95,654	\$95,654	\$0	\$0	\$0	\$0	519	SWU & General
2008/2013	Emergency Project Funding	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	513	General Fund
2008/2013	Lake Conway East & Windsor Place street resurfacing	\$376,100	\$333,100	\$43,000	\$0	\$0	\$0	541	General Fund
2008/2013	Tree Replacement	\$85,000	\$5,000	\$20,000	\$20,000	\$20,000	\$20,000	541	General Fund
2008/2013	Sidewalk & Curb Repair	\$250,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	519	General Fund
2008/2013	Phase III Drainage Improvements	\$2,040,594	\$390,124	\$1,117,740	\$532,730	\$0	\$0	519	SWU & General
2008/2009	Traffic Calming	\$85,000	\$5,000	\$20,000	\$20,000	\$20,000	\$20,000	541	General Fund
2007/2011	Community Beautification	\$450,000	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	519	General Fund
2007/2011	Community Improvement Grants	\$110,000	\$10,000	\$25,000	\$25,000	\$25,000	\$25,000	519	General Fund
2009/2010	Council Chambers & Audio Visual	\$75,000	\$0	\$75,000	\$0	\$0	\$0	519	General Fund
2008-2009	Building – 1521 Nela Police Dept.	\$29,500	\$29,500	\$0	\$0	\$0	\$0	519	General Fund
2009	Phase I Street Resealing and Resurfacing	\$90,924	\$0	\$90,924	\$0	\$0	\$0	541	General Fund
2010	Phase II Street Resealing and Resurfacing	\$171,120	\$0	\$171,120	\$0	\$0	\$0	519	General Fund
2011	Phase III Street Resealing and Resurfacing	\$205,440	\$0	\$0	\$205,440	\$0	\$0	519	General Fund
2010	Phase IV Drainage Improvements	\$50,704	\$0	\$50,704	\$0	\$0	\$0	519	SWU & General

Five Year sub total

Yearly Total

<u>\$4,705,036</u>	<u>\$1,078,378</u>	<u>\$1,883,488</u>	<u>\$1,073,170</u>	<u>\$335,000</u>
		<u>\$335,000</u>		

Adjusted Total

<u>\$4,705,036</u>	<u>\$1,078,378</u>	<u>\$1,883,488</u>	<u>\$1,073,170</u>	<u>\$335,000</u>
		<u>\$335,000</u>		

Footnote:

Phase II Drainage Improvements

3013 Cullen Lake Shore Drive HOA/Road Repair	95,564
95,564	

Phase III Drainage Improvements

3013 Trentwood Outfall @ Lincoln res	50,000	staff estimate – staff project
50,000		

Phase III Drainage Improvements

Belle Vista Drive Outfall Repair	31,313
Horizon Court Outfall Repair	101,377
Lagoon/Trimble Park Outfall Repair	31,691
Lake Drive Outfall Repair at Sullivan Residence	101,427
Nela Homewood Drainage	985,000
Willoughby Lane Outfall Repair	74,317
1,325,125	

Phase III Drainage Improvements

Wind Drivet Road Outfall/Swale Improvement	50,704
50,704	

Resurfacing & Curbing

Lake Conway East & Windsor Place street resurfacing

333,1

00 Quando Drive, Playa Court, Jandra Court, and Araje

Court Resurfacing

Cove Drive, Sol Avenue, and Quando Circle Resealing	
Road Resurfacing (Windsor Place)	43,000
Wandsworth Avenue, Chiswick Circle, Edlingham Court, Battersea Court, Deerhurst Drive, Hawford Circle and Rothbury Drive Resealing	
	<u>376,100</u>

Phase I Street Resealing and Resurfacing

Indian Drive, Barby Lane, Seminole Drive, Warren Park,	
	90,92
4 and Willoughby Lane Resurfacing and Resealing Court Resurfacing	
	<u>90,924</u>

Phase II Street Resealing and Resurfacing

Barby Lane and Flowertree Road Resurfacing	
	61,08
0 Idian Drive, Willoughby Lane, Trentwood Boulevard Burbank Avenue, Flowertree Road, Via Flora, Wilks Avenue Woodbine Drive, Waltham Street, Belle Vista Drove,	
	110,0
40 La Belle Street, Penninsular Drive, Pasadena Road, Parkway Drive, Venetian Avenue, McClawley Court and Kissam Court Resealing	
	<u>171,120</u>

Phase III Street Resealing and Resurfacing

~~Nela Avenue Spur, Idaho Avenue and Gondola Drive Resurfacing~~

~~_____ 152,6~~

~~40 Lake Drive, Conway Circle, Nevada Avenue, Swann~~

~~Avenue and Swann Avenue Spur and Perkins Road _____ 52,800~~

~~Resealing _____~~

~~_____~~
~~_____ **205,440**~~

POLICY 1.4.34:

The City shall issue no development order or development permit for new development, unless one of the concurrency management requirements cited below are satisfied for the following types of infrastructure sanitary sewer, solid waste, drainage, and potable water.

- The necessary facilities and services shall be in place when a development permit is issued; or
- A development permit is issued subject to the condition that the necessary facilities and services shall be in place when the impacts of the development occur; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to development agreements pursuant to Section 163.3220 Florida Statutes or an agreement or development order issued pursuant to Chapter 380 Florida Statutes.

POLICY 1.4.45: If a development order would reduce the level of service for a public facility below the adopted level of service for that facility, then the City Council may approve another reasonable use of the property, which meets concurrency, as permitted by the Land Development Code. A reasonable use is defined as any use that is allowed under the zoning classification for that property.

POLICY 1.4.56: When an existing public facility has a level of service below the adopted level of service, the proposed development impacting that facility cannot be held accountable for the existing deficiency. The proposed development ~~may~~ must be approved by the City, provided that the applicant is able to demonstrate that the impact from the development on that facility will not lower the level of service below the level of service prior to the development. As part of this policy, the ~~applicant~~ developer must ~~may~~ make improvements that ~~exclusively~~ address the development's impact without addressing the existing deficiency and still meet the concurrency requirements, and maintain the adopted level of service, as set forth in the Land Development Code and this Element.

POLICY 1.5: All future development shall be required to fund a pro rata share of all improvements the need for which is generated by the proposed development, through implementation of the following policies.

POLICY 1.5.1: A concurrency management system has been adopted as part of the Land Development Code which mandates that applicants for development or redevelopment be required to provide a pro rata share of all capital improvements the need for which shall be generated by the respective proposed developments or provide funds in lieu thereof. The concurrency management system shall ensure that such improvements be in place concurrent with the impacts of development and meet adopted minimum level of service standards.

POLICY 1.5.2: The Concurrency Management System mandates that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment.

POLICY 1.6: The Capital Improvements Element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Local Planning Agency (LPA). Findings and recommendations of the LPA shall be considered by the City Council at a public meeting. At such time the City Council shall take action, as it deems necessary in order to refine/update the Capital Improvements Element.

OBJECTIVE 1.7: Prior to June 1st of each year, OCPS shall coordinate with the City to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

Policy 1.7.1: The City shall review the updated annual ten(10) year DCOP to determine if the projected capacity, projected enrollment, and LOS for each school and CSA within the City’s jurisdiction or for each school serving the City’s residents is consistent with its growth projections.

Policy 1.7.2: The City shall review and update the OCPS adopted Concurrency Service Areas (CSAs), adopted Level of Service and enrollment projections in the annual update of the CIE to ensure that the CIE continues to be financially feasible and that the LOS will be achieved.

Policy 1.7.3: The ten (10) year DCOP shall include all planned capital projects which increase the capacity of public schools within the City or increase the capacity of public schools serving the City’s residents.

Policy 1.7.4: The City shall include the ten (10) year DCOP in the annual update of the CIE.

Policy 1.7.5: OCPS will review the need with the City to adopt the OCPS ten (10) year financially feasible DCOP in order to achieve the adopted LOS in all CSAs within the County. When necessary, the City shall include the ten (10) year DCOP in the annual update of the CIE.

Policy 1.7.6: The City hereby incorporates by reference the Orange County Public Schools 10- Year Capital Outlay Plan ~~for 2007-08-2009-2010~~ that is updated and adopted each year by OCPS that includes school capacity sufficient to meet anticipated student demands projected by OCPS.

Policy 1.7.7: The City adopts Tables 1, 2 and 3 as the 10-year long term schedule of capital improvements for the purposes of correcting existing

deficiencies and setting priorities for addressing backlogged facilities within the designated CSAs.

OBJECTIVE 1.8: The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.8.1: Consistent with Section 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (Interlocal Agreement), the LOS standards shall be applied consistently by all the local governments within Orange County and by the School Board to all schools of the same type. All CSAs must achieve the adopted LOS standards identified in CIE Policy 1.8.1 CFE Policy 3.2.1 by 2014, with the exception of the backlogged CSAs which have been placed in a long term concurrency management system. Each backlogged CSA must meet the adopted LOS by the year 2017. The backlogged CSAs are identified below and the existing and projected LOS standards are identified accordingly.

Backlogged CSA	Adopted LOS Standard	2009-10 (Existing)	2013-14 (5 Year)	2016-17 (LTCMS 10 Year)
CSA DD	110%	109.4%	114.6%	100.6%
Gotha	100%	110.1%	104.0%	81.9%
Meadow Woods	100%	106.6%	108.1%	99.3%
66-M-W-4 (2012)	100%	n/a	100.8%	100.0%

Policy 1.8.2: The concurrency service areas for each school type are adopted and incorporated by the following figures 1 through 6.

Policy 1.8.3: The LOS standards, except for backlogged facilities as provided in Capital Improvements Element (CIE) Policy 1.8.1, to implement school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows:

- a. Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as CSAs.
- b. Middle: 110% of Adjusted FISH using Middle School Attendance Zone as CSAs
- c. High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs (Note: Adjusted permanent FISH for High Schools does not include in-slots)

The LOS for OPCS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle schools in the following manner: All grades of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary schools. For Blanker K-8, grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools.

~~Table 1—OCPS Financial Resources, Projected Revenue FY 2008 through FY 2017
(attached, in Excel spreadsheet)~~

~~Table 2—OCPS Financial Resources, Projected Expenditures FY 2008 through FY
2017 (attached, in Excel spreadsheet)~~

~~Table 3—10-Year Capital Outlay Plan for Additional Schools, 2007
(attached, in Excel spreadsheet)~~

CONCURRENCY MANAGEMENT SYSTEM

PURPOSE AND INTENT

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available or will be made available, concurrent with the impacts of the development. The provisions of this section are designed to provide a systematic process for review and evaluation of all proposed development for its impact on basic public facilities and services, as required by the Local Government Comprehensive Planning and Land Development Regulation Act, chapter 163, part II, Florida Statutes, and rule 9J-5.0055, Florida Administrative Code.

NO FINAL DEVELOPMENT ORDER SHALL BE GRANTED FOR A PROPOSED DEVELOPMENT UNTIL THERE IS A FINDING THAT ALL PUBLIC FACILITIES AND SERVICES INCLUDED IN THIS CHAPTER HAVE SUFFICIENT CAPACITY AT OR ABOVE THEIR ADOPTED LEVEL OF SERVICE (LOS) TO ACCOMMODATE THE IMPACTS OF THE DEVELOPMENT, OR THAT IMPROVEMENTS NECESSARY TO BRING FACILITIES UP TO THEIR ADOPTED LOS WILL BE IN PLACE CONCURRENT WITH THE IMPACTS OF THE DEVELOPMENT, AS DEFINED HEREIN.

GENERAL PROVISIONS

Sec. 1. Public facilities and services for which concurrency is required.

The provisions and requirements of these sections shall apply only to those public facilities and services listed below:

- (A) Traffic circulation.
- (B) Sanitary sewer.
- (C) Potable water.
- (D) Drainage.
- (E) Solid waste.
- (F) Recreation and open space.

Sec. 2. Development subject to concurrency review.

Unless specifically exempted below, all applications for site plan or subdivision plat approval, where the individual lots within the subdivision do not require site plan approval, shall be subject to concurrency review.

(A) *Vested Projects:* Projects, which have valid development orders or permits prior to January 1, 1993, shall be exempt from concurrency assessment. This shall include all vacant single-family lots in subdivisions, which were platted and recorded prior to January 1, 1993. Residential lots of records, as defined by this Code, shall also be considered vested for the purposes of this chapter.

(B) *Minimum Threshold:* The following developments shall be exempt from all applicable components of concurrency review; however, in no case shall a development order be issued for a minimum threshold project which would impact a public facility for which a moratorium or deferral on development has been placed:

----- (1) Residential projects which would result in the creation of one (1) additional single family housing unit.

----- (2) Commercial, institutional or industrial expansions of up to ten (10) percent of the existing gross floor area, providing such expansion is estimated to generate less than one hundred (100) vehicle trips per day and create one (1) equivalent residential unit of utility demand or less.

----- (3) Construction of accessory buildings and structures which do not create additional public facility demand.

(C) *Public Facilities:* Public facilities necessary to ensure the protection of the health, safety and general welfare of the citizens of Belle Isle, including but not limited to, City hall, police stations, fire stations, park/recreation buildings, water plants, sanitary sewer plants and public schools (pre- kindergarten through 12th grade), shall be exempt from concurrency review. This shall include but not be limited to all public facility construction projects included in the Capital Improvements Program required to meet any adopted level of service standard.

Sec. 3. Minimum requirements for concurrency.

To ensure that public facilities and services necessary to support development are available concurrent with the impacts of said development, the following standards must be met:

----- (A) The necessary facilities and services are in place at the time a permit is issued, or a permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur; or

----- (B) The necessary facilities are under construction at the time a permit is

issued; or

- ~~(C)~~ The necessary facilities and services are the subject of a binding executed contract for the construction of said facilities or the provision of services at the time the permit is issued; or
- ~~(D)~~ The necessary facilities and services have been included in the Capital Improvements Program and are programmed for construction prior to or concurrent with the impacts of the proposed development; or
- ~~(E)~~ In the case of road facilities, the necessary improvements are in place or under actual construction within three years after a permit is issued;
or
- ~~(F)~~ The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to chapter 380, Florida Statutes, or any other development agreement entered into between the City and a developer. The agreement must guarantee that the necessary facilities and services will be in place prior to, or concurrent with, the impacts of the development.

Sec. 4. Concurrency administration.

The City shall be responsible for the following four (4) primary tasks associated with administration of this chapter:

- ~~(A)~~ Creating and maintaining an inventory of existing public facilities' capacities and deficiencies.
- ~~(B)~~ Determining concurrency of minor development applications.
- ~~(C)~~ Providing advisory concurrency assessments and recommending conditions of approval to the City council for major development applications.
- ~~(D)~~ Reporting the status of all public facilities' capacities covered under this section to the council, City Manager and the public as requested by the mayor or the council.

ADOPTED LEVEL OF SERVICE STANDARDS

The adopted level of service standards for those public facilities for which concurrency is required shall be as established in the City's Comprehensive Plan as follows.

Sec. 1. Traffic circulation.

The City's adopted peak hour minimum level of service standard is "C" on all City roads.

The City's adopted peak hour level of service standard for county roads in Belle Isle is consistent with Orange County's adopted level of service standards. The LOS for county roads in and adjacent to Belle Isle are as follows:

Roadway	Classification	LOS
Gondola Drive, Matchett Road	Local street	C
Daetwyler/Judge/Conway Roads	Urban collector	E
Hoffner Road	Minor arterial	E
Nela Avenue/Seminole Drive	Urban collector	E

The City's adopted peak hour level of service standard is consistent with the Florida Department of Transportation's level of service standards for state roadways. The LOS for state roads in and adjacent to Belle Isle are as follows:

Roadway	Classification	LOS
Conway Road (North of Hoffner)	Minor arterial	D
Orange/Hansel Avenues	Principal arterial	D
Sand Lake/McCoy Road	Minor arterial	D

Sec. 2. Sanitary sewer.

The City's adopted level of service standards determine whether there is sufficient wastewater service available to serve proposed developments. The LOS standards for wastewater are:

User	Level of Service Standard
Residential:	
Single-family	300 gallons/unit/day
Multi-family	225 gallons/unit/day
Commercial:	

Professional-office	0.1 gallon/sq.ft./day
General commercial	0.25 gallon/sq.ft./day
Hotel/motel	265 gallons/room/day
Industrial	0.15 gallon/sq.ft./day

Sec. 3. Potable water.

The City's adopted level of service standards for potable water are:

User	Level of Service Standard
Residential	350/gallons/unit/day
Nonresidential	2,000 gallons/acre/day

Sec. 4. Drainage.

The City's adopted level of service standards for water quality on all new drainage systems are as follow: All retention/detention facilities shall retain either the first 1 inch of runoff from the entire site or the runoff from 2.5 inches of rainfall from the impervious areas, whichever is greater, and comply with the rules from SJRWMD.

The water quantity level of service standards attempt to address the amount of rainfall and runoff generated from that rainfall. The LOS standard for drainage systems in all new development or redevelopment shall be as follows:

Facility — Design Storm

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

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

Current conditions have been adopted as the acceptable level of service standard for the existing drainage facilities.

Sec. 5. Solid waste.

The City's adopted level of service for solid waste is four (4.0) pounds per person per day for residential uses, and two (2.0) pounds per person per day for commercial uses. Based on Census data, the City shall use two and six tenths (2.6) persons per housing unit to determine population of a proposed development.

Sec. 6. Recreation and open space.

The City's adopted level of service for recreation and open space is one (1) acre of parkland for every one thousand (1,000) people.

FACILITY SPECIFIC REQUIREMENTS

The following specific requirements for each facility are the criteria to be used in calculating the amount of the facility or service needed to serve a development. Developers of developments subject to concurrency are responsible for meeting the following requirements.

Sec. 1. Traffic circulation.

The seventh edition of the Institute of Transportation Engineers' *Trip Generation* manual will be used to determine the number of vehicles during the peak hour generated by each proposed development. Proposed developments with more than one hundred (100) vehicles during the peak hour or developments located on Hoffner Avenue, McCoy Road or Daetwyler Drive are required to submit a traffic analysis, which identifies the development's impact on the traffic circulation system. Such an analysis shall include the following:

- (A) Total projected average daily trip ends for the proposed development.
- (B) Average projected peak-hour trip ends generated by the development.

- (C) Analysis of traffic distribution on the roadways.
- (D) Projected percentage of truck and bus traffic.
- (E) Design capacity of the accessed road(s).
- (F) Necessary operational improvements to the transportation system in order to maintain the appropriate level of service for the roadway.
- (G) Other related information as required by the City.

Sec. 2. Sanitary sewer.

The sanitary sewer generated by a proposed development shall be estimated based upon the following standards:

Residential:	
Single-Family	300.00 gallons/unit/day
Multifamily	225.00 gallons/unit/day
Commercial:	
Professional-Office	000.10 gallons/sq.ft./day
General Commercial	000.25 gallons/sq.ft.day
Hotel/Motel	265.00 gallons/room/day
Industrial	000.15 gallons/sq.ft./day

Sec. 3. Potable water.

The demand for potable water for the proposed developments will be based upon the following standards:

Residential	350 gallons/unit/day
Nonresidential	2,000 gallons/acre/day

Sec. 4. Drainage.

A stormwater drainage plan based upon the drainage level of service standards and [this] land development code shall be prepared for all proposed developments. Such plans shall be approved as meeting said standards.

Sec. 5. Solid waste.

The following standards shall be used to estimate the volume of solid waste anticipated to be generated by a proposed development. The generation standard for residential is four (4.0) pounds per person per day, and two (2.0) pounds per person

per day for commercial uses.

Sec. 6. Recreation and open space.

The recreational impacts of proposed residential developments shall be based on the anticipated total number of persons residing in the development, calculated by multiplying the population figure per housing unit of two and six-tenths (2.6) persons by the number of units in the development. Nonresidential developments shall not be assessed as having an impact on recreation and open space.

CONCURRENCY REVIEW PROCEDURES

The City shall be responsible for conducting all concurrency reviews as required by this chapter. Concurrency review shall be initiated upon receipt from developers of a completed concurrency review form provided by the City, accompanied by the appropriate fee. The City may also conduct concurrency reviews for developments in the preapplication or conceptual development plan stage, and issue a nonbinding letter of concurrency findings. Such requests for concurrency review shall require the submission of a review fee.

Sec. 1. Application.

All development applications subject to concurrency review as required by this chapter shall include a completed concurrency review form containing the following information:

- (A) Traffic impact study (when required).
- (B) Description and estimate of water use needs.
- (C) Description and estimate of wastewater needs.
- (D) Description and estimate of solid waste generation.
- (E) Stormwater drainage calculations.
- (F) Other information required by the City to conduct a complete and accurate review.

Review and approval of a proposed development may be postponed for a reasonable time period, as set by the City, to allow for required information to be assembled. However, failure of the applicant to provide adequate information on the anticipated project impacts within the time period set by the City shall constitute sufficient grounds to deny the project.

Sec. 2. Project impact assessment.

(A) *Existing Conditions:* To conduct its assessment of the anticipated impacts of a proposed development on public facilities, the City shall use its inventory of public facilities capacities as the basis for the establishment of existing conditions.

(B) *Impact Evaluation:* Using its own information and that supplied by the applicant in compliance with section 1 above, the City shall calculate the anticipated impacts of a proposed development for all applicable public facilities listed in article B of this chapter. The impacts of the proposed development shall then be evaluated against the existing conditions established above.

Sec. 3. Project phasing/timing of improvements.

Public facility improvements associated with a phased development may likewise be phased, provided that all public facility improvements necessary to accommodate the impacts of the entire development are to be provided and a schedule is established for their construction prior to the issuance of a building permit. The schedule of facility improvements shall ensure that all facility improvements necessary to accommodate the impacts of the phased development, or portion thereof, for which a certificate of occupancy has been applied, shall be in place prior to the issuance of the certificate. Under no circumstances shall the final certificate of occupancy be issued for a phased project unless all required facility improvements required by the development order or development agreement have been completed.

Sec. 4. Development agreements.

It is the City's policy to require the developer to ensure the necessary infrastructure is in place to meet minimum LOS standards. If the minimum requirements for concurrency as outlined in article B, section 3, subsections (A) through (E) cannot be met, concurrency may be achieved by guaranteeing necessary facility improvements in an enforceable development agreement, as permitted by article B, section 3, subsection F. Said development agreement may include guarantees to construct required facility improvements or to provide funds equivalent to the cost of providing such facility improvements.

Sec. 5. Concurrency findings.

Upon the conclusion of the concurrency review, the City shall prepare a written set of findings concerning the proposed development. These findings shall include, but are not limited to:

- (A) The anticipated public facility impacts of the proposed development.

- (B) The ability of existing facilities to accommodate the proposed development at the adopted level of service standard.
- (C) Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development.
- (D) The facility(s) improvements or additions necessary to accommodate the impact of the proposed development at the adopted level(s) of service standard(s), and the entity(s) responsible for the design and installation of all required facility improvements or additions.
- (E) The date such facility(s) improvements or additions will need to be completed to be concurrent with the impacts on such facility(s) created by the proposed development.

CONCURRENCY RESERVATION

Sec. 1. Capacity reservation.

If the concurrency findings in article E, section 5 reveal that the capacity of City-owned public facilities is equal to or greater than that required to maintain the adopted level of service for said facilities, upon request from the developer the City shall reserve, or recommend to the City council the reservation of, City-owned public facility capacity necessary for the proposed development.

Capacity reservations shall be made on a first-come, first-served basis, based on the date of project approval by the City. Concurrency shall be reserved in conjunction with a development order and shall be valid only for the specific land uses, densities, intensities, and construction and improvement schedules contained in the development order as well as any applicable development agreements for the property. A finding of concurrency shall reserve City-owned public facility capacity for the project for one (1) year from the date of the approval of the development order. For planned developments City-owned public facility capacity may be reserved for the first phase of the project for up to one (1) year from the date of approval of the conceptual plan and master development agreement. Capacity reservations for concurrency shall expire if the underlying development order or development agreement expires or is revoked.

Sec. 2. Project deferrals/development moratoriums.

If at any time the City's inventory of public facilities capacities indicates that a public facility has dropped below its adopted level of service, then the City shall cease to issue development orders for projects which would impact the deficient facility(s) or area of facility operations, as defined within this Code. Such a suspension or moratorium on the issuance of development orders shall continue until such time as the adopted LOS standard is reestablished or the Comprehensive Plan is amended

to reflect a lower standard acceptable to the council for the facility(s) in question.

Sec. 3. Concurrency denials.

In the event that the City's concurrency review reveals that the proposed development would generate public facility impacts beyond that which can be absorbed by available capacity, the City shall ensure that there is a financial or other legally binding commitment to ensure that public facilities necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. Should the City and/or a developer be unable to provide such assurances, the project shall be denied. Projects denied due to failure to meet requirements, but for which all other land development requirements have been met, shall be placed on a prioritized list of development orders, which will be approved once facility improvement have been made.

Sec. 4. Capacity reservation for public purpose.

The City may reserve capacity for a particular land area or specific land use, providing such reservation is in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan, which serves an overriding public purpose. This would include such community development objectives as providing affordable housing or diversification of the tax base. Any such capacity reservation shall be noted in the report on public facilities and capacities made available by the council for the public as required by article G below.

STATUS REPORT/REQUIRED CAPITAL FACILITIES IMPROVEMENTS

The City shall monitor the cumulative effect on the capacity of public facilities of all approved development orders and development permits. The City shall prepare and present to the council and the public a report on the *Public Facilities Capacities and Level-of-Service Inventory for Concurrency Management* when requested by the council or the City Manager. This report shall include the degree of any facility deficiencies and a summary of the impacts the deficiency(s) will have on the approval of future development orders. The City shall then recommend a schedule of improvements necessary in an effort to avoid a deferral or moratorium on the issuance of development orders.

**PUBLIC SCHOOLS FACILITIES ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: IMPLEMENT A COUNTY WIDE SCHOOL CONCURRENCY PROGRAM THE CITY SHALL ESTABLISH PLANS, REGULATIONS AND PROGRAMS, IN CONJUNCTION WITH ORANGE COUNTY PUBLIC SCHOOLS (OCPS) TO FACILITATE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE CITY RESIDENTS, CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE FOR PUBLIC SCHOOLS AND WITH STATE OF FLORIDA CONCURRENCY STATUTES AND REGULATIONS.

Objective 1.1: Level of Service Standards. The City shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period.

Policy 1.1.1: The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the interlocal agreement between OCPS and the City and the adopted Capital Improvements Element and Intergovernmental Coordination Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. ~~In accordance with 9J-5.025(3)(c)7, F.A.C., the adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element Policy 1.8.4~~ for the purposes of implementing school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows: by school type for all cities and the unincorporated areas of Orange County shall be as follows:

School Type	Standard*	Concurrency Service Area (CSA)
Elementary	110%	Modified Middle School Attendance
Zones K through 8		110% K through 8 School
Attendance Zones Middle	100%	Middle School
Attendance Zones		
High	100%	High School Attendance Zones

The LOS for OCPS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle schools in the following manner: All grades of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary

schools. For Blankner K-8, grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools.

* Permanent FISH + "In-slot" school, not to exceed Core Capacity for Elementary, K

through 8, and Middle School Types. Permanent FISH, not to exceed Core Capacity for High Schools.

Policy 1.1.2: The adopted LOS must be achieved in all CSAs ~~by April 1, 2012,~~ except for deficient CSAs, except where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year District Capital Outlay Plan (DCOP) ~~for funding by April 1, 2017.~~

Policy 1.1.3: The City shall cooperate with and shall support OCPS efforts to initiate and implement any of the following strategies to ensure compliance with adopted LOS standard.

- a) Building new schools to relieve over-capacity schools in CSAs that exceed the adopted LOS,
- b) Renovating over-capacity schools to add permanent capacity and replace on-campus portables,
- c) Rezoning students from over-capacity schools to under-capacity schools,
- d) Moving special programs from over-capacity schools to under-capacity schools to utilize excess permanent capacity where it exists.

Policy 1.1.4: The City shall utilize the OCPS calculation of school capacity, which is determined annually by OCPS using the Adjusted FISH Capacity for each school and CSA within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH (Florida Inventory of School Houses) Capacity, adjusted to include the design capacity of modular or in-slot classrooms on the campuses designed as modular or in-slot schools, not to exceed the adopted Core Capacity for that school.

Policy 1.1.5: The number of elementary, middle and high school students generated by a residential development shall be calculated by multiplying the number of dwelling units by the student generation rates by school type as set forth in the current Orange County Public Schools School Impact Fee Study Update (Added 6/08, Ord. 08-11) ~~in Table 12 of the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.~~

Policy 1.1.6: The City shall cooperate with OCPS in its efforts to meet adopted LOS standards through the adoption of a ten (10) year, financially feasible District Capital Outlay Plan (DCOP). Where the LOS cannot be achieved through the construction of new school capacity as provided in the five (5) year DCOP, the City shall cooperate with OCPS in its efforts to adopt a long range ten (10) year DCOP as part of the School District's annual capital planning process.

Policy 1.1.7: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the City shall not deny an application

for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

Policy 1.1.8: The City, in conjunction with OCPS, shall review LOS standards for public school facilities annually. Changes to those standards shall be processed as amendments to this Element and the City’s Capital Improvements Element.

Policy 1.1.9: The City shall amend its concurrency management system in its Land Development Regulations or contract with Orange County to implement its school concurrency review in order to implement school concurrency.

Objective 1.2: OCPS, in conjunction with the City, shall adopt and annually update school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development.

Policy 1.2.1: ~~CSAs are depicted in the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008. The established CSAs are less than district wide.~~ OCPS, in coordination with Orange County, the City of Belle Isle and other municipalities, has established CSAs that are less than district-wide. CSA maps are available from OCPS and the OCPS web site

Policy 1.2.2: CSAs shall be reviewed annually in conjunction with the adoption of a ten (10) year District Capital Outlay Plan (DCOP). CSA boundaries may be adjusted to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, and other factors.

Policy 1.2.3: Changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section 14 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 1.3: The City and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Policy 1.3.1: The City shall not approve a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested until such time as OCPS has determined whether sufficient capacity will exist concurrent with the development or a capacity enhancement agreement is executed that provides for the needed capacity to accommodate the proposed development.

Policy 1.3.2: The City will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, the City shall not approve a residential site plan, plat,

or its functional equivalent, until a concurrency determination has been conducted by OCPS and a School Concurrency Certificate has been issued for the development consistent with the provisions of the adopted interlocal agreement. Vested rights and exemptions respecting concurrency and consistency shall be in accordance with applicable law.

~~**Policy 1.3.3:** School concurrency shall not apply to property within a development of regional impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units.~~

~~**Policy 1.3.4:** For DRIs that include residential development and are submitted after July 1, 2005, the City shall include OCPS planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders and agreements.~~

Policy 1.3.53: Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from capacity review.

Policy 1.3.64: Consistent with Section 16.2 of the Interlocal Agreement, the following residential uses shall be exempt from the requirements of school concurrency:

- a. Any proposed residential development considered de minimis as defined by PSFE Policy 1.3.5.
- b. One single-family house, one (1) duplex, and/or one accessory dwelling unit being developed on an existing, platted residential lot of record.
- c. Any building or structure that has received a Building Permit as of the effective date of the Interlocal Agreement, or is described in section 163.3167(8), Florida Statutes.
- d. Any new Residential Development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.
- e. Any amendment to any previously approved Residential Development, which does not increase the number of dwelling units or change the type of dwelling units (e.g. converts single-family to multi-family, etc.)
- f. Any age-restricted community that qualifies as one of three types of communities for older persons as "housing for older persons" in the Housing for Older Persons Act, 42 U.S.C. § 3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Ormond Beach L.P., 760 So. 2d, 126 (Fla.2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet

- applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.
- g. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.
 - h. The construction of accessory buildings or structures which will not create additional dwelling units.
 - i. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type. Documentation of the existence of the original dwelling unit must be submitted to the concurrency official.
 - j. Developments of Regional Impact that have filed a complete application for a development order prior to May 1, 2005, or for which a development order was issued prior to July 1, 2005. This exemption shall expire upon withdrawal, denial, or expiration of the application for a development order. This exemption shall not apply where the developer files a Notice of Proposed Change and/or Substantial Deviation (as provided in Statute) to increase the number of residential units. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the development order upon expiration of the development build-out date for such phase, or for the entire development order upon expiration of the development order, or upon the material default of the school mitigation conditions of the development order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
 - k. The portion of any Residential Development that, prior to the effective date of school concurrency, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, extension thereof, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
 - l. Any residential development with a letter from the City vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by the Interlocal Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations of the City.
 - m. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfasts, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious

non-youth facilities, regardless of whether such facilities may be classified as residential uses.

Objective 1.4: Upon completion of an OCPS Concurrency Review, a development that fails to meet school concurrency may be postponed until adequate public school capacity is created through the construction of new schools or any combination of methods specified in Policy 1.1.3. As an alternative, the impact of development may be mitigated by making a proportionate share contribution consistent with OCPS policy.

Policy 1.4.1: A development shall be deemed to meet concurrency if there is sufficient capacity in the CSA where the development is located or where sufficient capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the LOS, and the LOS for the specific school type when considered District-wide does not exceed 100% of capacity. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans. CSAs are depicted in the support document of the Public School Facility Element entitled Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.

Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in Section 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Policy 1.4.2: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build out. As provided for in the adopted interlocal agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including the cost of land, equipment, school buses, and where appropriate, temporary classroom space needed to house students generated by the development while permanent space is being constructed. Any proportionate share mitigation must be directed by OCPS to a school capacity improvement identified in capital improvement schedule in the adopted financially feasible five (5) year DCOP and in the City's Capital Improvements Element to maintain financial feasibility based on the adopted LOS standards. If a school capacity improvement does not exist in the District Facilities Work Program, OCPS may in its sole discretion, add a school capacity improvement to mitigate the impacts from a proposed residential development, so long as the financial feasibility of the District Facilities Work Program can be maintained and so long as the City agrees to amend its Capital Improvements Element to include the new school capacity improvement.

Policy 1.4.3: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in Section 17.6(b) of the Interlocal Agreement and as may be negotiated between the developer

and OCPS and, as appropriate, the City.

Policy 1.4.4: Any of the Proportionate Share options set forth in Policy 1.4.3 that are utilized by developers as mitigation are eligible for school impact fee credits as provided for in Florida law.

GOAL 2: MAINTAIN A HIGH QUALITY EDUCATIONAL SYSTEM FOR THE CURRENT AND FUTURE RESIDENTS OF ORANGE COUNTY THROUGH COORDINATED EFFORTS WITH ORANGE COUNTY PUBLIC SCHOOLS (OCPS), AS PROVIDED IN THE ADOPTED INTERLOCAL AGREEMENT.

Objective 2.1: The City shall coordinate and cooperate with OCPS throughout the planning period to review and maintain procedures established in the adopted interlocal agreement and maintain consistency with the adopted Comprehensive Plan.

Policy 2.1.1: Pursuant to the adopted interlocal agreement, a Technical Advisory Committee comprised of representatives from the City, other Orange County Municipalities, OCPS and the Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions.

Policy 2.1.2: The Technical Advisory Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include, but shall not be limited to:

- a) Short and long-range planning, population and student projections, and future development trends;
- b) Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;
- c) Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
- d) The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan and
- e) Update of the DCOP for inclusion in the City's Comprehensive Plan.

Policy 2.1.3: The City shall provide an update of approved residential developments, phases of development and estimated build out by phase to the OCPS Planning Department annually.

Policy 2.1.4: The City shall review OCPS generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

Objective 2.2: City and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure public school facilities are located to address the

needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City’s adopted Future Land Use Map, other provisions of the Comprehensive Plan and the City’s Land Development Regulations.

Policy 2.2.1: Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater.

Policy 2.2.2: The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. Likewise the City shall provide protection for existing residential neighborhoods through the development review process as new schools, renovations and/or expansions are proposed.

Policy 2.2.3: In an effort to enhance local communities and neighborhoods, the City will participate with OCPS in the school siting, design and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses and neighborhoods surrounding proposed school sites.

Policy 2.2.4: Where feasible, OCPS and the City shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school’s use of the public facilities and the public’s use of school facilities for community meetings and sports activities.

Policy 2.2.5: In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the City.

Policy 2.2.6: In addition to implementation of efficient school pick-up and drop-off procedures and routing, Turn lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access to students and the public. Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS.

Policy 2.2.7: OCPS shall coordinate with the City in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

GOAL 3: TO WORK WITH OCPS TO DEVELOP A FINANCIALLY FEASIBLE TEN (10) YEAR

DISTRICT CAPITAL OUTLAY PLAN (DCOP) AND CONSISTENT CITY PUBLIC SCHOOL FACILITIES ELEMENT AND CAPITAL FACILITIES ELEMENT.

Objective 3.1: Prior to June 1st of each year, OCPS shall coordinate with the City to develop a financially feasible ten (10) year DCOP for review and approval by the OCPS Board and adoption into the City’s Capital Improvements Element through the Comprehensive Plan Amendment process.

Policy 3.1.1: The ten (10) year DCOP shall include all capital projects which increase capacity of public schools within the City and address the deficiencies necessary to maintain or improve LOS.

Policy 3.1.2: The City shall include the ten (10) year DCOP in the annual update of the City’s Capital Improvements Element.

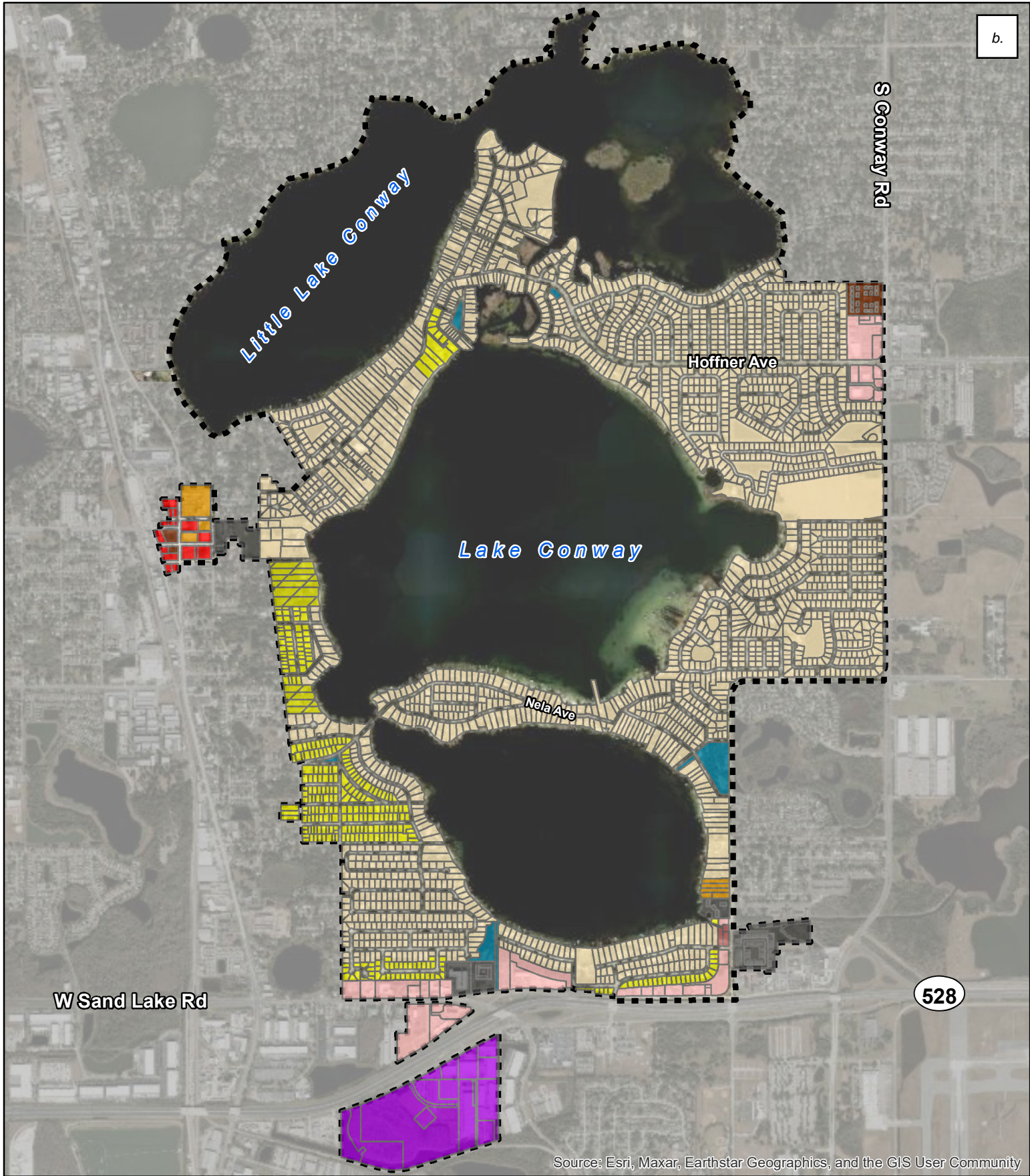
Policy 3.1.3: The City shall coordinate with OCPS to review and update the adopted Concurrency Service Area (CSA) boundaries, and associated enrollment projections in the City’s annual update of the Public School Facilities Element and Capital Improvements Element, to ensure that the Comprehensive Plan Capital Improvements Element continues to be financially feasible and that the adopted school LOS will continue to be achieved.

Policy 3.1.4: The City shall coordinate with OCPS by reviewing and providing input into the annual update of the ten (10) year DCOP. Such coordination may include the review and update of adopted CSA boundaries, student enrollment projections, and LOS for each school and CSA within the City.

Policy 3.1.5: ~~In accordance with F.S. 163.3180(9)(a),~~ ~~the City adopts a long-term school concurrency management system for the 2007/2008 – 2017/2018~~ ~~ten (10) planning period for areas where significant backlog exists.~~ The City adopts a long-term school concurrency management system for the 2017/2018 – 2027/2028 ten (10) planning period for areas where significant backlog exists.

INSERT FIGURES

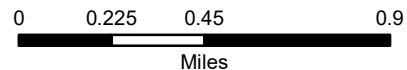
SCHOOLS MAP FIGURES 4, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, and Orange County Public Schools Ancillary Facilities 2007-08



City of Belle Isle • ZONING

📍 City of Belle Isle, FL
 📅 Date: 7/30/2024
 # 23002514
 🏠 Belle Isle

- | | | |
|-------|----------|-----------------|
| 📍 C-1 | 📍 PD | 📍 R-1-AAA |
| 📍 C-2 | 📍 PUB | 📍 R-2 |
| 📍 I-2 | 📍 R-1-A | 📍 R-3 |
| 📍 P-O | 📍 R-1-AA | 📍 City Boundary |



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of the property and no warranty is made as to the completeness. This plan is concept only and is subject to change, and does not represent an approval.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

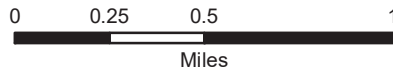


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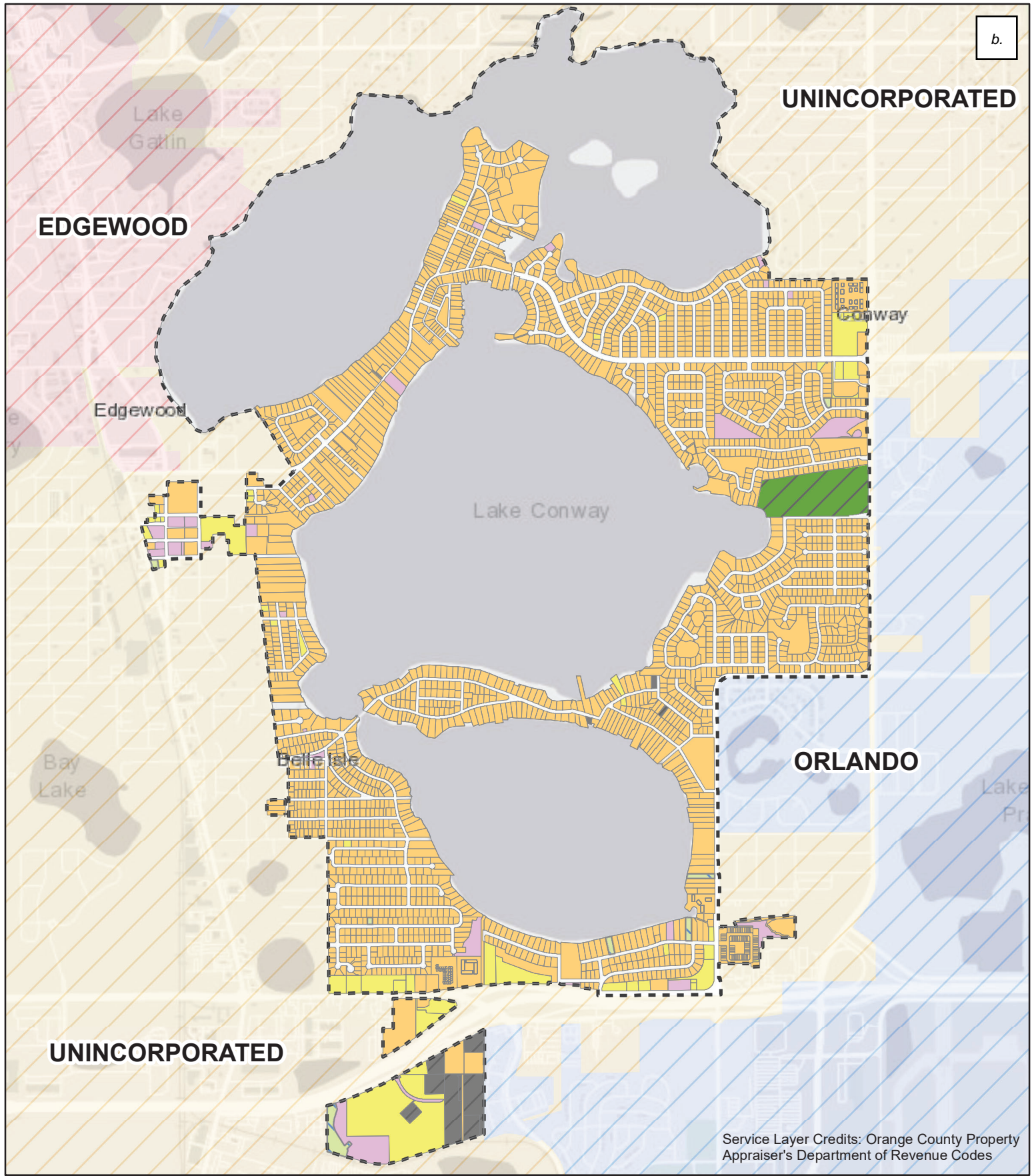
City of Belle Isle • VACANT LAND

- 📍 City of Belle Isle, FL
- 📅 Date: 7/29/2024
- # 23002514
- 👤 Belle Isle

- 🗲 City Boundary
- 🟡 Vacant - Low Density Residential (31)
- 🟠 Vacant - Medium Density Residential (11)
- 🔴 Vacant - Commercial (4)
- 🟣 Vacant - Industrial (3)
- 🟠 Vacant - Professional / Office (1)
- 🟢 Vacant - Conservation (1)



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of the property and no warranty is made as to the completeness. This plan is conceptual and does not represent an approved change, and does not represent an approval.



Service Layer Credits: Orange County Property Appraiser's Department of Revenue Codes

Document Path: L:\2023\23002514- Belle Isle Comprehensive Plan Update\04 PROJECT DATA\02 GIS\00 MXDs\Existing_Land_Use.mxd

RVI
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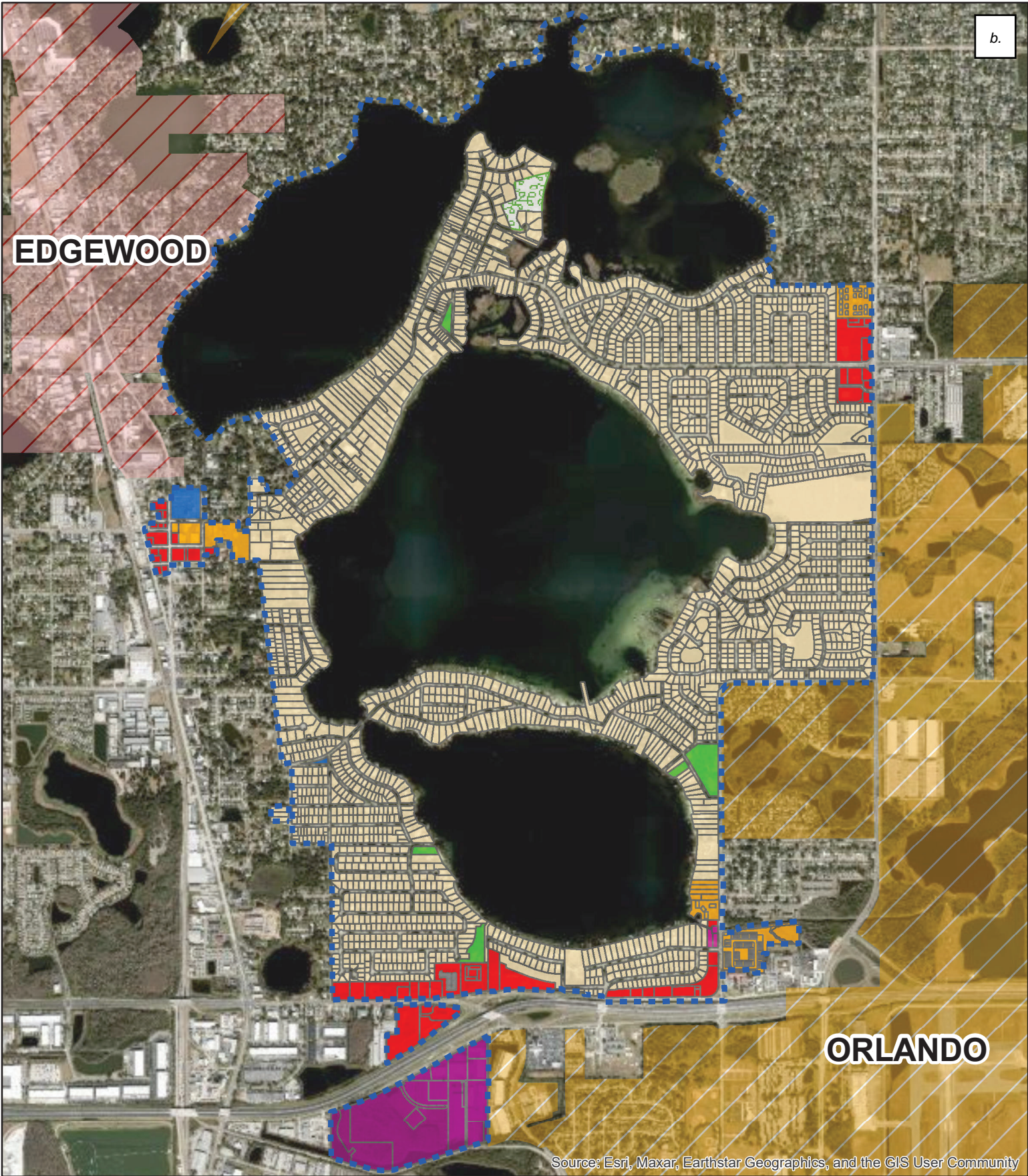
City of Belle Isle • EXISTING LAND USE

- 📍 City of Belle Isle, FL
- 📅 Date: 7/30/2024
- # 23002514
- 👤 Belle Isle

- ▬ City Boundary
- 🏠 Residential
- 🏢 Commercial / Retail
- 🏭 Industrial
- 🌿 Agricultural
- 🏛 Institutional / Municipal
- 🌳 Parks / Environmental



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IRVi
 111 North Magnolia
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City of Belle Isle • FUTURE LAND USE

- 📍 City of Belle Isle, FL
- 📅 Date: 7/29/2024
- 🔢 # 23002514
- 👤 Belle Isle

 Low Density Residential	 Professional - Office
 Medium Density Residential	 Public Buildings
 Commercial	 Conservation
 Industrial	 Recreation/Open Space

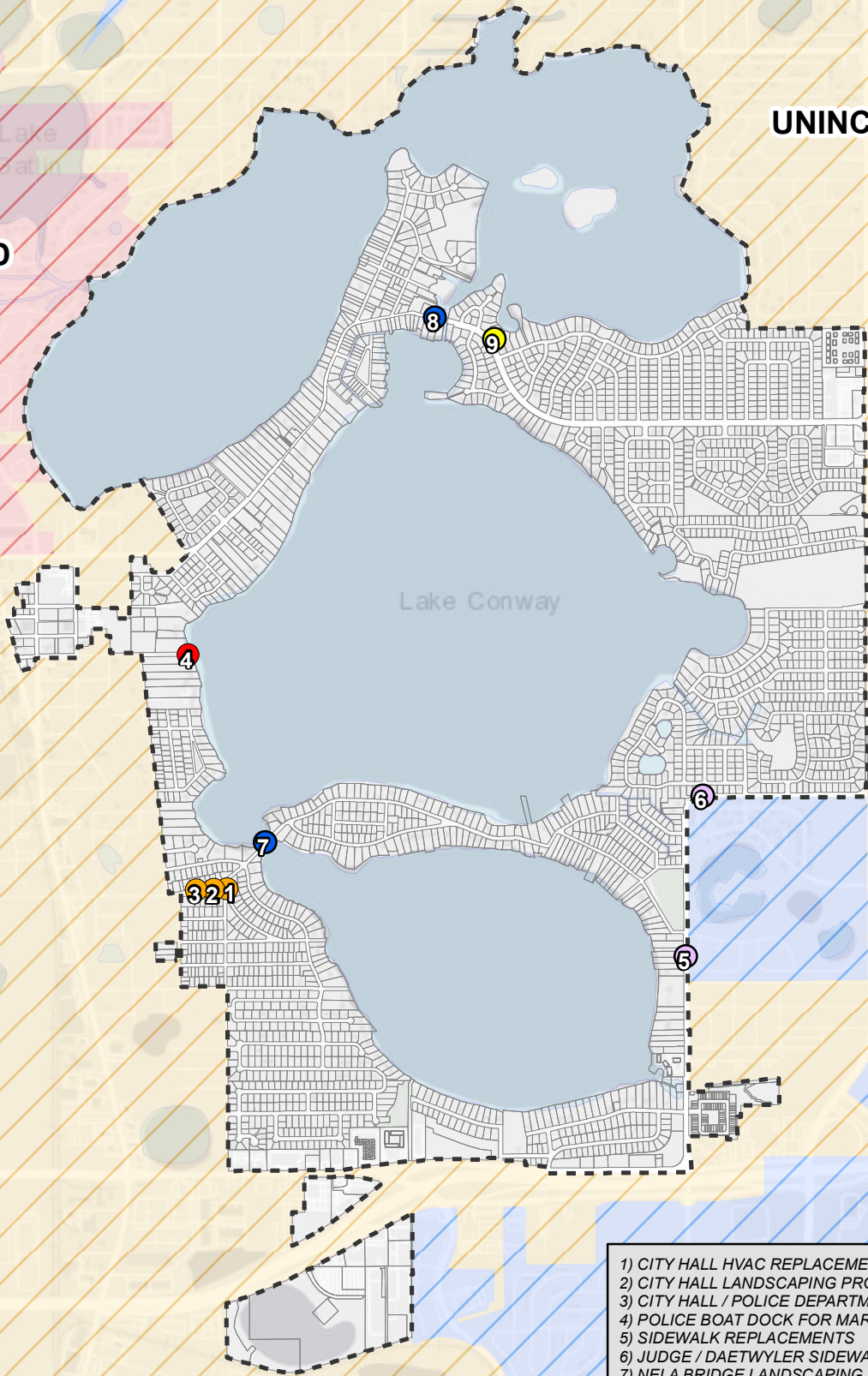


Information furnished regarding this property is from sources deemed reliable. IRVi has not made an independent investigation of the property and no warranty is made as to the completeness. This plan is conceptual and does not represent a final approval.

EDGEWOOD

UNINCORPORATED

ORLANDO



- 1) CITY HALL HVAC REPLACEMENT
- 2) CITY HALL LANDSCAPING PROJECT
- 3) CITY HALL / POLICE DEPARTMENT / EOC
- 4) POLICE BOAT DOCK FOR MARINE PATROL
- 5) SIDEWALK REPLACEMENTS
- 6) JUDGE / DAETWYLER SIDEWALK WIDENING
- 7) NELA BRIDGE LANDSCAPING / LIGHTING
- 8) HOFFNER BRIDGE LIGHTS
- 9) HOFFNER ROUNDABOUT WITH PEDESTRIAN CROSSING

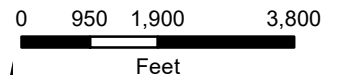
City of Belle Isle • CAPITAL IMPROVEMENT PLAN

📍 City of Belle Isle, FL
 📅 Date: 7/30/2024
 # 23002514
 🏠 Belle Isle

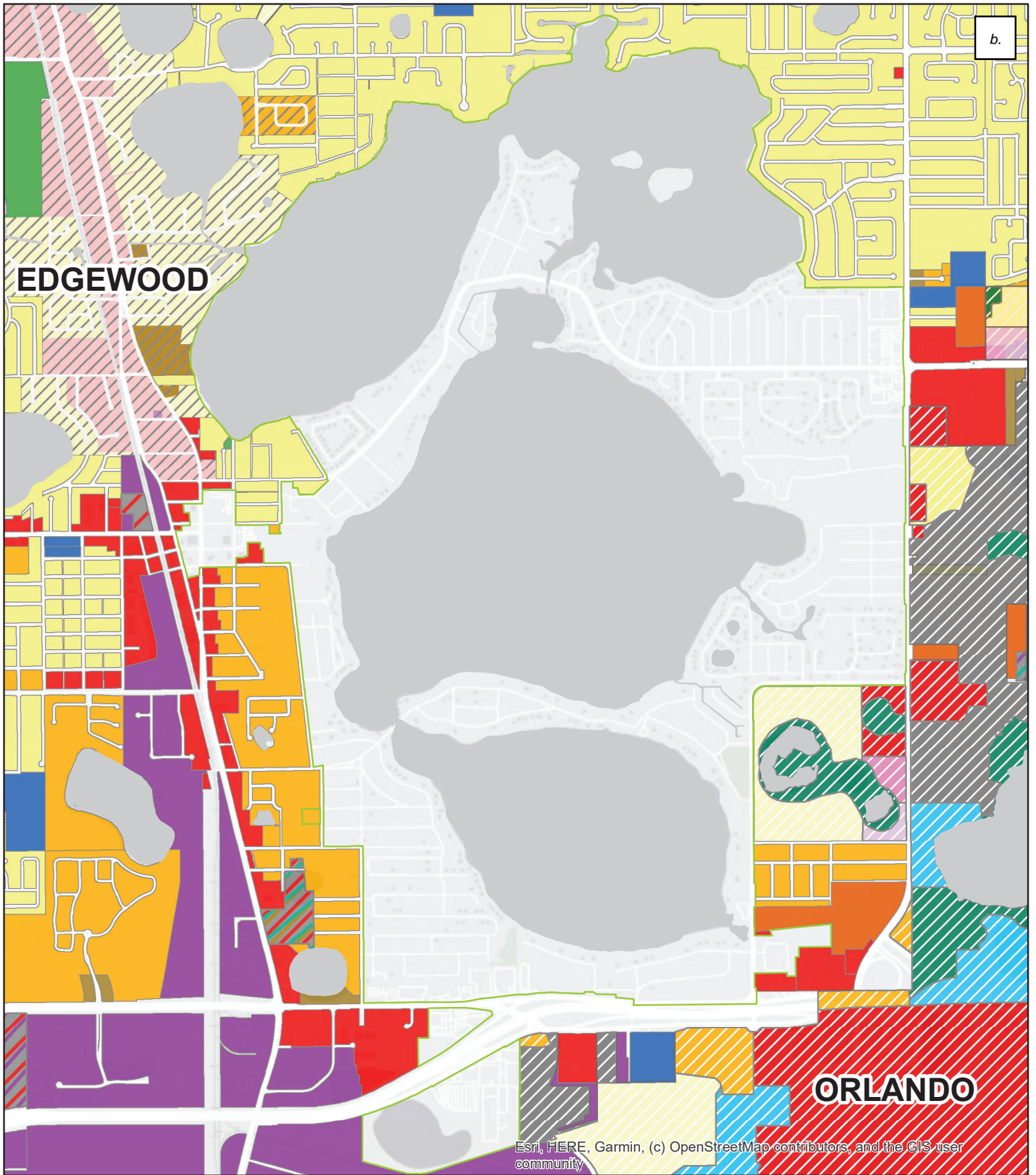
--- City Boundary
 ● Bridges

● Buildings
 ● Police Dept

● Sidewalks
 ● Streets



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City of Belle Isle • ADJACENT LAND USE

📍 City of Belle Isle, FL

📅 Date: 7/29/2024

23002514

🏠 Belle Isle

Edgewood - Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional

Orlando - Land Use

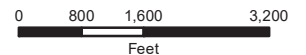
- Community Activity Center
- Conservation
- Industrial
- Metropolitan Activity Center
- Mixed Use Corridor Med. Intensity
- Office Low Intensity
- Office Medium Intensity
- Public/Recreational & Institutional
- Residential Low Intensity
- Residential Medium Intensity

Orange County - Land Use

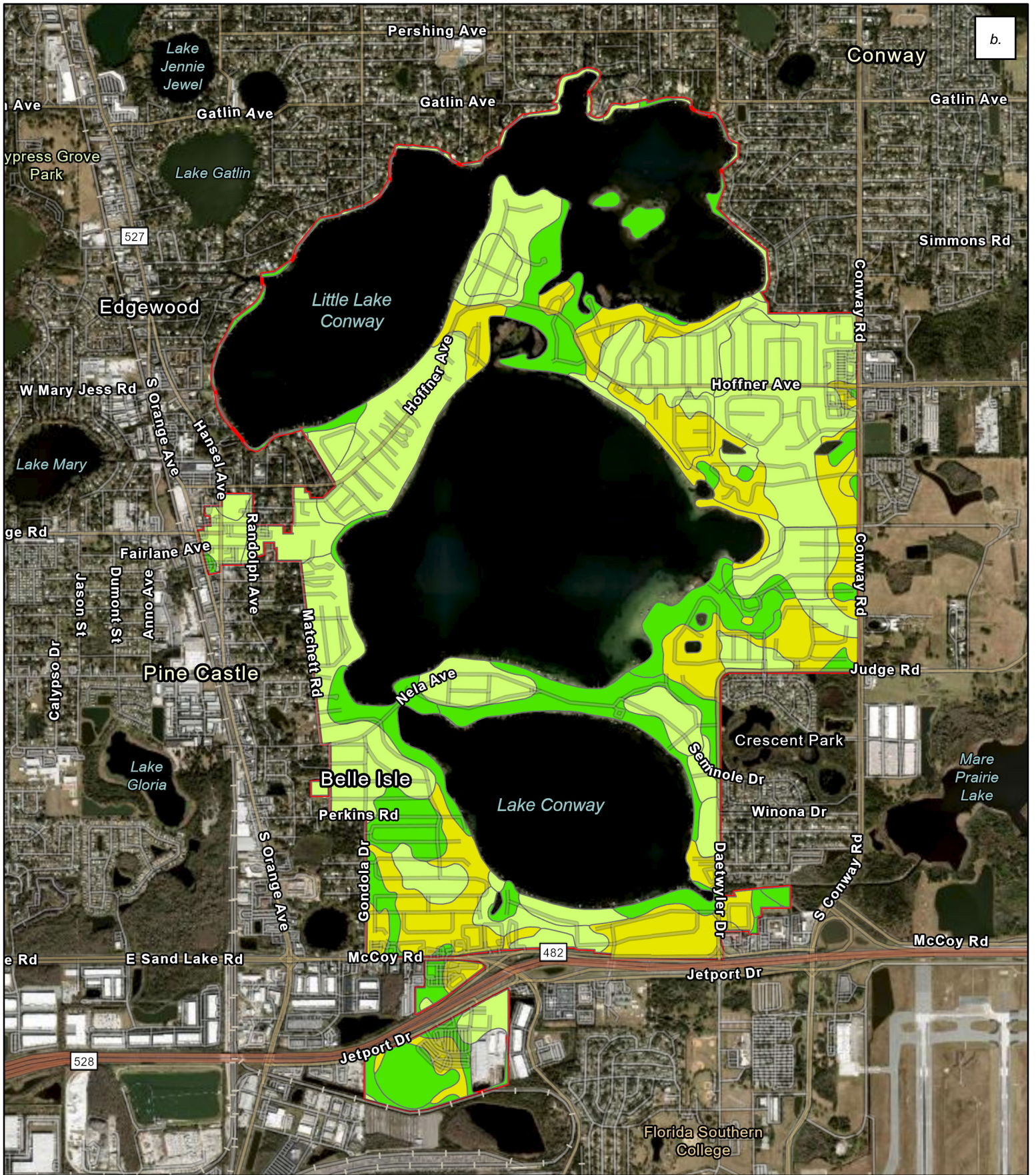
- Commercial
- Institutional
- Office
- Low Density Residential
- Low-Medium Density Residential

Medium Density Residential

- PD - Commercial
- PD-Commercial/Industrial
- PD-Low Density Residential/Industrial
- PD-Office/Commercial/Medium Density Residential
- PR-OS



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 the accuracy or completeness. This plan is subject to change and does not require any regulatory approval.



b.

**Belle Isle 2023
Comprehensive Plan**

- 📍 Belle Isle, FL
- 📅 Date: 8/1/2024
- 🔢 # 23002514
- 🏛️ City of Belle Isle

2021 NRCS Soil Hydro Groups

- A
- A/D
- B/D
- Belle Isle City Limit

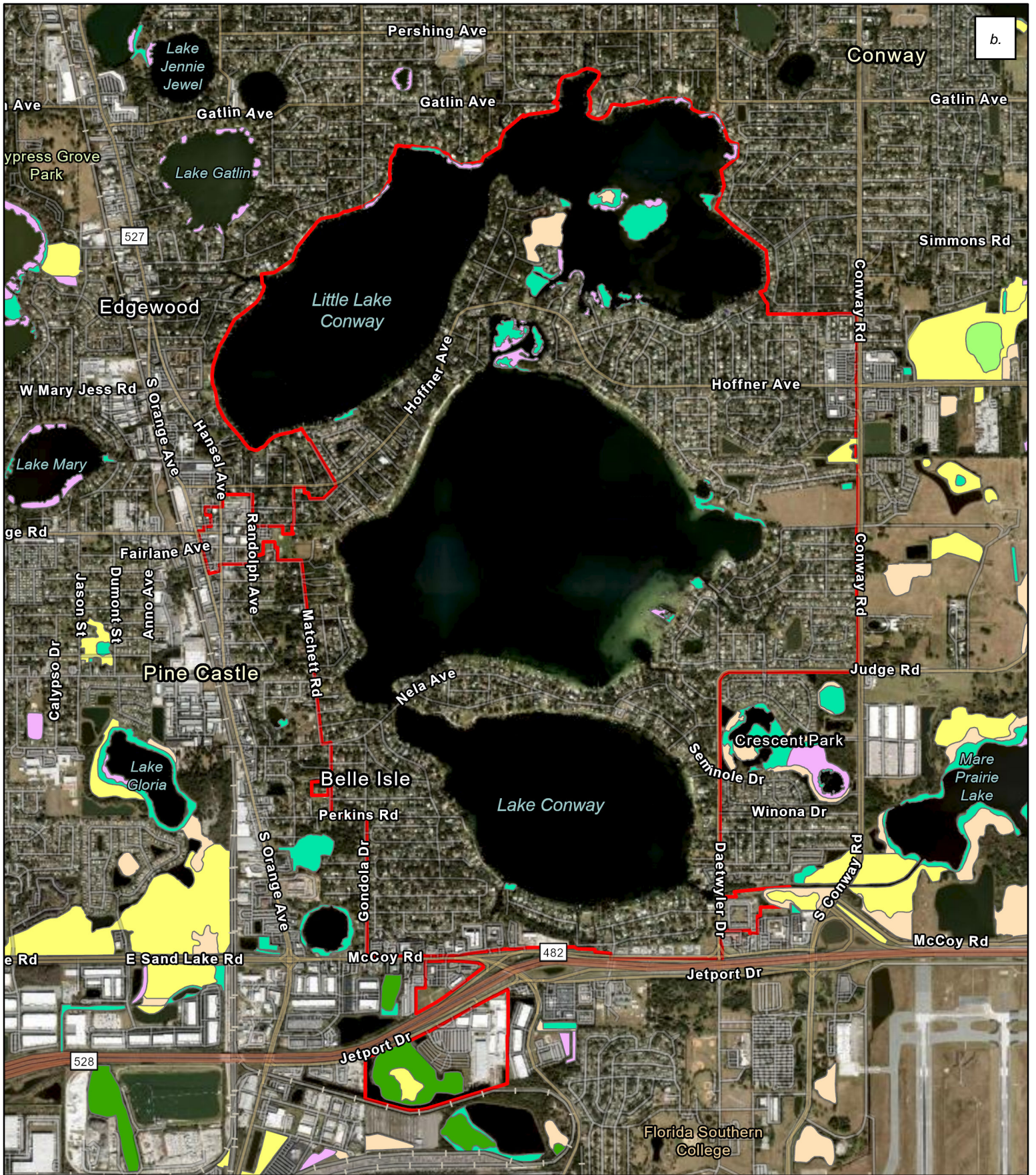


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**APPLIED
ECOLOGY**

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**Belle Isle 2023
Comprehensive Plan**

📍 Belle Isle, FL
 📅 Date: 7/31/2024
 # 23002514
 🏛️ City of Belle Isle

RVi
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2022 Orange County Wetlands

- Cypress
- Hydric Pine Flatwoods
- Mixed Wetland Forests/
Hardwoods
- Mixed Scrub-Shrub
Wetlands
- Freshwater Marshes
- Other Wetlands
- Belle Isle City Limit



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**Belle Isle 2023
Comprehensive Plan**

📍 Belle Isle, FL
 📅 Date: 2/12/2024
 # 23002514

**Orange County Septic
Vulnerability Analysis**

Belle Isle City Limit
 Likely Septic System

IRVI
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 Suite 1350
 Orlando, FL 32801



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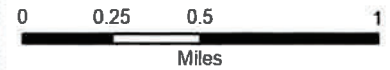


RVi
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 Tel: 407 775 6500
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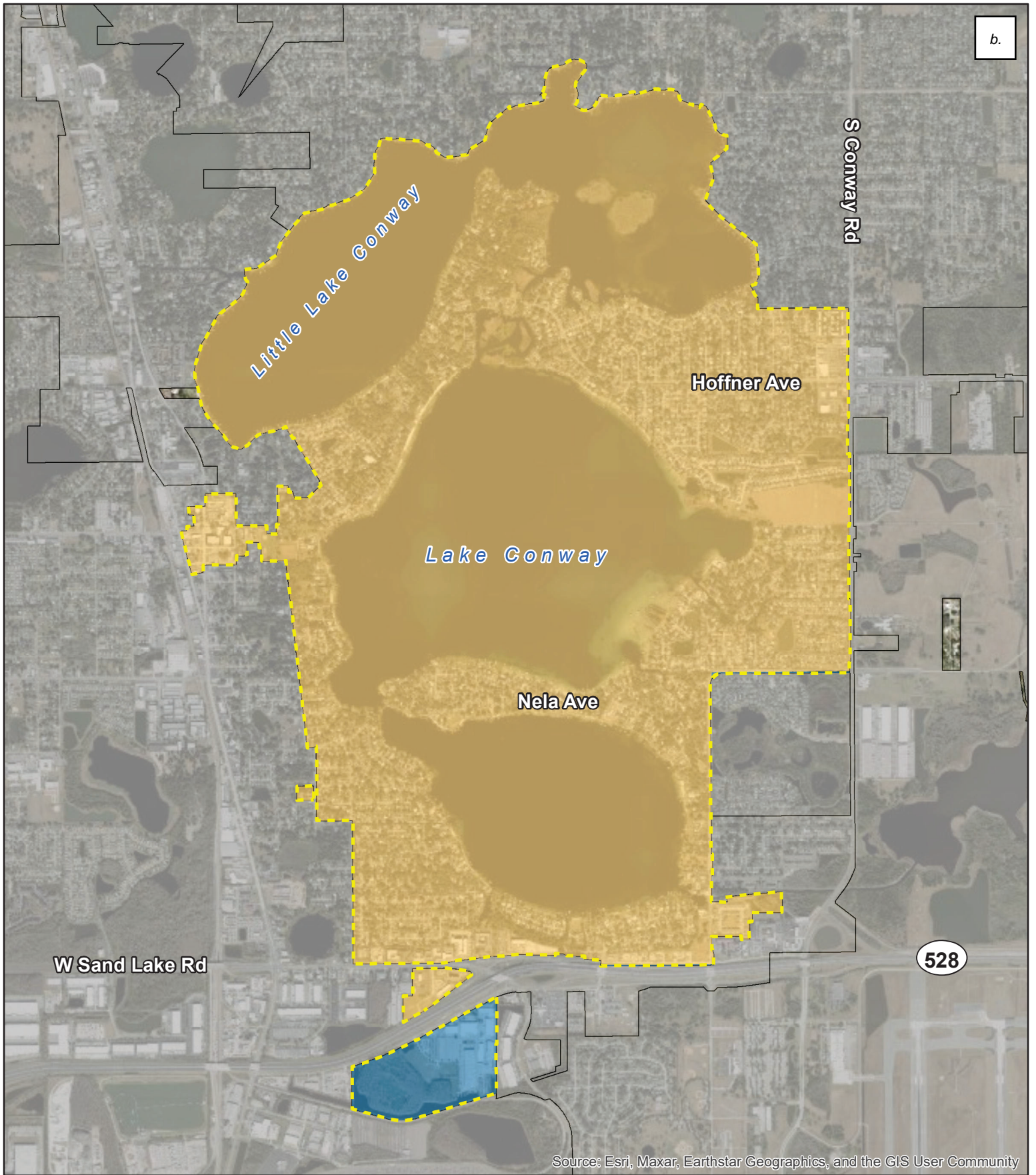
City of Belle Isle • FLOODPLAIN

- 📍 City of Belle Isle, FL
- 📅 Date: 6/11/2024
- 🔢 23002514
- 🏠 Belle Isle

- City Boundary
- Flood Zone A
- Flood Zone X
- Flood Zone AE



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City of Belle Isle • WASTEWATER SERVICE PROVIDER

- 📍 City of Belle Isle, FL
- 📅 Date: 11/8/2023
- # 23002514
- 👤 Belle Isle

- Orange County
- Orlando



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of the property and no warranty is made as to the accuracy or completeness. This plan is conceptual and does not represent a final design or approval.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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www.rviplanning.com

City of Belle Isle • WATER SERVICE PROVIDER

- City of Belle Isle, FL
- Date: 7/19/2024
- # 23002514
- Belle Isle

- Orange County
- Orlando Utilities Commission



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of the property and no warranty is made as to the completeness. This plan is conceptual and does not represent a final approval.

RESOLUTION NO. 24-08

**A RESOLUTION ADOPTING A PROCLAMATION POLICY FOR REQUESTING
CEREMONIAL DOCUMENTS FROM THE CITY OF BELLE ISLE**

WHEREAS, proclamations and letters from the mayor are an opportunity for the City Council to recognize and celebrate the extraordinary achievements of Belle Isle citizens and non-profit organizations, honor occasions of importance and significance, and increase public awareness of issues to improve the well-being of the people of this City; and

WHEREAS, the City of Belle Isle will consider a request for a proclamation, letter, or certificate of appreciation, appreciation or commendation from any group or individual, as long as the request has a significant connection to the City and its adopted goals and policies and/or promotes activities taking place in the City of Belle Isle; and

WHEREAS, proclamations are not statements of policy but a manner in which the City can recognize an event (e.g., Red Ribbon Week).

WHEREAS, as part of his/her ceremonial responsibilities, the Mayor is charged with administrating and issuing proclamations.

WHEREAS, the Belle Isle City Council has reviewed this matter during a regularly called public meeting of said Council, has given said matter careful review and consideration, and finds that passage of this resolution and the Policy known as Exhibit A is an appropriate function for the city and that the best interests of the City of Belle Isle will be served by the passage of this resolution,

NOW THEREFORE, the City Council of the City of Belle Isle resolves as follows:

Section 1: The Belle Isle City Council hereby adopts the following policies governing requests for the issuance of City of Belle Isle proclamations:

- A. Requests should be submitted to the City Clerk's office at least thirty (30) days before the due date. The City Clerk will email the draft proclamation to the Mayor to determine if there are any objections.

- 1 B. The Mayor may accept requests from residents not meeting the 30-day requirement on a case-
- 2 by-case basis based on merit.
- 3 C. All requests should clearly include the name, address, and telephone number of the person(s)
- 4 making the request and the name of the person(s) accepting the proclamation at the Council
- 5 meeting. If no one is present to accept the proclamation personally, the reading of the
- 6 proclamation at the meeting will be dispensed with, and it will be mailed to the requestor or
- 7 designee.
- 8 D. Requests shall include draft proclamation language and background information about the local
- 9 event, exceptional person(s), non-profit organization, or occasions of importance.
- 10 E. Renewal requests will be considered on a case-by-case basis.
- 11 F. Requests for external events will be considered on a case-by-case basis.
- 12 G. Requests for for-profit causes will be denied.
- 13 H. National or International groups requesting proclamations must have an in-city sponsor.
- 14 I. Submission of a request does not guarantee issuance of a proclamation. Letters from the Mayor
- 15 or other forms of recognition may be issued when a proclamation request does not meet the
- 16 guidelines.

17 Section 4. Effective Date. This Resolution shall take effect upon its adoption.

18 Section 5. Conflicts. This Resolution shall supersede and replace any conflicting resolutions to the
19 extent of the conflict.

20 Adopted by the City Council on this 6 day of August 2024.

21 _____
22 NICHOLAS FOURAKER, MAYOR

23 Attest: _____
24 Yolanda Quiceno, CMC-City Clerk

25 _____
Approved as to form and legality - City Attorney

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, YOLANDA QUICENO, CITY CLERK OF BELLE ISLE, FLORIDA, do hereby certify that the above and foregoing
4 Resolution 24-08 was duly and legally passed and adopted by the Belle Isle City Council in session
5 assembled. At this session, a quorum of its members was present on the _____ day of August 2024.

6

7 _____

8 Yolanda Quiceno, City Clerk

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Exhibit A

Ceremonial Documents Policy and Application

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EXHIBIT A

RESOLUTION NO. 2024-08: A RESOLUTION ADOPTING A PROCLAMATION POLICY FOR REQUESTING

CEREMONIAL DOCUMENTS REQUESTS

The City of Belle Isle considers a request for a proclamation, letter or certificate of appreciation, or resolution of appreciation or commendation from any group or individual as long as the request is significant to the City and its adopted goals and policies and/or promotes activities taking place in the City of Belle Isle. Examples of ceremonial documents are as follows:

Letters From the Mayor

Information required: Requestors should indicate the title or nature of the event, the specific date, a brief history of the organization or a biographical outline of the person, and any other pertinent information, including an address for the letter.

Letters of Welcome for:

- New businesses
- Conferences, conventions or seminars
- Sporting events
- New residents
- Dignitaries
- Prominent individuals

Letters of Congratulations or Celebration for:

- Professional or community celebrations
- Special events sponsored by community partners
- Significant birthdays or marriage anniversaries

Letters of Appreciation for:

- Monetary donations, In-kind contributions
- Cultural contributions, Volunteer Efforts

Mayoral Proclamations

Ceremonial proclamations are often requested of the City to recognize an event or individual. Proclamations are not statements of policy but a manner in which the City can make special recognition of an event (e.g., Red Ribbon Week). As part of his/her ceremonial responsibilities, the Mayor is charged with administrating and issuing proclamations. Individual Councilmembers do not issue proclamations. Information required: A brief

history of the organization or a description of the purpose, goals, motto, or theme of the event is required to complete the proclamation. If funds are to be raised, who will benefit from the event, and what will occur during the celebration, including dates/times?

Proclamations for:

- Celebration of Civic and City residents
- Resident Birthday milestones (i.e. Centenary)
- Organizations contributing to the economic development of the City
- Issues with widespread community interest (with a primary emphasis on requests in support of the stated goals and policies of the City Council)
- Significant community-based events
- Significant anniversaries of City of Belle Isle-based institutions, corporations, community partners, and non-profit organizations
- Fundraisers benefiting the citizens of Belle Isle
- Mayor's discretion based on merit

Resolutions of the City Council

Information required: A summary of the achievement or an overview of the years of service or specific contribution to the community, for donations, contributions, or volunteer efforts, the name of the specific event or project, the amount raised or donated, and the number of volunteer hours, including the names of individuals or groups participating in the event.

Resolutions of Appreciation for:

- Monetary donations, In-kind contributions
- Cultural contributions, Volunteer Efforts

Resolutions of Commendation for:

- Heroism
- Highest Scout achievement
- School or sports group achievements
- Non-profit corporations
- Retirements
- Individuals or groups who have made significant contributions to the community
- Long-term employees (10 years or more) separating service who have made significant contributions during their employment with the City of Belle Isle.

REQUEST & APPROVAL OF CEREMONIAL DOCUMENT

How to Request a Ceremonial Document

Submit a written request for the Mayor's attention on the standard application. The request will be administered by the City Manager's Office and the City Clerk's Department and approved by the Mayor. Submitting a draft of the desired document will often expedite the process. You may submit your request via email, fax, or mail to the City Clerk's Office.

About the Approval Process

All requests will undergo an internal review and approval process. The Office of the City Manager will review resolution requests and place them on the City Council agenda. If approved, the City Clerk will prepare them for the signatures.

The Mayor and the City Manager's Office reserve the right to determine the type of document to be issued based on the information provided by the requesting individual and/or organization. In some instances, the request to be placed on an agenda will be denied. When this happens, the requesting party is notified. It is advised that they can make the request before the City Council under the Citizens Comments portion of the agenda.

Ceremonial Documents Request Form

- Type of request: Letter from the Mayor, Mayoral Proclamation or Resolution
Please provide a brief history of the organization or a biographical outline of the person and any other pertinent information, including an address for the letter.
- Title or nature of event
- Date of event:
- Requesting party:
- Name of organization:
- Contact:
- Address, City, State:
- Phone:
- Email address:
- I would like to receive my ceremonial documents: Select,
 - Mail it to me
 - Call for pick-up
 - If a resolution is presented at the city council meeting

The City of Belle Isle will consider a request for a proclamation, letter or certificate of appreciation, or resolution of appreciation or commendation from any group or individual if the request has a significant connection to the City and its adopted goals and policies and/or promotes activities taking place in the City of Belle Isle. All requests go through an internal review process. Submitting a draft or background information will expedite the process. Documents will remain with the City Clerk's department for thirty (30) days. After thirty (30) days, the document will be destroyed.

CITY OF BELLE SLE, FLORIDA CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: August 6, 2024
To: Honorable Mayor and City Council Members
From: Yolanda Quiceno – City Clerk
Subject: Resolution 24-09 – Amending Fee Schedule

Background:

In 2019, the City staff updated the fees and fines listed in the Municipal Code and consolidated them into a single document. This consolidated fee schedule made it easier for staff and residents to find costs and fines without reviewing the municipal code. The Fee Schedule is presented with the Budget each year. In FY2023-2024, the staff did not request any changes.

The fees presented for FY 2024-2025 are as follows:

Page		Proposed Change
4	New	City Memorabilia – Appropriate sales tax will be charged on all items
7	Updated	Venetian Boat Ramp – No parking allowed; parking pass required
13	New	Building and Construction Support Fees Minimum Fees for permits are \$150.00 for Re-roofs and \$100.00 for all other permits.
15	New	Electrical Permit Fees The minimum Fee for Electric Permits is \$100.00.
17	New	MECHANICAL PERMIT FEES: HEATING, AIR CONDITIONING, REFRIGERATION, VENTILATION The minimum Fee for Mechanical Permits is \$100.00.
19	New	Plumbing Permit Fees The minimum Fee for Plumbing Permits is \$100.00.
20	New	Gas Permit Fees The minimum Fee for Gas Permits is \$100.00.
21	New	Archival/Scan Retention Fee – construction plans - \$40 flat fee
	New	Archival/Scan Retention Fee – Letter and Legal size \$.15 per page (Dble Sided Sheets/each side)
21	New	CONDO Inspections/Insurance - SENATE Bill 4D – 2022 Phase 1-3-stories or greater in height – up to \$300 Phase 2 - up to \$300 Administrative Fees may be imposed (up to \$100)
22	New	Artificial Turf Sec 50-74 and 50-78 - \$375
	Updated	Demolition (only if Zoning Reviews)
	Updated	Fence Residential \$50 – After the Fact permit \$100
	New	Fence Commercial \$75 (+\$6.00 per \$1000 of contract value)
	New	Live Local Act 54-85
23	New	Pool Enclosure Zoning Review Fee - \$175
	New	ROW Minor Residential – \$100 Agreement
	New	ROW Zoning Review - \$50
	New	ROW Recording Fee - \$75.00
	Updated	Tree Removal permit - \$35 and ATF \$70
	Updated	Tree Removal p/tree size – DBH<12-\$205, DBH<18-400 and DBH>18-\$600
25	Updated	PD Boat Officer Rate \$60
	Updated	PD Boat Officer Rate Holiday \$60
26	Updated	Disabled Parking (FSS) - \$250

Clarification

Page 9

Commercial or greater than one (1) acre	\$1,200**
Informal Subdivision – Sec 54-171(A)	\$500 *
PD/Formal Subdivision – Sec 54-171(A)	\$1,200**
Site Plan Review	\$75
Lot Split Review – Sec 50-33(6) and 54-171(C)	\$125
Lot Split Application – Sec 54-171(C)	\$300
Co-locate on Cell Towers	\$500

*Plus Consultant Deposit \$1000

**Plus Consultant Deposit \$5000

Page 10

Street abandonments (Section 54-171 thru 54-174 Legal Admin Fees)	\$500
---	-------

Staff Recommendation: The Council should review the fees and determine if they want to adjust any of the fees presented, then approve Resolution 24-09, updating the fee schedule commencing October 1st.

Suggested Motion: I move we adopt Resolution 24-09, amending the Fee Schedule for the Fiscal year 2024-2025.

Alternatives: Do not approve of the changes and provide further direction to the staff.

Fiscal Impact: TBD

Attachments: -Resolution 24-09
-Consolidated Fee Schedule

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RESOLUTION 24-09

**A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING, SUPERSEDING, AND
REPLACING FEES AND ADOPTING FEE SCHEDULES FOR THE FISCAL YEAR 2024-2025;
PROVIDING FOR SEVERABILITY, PROVIDING A REPEALING CLAUSE; PROVIDING AN
EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.**

WHEREAS, the City Council for the City of Belle Isle has, by Ordinance or Resolution, established user fees and charges to assist in the funding of related activities; and

WHEREAS, the City Council for the City of Belle Isle has determined that these fees and charges should be updated annually as part of the Budget process and consolidated into one document; and

WHEREAS, in setting non-proprietary fees or charges, the City recognizes that it must either follow Florida Statutes or ensure that the fee structure does not exceed the cost of providing the departmental service to the general public; and

WHEREAS, the City Council determines it to be in the public interest that additional fees be added or amended to the Belle Isle Fee Schedule; and

1 WHEREAS, the City Council has determined that it is necessary to review and
2 amend the fees and charges associated with the City's Municipal Code from
3 time to time; and

4
5 WHEREAS, the fees and charges related to zoning, comprehensive planning,
6 variances, special exceptions, and the associated advertising are
7 incorporated within "Exhibit 'A'" of this Resolution; and

8
9 WHEREAS, on August 6, 2024 the City Council of the City of Belle Isle
10 considered Resolution 24-09 and approved it in public session.

11
12 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE ISLE
13 that:

14
15 SECTION 1. APPLYING OF FEES: The fees and charges set forth in the attached
16 and incorporated Exhibit "A" are hereby effective October 1, 2024, and shall
17 hereby amend and replace the fees schedule previously adopted in the Belle
18 Isle Municipal Code.

19
20 SECTION 2. SEVERABILITY: Should any section or provision of this Resolution
21 be declared by a court of competent jurisdiction to be invalid, that decision
22 shall not affect the validity of the Resolution as a whole or any part
23 thereof, other than the part so declared to be invalid.

24
25

1 SECTION 3 . REPEALING CLAUSE: All other Resolutions or part of Resolutions in
2 conflict herewith are, to the extent of such conflict, hereby repealed.

3

4 SECTION 4. EFFECTIVE DATE: This Resolution shall be in full force and
5 effective immediately upon adoption and publication as provided by law.

6

7 PASSED AND ADOPTED by the City Council of the City of Belle Isle, Florida, at
8 its regular meeting of the City Council on the _____ day of _____ 2024.

9

10 CITY OF BELLE ISLE, FLORIDA

11

12 By: _____

13 NICHOLAS FOURAKER, Mayor

14 ATTEST:

15

16 _____

17 YOLANDA QUICENO City Clerk

18

19 _____

20 Approved as to form and legality

21 CITY ATTORNEY

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City of Belle Isle, Florida
Resolution 24-09
Exhibit A - Fee Schedule FY 2024-2025



FEE SCHEDULE

Resolution 24-09
October 1, 2024

This document may not reflect the rates and fees adopted outside this annual schedule.
Please call City Hall for the most current rates.

ALL **CHANGES** ARE REFLECTED BY THE **COLORED TEXT**

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ADMINISTRATIVE FEES:

Lien recording fees:

Fee for the first page	\$10
Each page thereafter	\$8.50
Certification charge	\$2
Lien and foreclosure research	\$35
City map and aerial photographs	\$10
City Map (oversized/laminated)	\$Actual
Plus postage and handling	\$1.50

CITY CODE AND SUPPLEMENTS TO CITY CODE

Can be purchased from the Municipal Code Corporation
 P. O. Box 2235
 Tallahassee, FL 32316
 Or accessed online at www.municode.com

Copy on USB	\$Actual
Copy charge per page	\$0.15
Double-sided	\$0.20

CITY LOGO

Use of City Logo Agreement-(See Branding Style Guide)
 For Profit 5% of gross sales
 Give-Away Items \$50 application fee

COPY FEES, INCLUDING PUBLIC RECORDS (See Resolution 10-05 for all copying-related fees)

BLACK AND WHITE COPIES

One-sided copies, up to 8.5" x 14"	\$.15 per page
Two-sided copies, up to 8.5" x 14"	\$.20 per page
Certified copies (Cost per certified copy of a public record)	\$5
All other copies	\$Actual

COLOR COPIES

One-sided records, per page	\$.70
Two-sided records, per page	\$1.40

MAPS

Zoning and future land use map (digital form)	per page (pp)
Zoning map (Letter/Legal)	\$.15/.20
Future land use map (Letter/Legal)	\$.15/.20
1990-2010 Comprehensive Policy Evaluation and Appraisal Report	\$.15 per page

NOTE: The charge for copies of county maps or aerial photographs supplied by City/County Constitutional Officers may include a charge for the labor and overhead associated with duplication. Public records requests will be charged under section 119.07, Florida Statutes, and other charges. Specific 'Clerk's fees are established in section 28.24, Florida Statutes. Research/Public Request service is charged after the first 15 minutes at the labor rate of the employee completing the request. Rates are computed based on the minimum of the employee's salary range. See the Public Records Policy on the following page.

MEDIA CHARGES

USB \$Actual-Cost of USB
Sale of Code Book \$100

RESEARCH FEE / SERVICE CHARGE

Per hour, for labor (salary and benefits) incurred more than 15 minutes \$Actual
CERTIFYING COPY OF ANY INSTRUMENT \$5
COPY ANY INSTRUMENT in Official Records \$5
By photographic process, up to 8-1/2" x 14", per page \$5
OATH (administering, attest, and seal) \$5

NOTARY SERVICE CHARGE

Resident No Charge
Non-Resident \$10

CITY MEMORABILIA

MEMORABILIA Appropriate sales tax will be charged on all items sold.

Public Records Policy

The City of Belle Isle policy is that all records shall be open for personal inspection by any person unless those records are exempted under the terms of Chapter 119, Florida Statutes.

This policy allows access to public records during regular working hours – Monday to Friday, 8:00 a.m. to 5:00 p.m. The City will make every effort to respond fully to all public records requests within a reasonable time.

A service charge, in addition to the actual Cost of duplication, will be assessed if the nature or volume of public records requested to be inspected, examined, or copied is such as to require extensive use of information technology, resources, comprehensive clerical or supervisory assistance by personnel of the City, or both. This service charge shall be based on the actual Cost incurred for such extensive use of information technology resources and the labor cost of the personnel providing the service based upon the actual labor (base hourly salary) of the employee who performs the task.

Special Service Charge: The special service charge will not be charged unless the estimated time for fulfilling the request exceeds 15 minutes. The City may also charge for an employee to sit with the requestor during the inspection to safeguard and protect the 'City's records from theft, destruction, or alteration.

Deposit: The records custodian will provide the requestor with a cost estimate for fulfilling the public records request. Suppose the estimated Cost is less than \$100. In that case, the requestor shall be required to pay the total amount before the records custodian begins collecting, duplicating, and redacting the requested records. If the estimated cost exceeds \$100, the requestor shall pay 50% of the estimated cost before the records custodian begins collecting, duplicating, and redaction of the requested records. Upon completion of collection, reproduction, and redaction of the documents, a cost invoice will be provided to the requestor, which reflects the time and expense incurred to fulfill the request. Fees collected exceeding the actual Cost incurred shall be returned to the requestor.

Unpaid requests: If a requestor has any outstanding public records requests for which the City completed the work to fulfill the request but has not received full payment, the requestor shall be required to pay for the previously unpaid request(s) before the City will process a new public records request.

Payment: Cash, personal check from a local bank, money order, or certified check shall be paid before delivering the materials. Any check, money order, or certified check shall be payable to the City of Belle Isle.

FINANCE FEES:

Printed copy of annual budget document	\$25
Printed copy of CAFR	\$25

Dishonored Check Fees: *

Check amount \$0.01 to \$50.00	\$25
Check amount \$51.00 to \$300.00	\$30
Check amount \$300.01 or greater	\$60

(5% of the check amount, whichever is greater)

Return Check: * If payment is not received within 30 days, the City may file a civil action suit against the check writer for three times the check amount, but in no case less than \$50.00. In addition to paying the check plus any court costs, reasonable attorney fees, and any bank fees incurred by the City in taking action.

NOTE: 166.251 Service fee for dishonored check. The municipality's governing body may adopt a service fee that does not exceed the service fees authorized under s. 832.08(5) or 5 percent of the face amount of the check, draft, or order, whichever is greater, for collecting a dishonored check, draft, or other order to pay money to a municipal official or agency. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee, if charged, shall be retained by the collector of the fee.

FACILITIES, PARK ADMISSION, AND PARKING

COST

PERKINS BOAT RAMP (Annually)
Boat ramp, annual stickers (residents only) May-May Annual Registration.....\$50

VENETIAN BOAT RAMP.....No Parking Allowed-only as posted or
..... Parking Pass approved by the City Manager

WALLACE PROPERTY
Athletic Field Rental (per hour).....\$175 (Requires City Manager Approval)

CHAMBERS (CITY HALL) PROPERTY
Chambers (City Hall) – non-refundable.....\$50
Cleaning and damages are charged at actual cost

SERVICES

SERVICE	BELLE ISLE CODE SECTION	FEE	PENALTY
Notice of Hearing	14-34(b)	\$25	-
Appeal to Special magistrate within 15-days	14-50(c-d)	\$50	-
ANIMALS			
Dog At-Large	4-2	Adopted OC Code-CH 5 SEC 5-26 thru 5-31	\$250
Failure to Clean up After Dog	4-2		\$150
OTHER			
Delivery of Flyers After Notice/Solicitation without a Permit	10-39	-	\$100
Exterior Property Area	10-35	-	\$50
Grass Violation	10-153	-	\$50
Light Violation (per occurrence)	10-65	-	\$75
Noise Violation (per occurrence)	10-65	-	\$75
Outdoor Burning	12-1	-	\$500
Public Nuisance (City Removal)	10-35	-	Actual Cost
Registration of Abandoned Property	10-185	\$200	\$200
Shopping Cart Return (p/cart)	10-1	-	\$25
LAWN WATERING VIOLATIONS			
First Offense	32-39	-	Warning
Second Offense		-	\$50
Third and Additional Offenses		-	≤\$500
RECYCLING AND YARD WASTE			
First Offense	Recycling 24-29, Yard 24-40	-	Warning
Second Offense		-	\$25
Third and Additional Offenses		-	\$100 p/offense

CONTACT INFORMATION:

CODE ENFORCEMENT OFFICER
 Belle Isle Police Department
 1521 Nela Avenue
 Belle Isle, FL 32809
 Phone: (407) 240-2473 Admin Office
 Cell: (407) 849-8450
 Email: mrabeau@belleislepolice.org

Code References:

Belle Isle Code of Ordinances – www.municode.com
 ICC Standard Housing Code
 SBCCI Standard Building Code

LAND DEVELOPMENT FEES:

Application Fee Schedule:

Annexations	\$500
(In-fill/enclave or City initiated – no charge)	
Annexations requiring a citywide referendum, plus the actual Cost of notice	\$500
Appeals of Planning & Zoning Board/City Manager Decisions	\$500

Review Fee:

Residential Rezone (up to one (1) acre)	\$600
Commercial or greater than one (1) acre	\$1,200**
Informal Subdivision – Sec 54-171(A)	\$500 *
PD/Formal Subdivision – Sec 54-171(A)	\$1,200**
Site Plan Review.....	\$75
Lot Split Review – Sec 50-33(6) and 54-171(C)	\$125
Lot Split Application – Sec 54-171(C).....	\$300
Co-locate on Cell Towers	\$500
Equipment Cabinet & Slab for Cell Towers	\$250

Comprehensive Plan Amendments and Rezoning:

Less than ten (10) acres (small scale)	\$1,500*
More than ten (10) acres (large scale/text amendment)	\$3,500**

Special Exceptions (including extensions/re-establishments).....\$750

Variance / Development Review Application Fees:

Concept or preliminary plan review	\$300
Site plan submittal	\$1200**
Zoning Certification Letter.....	\$50

*** Plus Consultant Deposit of \$1,000**

**** Plus Consultant Deposit of \$5,000**

Impact Fees:

Transportation, Parks and General Government	See Page 11
Ordinance 21-15	
School Concurrency	OC Website
	www.orangecountyfl.net

SCHOOL IMPACT FEE SCHEDULE See Orange County Ordinance [2016-08](#)
 Land Use Type – Effective 1-1-17)
<https://www.orangecountyfl.net/PermitsLicenses/Permits/ImpactFeesAtAGlance.aspx>

Impact fees are approved separately from service fees and are not subject to inflationary indexing unless expressly authorized.
[See Orange County Code: Please visit the County's website change for all updates.](#)
 Section 23-60, Fire Rescue Impact Fees, and Section 23-141, School Impact Fees
 The Building Department collects impact Fees before building permits are issued.

Lakefront site plan reviews:

Boat Dock Plan Review\$175

Street abandonments (Section 54-171 thru 54-174 Legal Admin Fees)\$500

Planning and Zoning Applications (Rezoning requests)\$150

Appeal of P&Z Application to City Council\$200Variances:

Single-family residential\$300

Multi-family and commercial\$400/Add'l Consulting Fees, if applicable.

City Engineering Team Review.....At Cost

Applications tabled at the applicant's request within ten days of the Planning and Zoning meeting will be charged for additional advertising and notification.

Costs incurred by the City for additional consultant investigation, traffic analysis, and Planning activities prompted by the proposal shall be assessed for the project at 110%. This charge shall be added at the next logical development review point when a fee to the City is required, e.g., a rezoning, subdivision, conditional use, or building permits.

Under Ordinance 21-15, the Belle Isle Impact Fee Study for Transportation, Parks, and General Government Facilities" dated October 2021, establishes the proportionate share of new development's impacts on the transportation, parks, and general government through 2025.

(1) The following fee schedule will be effective from April 1, 2022, through March 31, 2023.

<u>Land Use Type</u>	<u>Unit</u>	<u>Transp.</u>	<u>Parks</u>	<u>Gen.</u>	
				<u>Gov't</u>	<u>Total</u>
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$1,609</u>	<u>\$781</u>	<u>\$1,023</u>	<u>\$3,414</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$1,457</u>	<u>\$687</u>	<u>\$900</u>	<u>\$3,044</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$2,912</u>	<u>n/a</u>	<u>\$940</u>	<u>\$3,852</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$2,755</u>	<u>n/a</u>	<u>\$470</u>	<u>\$3,225</u>
<u>Industrial/Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$499</u>	<u>n/a</u>	<u>\$91</u>	<u>\$590</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$1,140</u>	<u>n/a</u>	<u>\$238</u>	<u>\$1,378</u>

(2) The following fee schedule will be effective from April 1, 2023, through March 31, 2024.

<u>Land Use Type</u>	<u>Unit</u>	<u>Transp.</u>	<u>Parks</u>	<u>Gen.</u>	
				<u>Gov't</u>	<u>Total</u>
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$1,788</u>	<u>\$781</u>	<u>\$1,023</u>	<u>\$3,593</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$1,483</u>	<u>\$687</u>	<u>\$900</u>	<u>\$3,070</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$2,912</u>	<u>n/a</u>	<u>\$940</u>	<u>\$3,852</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$2,755</u>	<u>n/a</u>	<u>\$470</u>	<u>\$3,225</u>
<u>Industrial/Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$499</u>	<u>n/a</u>	<u>\$91</u>	<u>\$590</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$1,140</u>	<u>n/a</u>	<u>\$238</u>	<u>\$1,378</u>

(3) The following fee schedule will be effective from April 1, 2024, through March 31, 2025.

<u>Land Use Type</u>	<u>Unit</u>	<u>Transp.</u>	<u>Parks</u>	<u>Gen.</u>	
				<u>Gov't</u>	<u>Total</u>
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$1,967</u>	<u>\$781</u>	<u>\$1,023</u>	<u>\$3,772</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$1,509</u>	<u>\$687</u>	<u>\$900</u>	<u>\$3,096</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$2,912</u>	<u>n/a</u>	<u>\$940</u>	<u>\$3,852</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$2,755</u>	<u>n/a</u>	<u>\$470</u>	<u>\$3,225</u>
<u>Industrial/Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$499</u>	<u>n/a</u>	<u>\$91</u>	<u>\$590</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$1,140</u>	<u>n/a</u>	<u>\$238</u>	<u>\$1,378</u>

(4) **The following fee schedule will be in effect after March 31, 2025.**

<u>Land Use Type</u>	<u>Unit</u>	<u>Transp.</u>	<u>Parks</u>	<u>Gen.</u>	
				<u>Gov't</u>	<u>Total</u>
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$2,146</u>	<u>\$781</u>	<u>\$1,023</u>	<u>\$3,951</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$1,536</u>	<u>\$687</u>	<u>\$900</u>	<u>\$3,123</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$2,912</u>	<u>n/a</u>	<u>\$940</u>	<u>\$3,852</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$2,755</u>	<u>n/a</u>	<u>\$470</u>	<u>\$3,225</u>
<u>Industrial/Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$499</u>	<u>n/a</u>	<u>\$91</u>	<u>\$590</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$1,140</u>	<u>n/a</u>	<u>\$238</u>	<u>\$1,378</u>

BUILDING AND PERMITTING FEES

In addition to all typically required permit and inspection fees, a penalty equal to the sum of all costs imposed by the City and any and all other building permit authorities is a prerequisite to issuing the building permit.

Private Third Party Inspection Fee(s) may be assessed.

BUILDING PERMIT FEES	% of valuation cost is based
Permit Submittal Fee - 1% of the value of work with a minimum fee of \$50.00 and a max fee of \$250.00 - Non-Refundable.	
Building and Construction Support Fees	
Minimum Fees for permits are \$150.00 for Re-roofs and \$100.00 for all other permits.	On sq ft.
Total Valuation	
+1/2 of total = review fee plus the FL surcharges and applicable zoning fees:	
Residential	
Single Family Dwelling - up to and including \$1000	\$50
For each additional \$1000 or fraction thereof	\$5
Accessory Structures and Uses - up to and including \$1000	\$50
For each additional \$1000 or fraction thereof	\$5
	<i>Reroofs do not incur a review fee</i>
New/Re-Roof - up to and including \$1000 (2 inspections)	\$50
For each additional \$1000 or fraction thereof	\$5.00
Commercial	
New Construction - up to and including \$1000	\$100
For each additional \$1000 or fraction thereof	\$6
Other than New Construction - up to and including \$1000	\$100
For each additional \$1000 or fraction thereof	\$6
Roof permit - up to and including \$1000	\$100
For each additional \$1000 or fraction thereof	\$6
	<i>Reroofs do not incur a review fee</i>
Re-Roof - up to and including \$1000	\$100
For each additional \$1000 or fraction thereof	\$6
Permits for Site Work Only	\$75
Garage Door-up to and including \$1000 (2 inspections Frame/Completion)	\$100
For each additional \$1000 or fraction thereof	\$5
Valuation and Type (Average Cost Per SqFt)	
Single Family Residence	
	<i>+1/2 of total = review fee</i>
Type IA	\$130
Type IB	\$125
Type IV	\$1110 110
Type IIA	\$100
Type IIB	\$100
Type IIIA	\$120
Type IIIB	\$120
Type VA	\$120
Type VB	\$100
Private Garage and/or Shed (Detached and Unfinished)	
Type IA	\$60
Type IB	\$60
Type IV	\$70
Type IIA	\$60
Type IIB	\$55
Type IIIA	\$70
Type IIIB	\$60
Type VA	\$60
Type VB	\$55

Miscellaneous		+1/2 of total = review fee
Aluminum Structures (Based on Sq Ft)		
Aluminum Screen Room or Pool Enclosure	\$25	
Aluminum Vinyl Room	\$25	
Aluminum Carport	\$25	
Boat Dock or Boat House	\$40	+1/2 of total = review fee
Concrete Slab (Driveway, Patio, or Sidewalk) or Non-covered Wood Deck not included on new construction plans	\$5	+1/2 of total = review fee
Greenhouse		+1/2 of total = review fee
Type IIB	\$35	
Type VB	\$30	
Greenhouse with Polyvinyl wall covering and roof covering	\$25	
Residential -roofed unenclosed areas (carports, porches, etc.)	\$35	
Swimming Pool (per sq ft)	\$50	
Moving Structures	\$300	
Office or commercial use moves shall be processed through the Commercial site plan review process and charged a fee accordingly.		
Tent	\$55	
More than one tent within 100 ft. of each other per additional tent	\$35	
Trailer Set Up & Tie Down	\$30	
Demolition Permit		
Seven dollars (\$7.00) for every 25,000 cubic feet or fraction thereof with a minimum of \$25.00 and a maximum fee of \$400.00		
Use Permit with one inspection	\$30	
Fire Damage Inspection - Residential	\$50	
Fire Damage Inspection – Commercial	\$100	
Pre-Demolition Inspection	\$50	
Lot Grading Site Plan Review	\$50	

PERMIT REFUNDS

- A. A written request is required to obtain a refund. No refunds will be given on a submittal, license, or temporary electrical construction service unless issued in error by the City. The fee for refunding original building, roof, electrical, gas, mechanical or plumbing permit fees would be a minimum of \$31.00 or 1/3 of the permit fee, whichever is greater, unless the license was issued in error by the City.
- B. No refund will be issued on any permit on which construction was begun.
- C. No refund will be issued on any permit for three months or more.
- D. No refunds will be issued on Engineering, Planning, or Zoning fees where the review has begun.
- E. Fees may be adjusted annually for changes in the Consumer Price index or 3%, whichever is less.

BUILDING AND PERMITTING FEES

Electrical

ELECTRICAL PERMIT FEES: Electrical permit fees are based upon the total amperage of the service required to meet the needs of all fixtures, etc., installed. Service is determined by the KVA Load available to the premises (Refer to Paragraph C for charges not requiring a change of service). Typically, one Electrical Permit is required for each recording watt-hour meter service. Should circumstances (as determined by the Building Official) make it more practical to issue one Permit involving more than one service, the fee shall be calculated using the sum of the costs of all individual services included in the Permit).

Electrical Permit Fees

The minimum Fee for Electric Permits is \$100.00.

Minimum Electrical Permit Fee	\$50	<i>+1/2 of total = review fee</i>
1 Phase 240 Volt: AMPERES		
0 to 150	\$75	<i>+1/2 of total = review fee</i>
151 to 200	\$90	
201 to 400	\$120	
401 to 600	\$175	
601 to 800	\$260	
801 to 1000	\$320	
Over 1000 per ea additional 1,000 amp or fraction	\$175	
<hr/>		
3 Phase 208 or 240 Volt: AMPERES		<i>+1/2 of total = review fee</i>
0 to 150	\$120	
151 to 200	\$150	
201 to 400	\$185	
401 to 600	\$275	
601 to 800	\$375	
801 to 1000	\$465	
Over 1000 per ea additional 1,000 amp or fraction	\$280	
<hr/>		
3 Phase 480 Volt: AMPERES		<i>+1/2 of total = review fee</i>
0 to 150	\$260	
151 to 200	\$325	
201 to 400	\$400	
401 to 600	\$600	
601 to 800	\$800	
801 to 1000	\$1,000	
Over 1000 per ea additional 1,000 amp or fraction	\$600	

Over 480 Volt: Fee will be determined by a proportional increase over the Cost for 480V

For Example, 48,000 Volts are available from the transformer to 600 AMP Main:

For Example: 48,000 Volts available from the transformer to 600 AMP Main:

600 AMP at 480 Volts	\$518.00	<i>+1/2 of total = review fee</i>
48,000 divided by 480	\$100.00	
100 x \$518.00	\$51,800.00	

Exception: Temporary construction service (Maximum 60 amps/240 volts/single phase) for single-family dwelling construction sites shall be \$50

BUILDING AND PERMITTING FEES
Electrical (Continued)

Low Voltage Permit			<i>+1/2 of total = review fee</i>
Up to and including a \$1000 valuation		\$50	
For each additional \$1000 or fraction thereof		\$6	NEC CH7 and CH8
Alterations Requiring a Change in Service:			
	The fee shall be determined by the difference between the new and previous service amperage, which is then applied to the above chart.	see above	
Additions, Alterations, and Repairs not Requiring a Change in Service			<i>+1/2 of total = review fee</i>
	Up to and including \$1000 valuation	\$50	NEC CH3
	For each additional \$1000 valuation or fraction thereof	\$12	
	(All evaluations are based on material and labor costs)		
Installation of Equipment:			<i>+1/2 of total = review fee</i>
	Simple Installation of one item of Equipment		
	Regardless of Amperage	\$50	
Tent (Temporary Service Included)		\$65	<i>+1/2 of total = review fee</i>
	For each additional tent	\$12	
Pool Wiring		\$65	<i>+1/2 of total = review fee</i>
TUG Agreement (Temporary Under Ground)		\$120	<i>+1/2 of total = review fee</i>

BUILDING AND PERMITTING FEES
Mechanical

MECHANICAL PERMIT FEES: HEATING, AIR CONDITIONING, REFRIGERATION, VENTILATION

The minimum Fee for Mechanical Permits is \$100.00.

Air Conditioning Installation
(including Heat Pumps):
Tonnage

+1/2 of total =
review fee

Up to 3 Tons	\$75
+ 3 Tons up to 10 tons, per ton or fraction thereof	\$15
+ 10 Tons up to 25 tons	\$160
Plus, per ton or fraction thereof over 10 tons	\$15
+ 25 Tons up to 50 tons	\$300
Plus, per ton or fraction thereof over 25 tons	\$7
Over 50 Tons	\$390
Plus, per ton or fraction thereof over 50 tons	\$6

SCH A

Exceptions to Air Conditioning Permits:

Existing air conditioner condensers & air handling units relocated or Replaced per ton or any fraction	\$7
With a minimum fee of	50
Trailer air conditioner and residential self-contained wall unit installations, per unit, per ton, or any fraction thereof	\$7
With a minimum fee of	\$50
Mechanical permits or inspections are not required for residential window air conditioners installations in single-family dwellings	
Replacement in single-family dwellings of an existing condenser or air handling unit that does not require an update of existing wiring may be reconnected by mechanical or air conditioning contractor and inspected by a mechanical inspector, fee of	\$50

+1/2 of total =
review fee

+1/2 of total =
review fee

+1/2 of total =
review fee

Refrigeration, Ductwork, Hoods, Ventilation, Boilers, and Any Other Installations(s) which require a Mechanical Permit:

*Valuation based on Cost of all units, equipment supplied by owner or contractor materials & labor		
Up to and including the first \$1000	\$50	
For each additional \$1000 or fraction thereof to \$25,000	\$15	SCH B
For each additional \$1000 or fraction thereof above \$25,000	\$7	

BUILDING AND PERMITTING FEES

*according to the Florida Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, a local government may only charge an "appropriate fee" and mechanical equipment directly related to electrical power generation as a disproportionate part of the total valuation. Therefore, the Belle Isle Town Council deems it appropriate, in those situations of construction permitted under Chapter 403, Part II, to value mechanical equipment directly related to electrical power generation at a rate of twenty-five percent (25%) of the actual Cost of such mechanical equipment in the calculation of "total valuation" hereunder.

Re-inspection Fee

\$75

BUILDING AND PERMITTING FEES

Plumbing

Plumbing Permit Fees

The minimum Fee for Plumbing Permits is \$100.00.

Minimum Permit Fee, New Construction or Alteration (Unless specified otherwise)	\$75	+1/2 of total = review fee
Minimum Permit Fee, Replacement	\$50	+1/2 of total = review fee
Each Plumbing Fixture	\$7	
Each Plugged or Future Opening	\$7	
Mobile Home Plumbing	\$50	+1/2 of total = review fee
Roof Drain or Area Drain	\$7	
Water Heater (Only) \$37.00	\$7	
Solar Water Heater (64.50=(37x6)+50% PX Fee)	\$7	
Residential Disposal Unit	\$7	
Process Piping/Specialty Outlet	\$7	
Backflow Preventer (Only) \$37.00	\$7	
Commercial Ice maker	\$7	
Water Softener (Only) \$37.00	\$7	
Swimming Pool Permit	\$70	+1/2 of total = review fee
Spa with Permanent Connections	\$50	+1/2 of total = review fee
Sewer Replacement	\$50	+1/2 of total = review fee
Re-pipe (Only-per bathroom)	\$50	+1/2 of total = review fee
Lawn Irrigation System:		
1 - 100 Heads, Minimum Fee	\$50	+1/2 of total = review fee
101 - 200 Heads	\$60	+1/2 of total = review fee
201 & up	\$70	+1/2 of total = review fee

BUILDING AND PERMITTING FEES

Gas

Gas Permit Fees

The minimum Fee for Gas Permits is \$100.00.

Equipment, Ductwork, Ventilation, Combustion Air, Piping, Boilers, and any other installation(s) which require a Gas Permit:

Valuation is based on the Cost of all equipment supplied by the owner or contractor, materials, and labor
Up to and including the first \$1000
For each additional \$1000 or fraction thereof to \$25,000

\$75
\$10

+1/2 of total = review fee

Sign Permit Fees

Signs up to 25 sq. ft.

26 to 32 sq. ft.

\$50

\$65

+1/2 of total = review fee
Greater than 32sqft fee based on the value

Windows

Windows - up to and including \$1000
For each additional \$1000 or fraction thereof

\$30
\$5

+1/2 of total = review fee

Inspection Fees

Re-inspection Fees
Re-inspection fees that remain unpaid longer than sixty days will be assessed an \$11.00 collection fee per account and the re-inspection fee due.

\$75

Meter Reset

\$50

Special (After Working Hours) Inspection Fees:

Requests for special after-hours (regular working hours, weekends, or holidays) inspections must be submitted in writing by the developer/ contractor to the Building Division Official twenty-four hours in advance of the requested inspection. The minimum number of hours approved is four hours per inspector. No inspection(s) will be performed until the assessed fee has been paid

\$250

*After the initial four hours, an additional fee will be charged. The per-hour fee

\$60

BUILDING AND PERMITTING FEES

Other

Other Fees

Extension Request: Only one administrative extension (90 days) shall be granted per Permit before each permit expiration date by the Building Official \$40

Permit Amendment Fee \$35

Plan Submittal Fee:

All applications for project building plan approvals (where all building permits are issued simultaneously) will be accompanied by the appropriate number of copies of drawings and specifications and a non-refundable submittal fee will be collected based upon the following fee schedule:

Archival/Scan Retention Fee – construction plans		\$40 flat fee
Archival/Scan Retention Fee – Letter and Legal size	Dble Sided/Each side	\$.15 p/page
Single Family Dwellings		\$125
Commercial		\$250
Early Start Permit		\$125
Informational Letters		\$18
Application for Temporary Commercial Certificates of Occupancy and all Pre-Power (Plus Fire Division Fee)		\$110 \$70
Review of Additional Sets of Reviewed Plans per page		\$4
Records Research and Retrieval, per hour		\$50
A final inspection is required on an expired permit within six months of the permit expiration date		\$5
Certificate of Occupancy		\$100
Certificate of Completion		\$100

Work Without a Permit

If any work is commenced without a permit, the penalty will be double the permit fee or \$103.00, whichever is greater. This penalty will be assessed in addition to the permit fee.

Permit Replacement – Expired Permit (Must be within six months of the permit expiration date) \$50

Contractor Local Business Tax Receipt

At the time of application, applicants must submit a copy of their valid Orange County License. A copy of their State of Florida license must be submitted when applicable. (Ref: Belle Isle Code of Ordinances Chapter 4)

General Contractor	NA
Sub-Contractor	NA

SURCHARGE FEES

Building Permit Surcharge	1/2 cent per sq. ft. under roof floor space permitted
Operating Trust Fund Surcharge Fee	1/2 cent per sq. ft. under roof floor space permitted
CONDO Inspections/Insurance SENATE Bill 4D – 2022	Review Fees: Phase 1-3-stories or greater in height – up to \$300 Phase 2 up to \$300
Condos and Condo Cooperatives	Administrative Fees may be imposed up to \$100

CITY CODE OR ORDINANCES - CHAPTER 6, ARTICLE 1, SECTION 6-5 – Last Update Ordinance 21-01

(d) AFTER THE FACT FEE (ATF) and WORKING WITHOUT A PERMIT (WWP) Permit Fees/Penalties:

1. (i.e., Project Completed) The fee for an ATF permit is the Cost of the Permit plus any inspection costs related to inspections conducted by the City in accordance therewith.
2. (i.e., Project Is Not Completed) The fees for a WWP permit is \$500 plus double the Cost of the applicable permit fee plus all costs related to the City's issuance of the Permit and inspections. Mere payment of a WWP fee may not be used as a defense in a Code Enforcement or other similar case for performing work for which a permit was required without having first obtained a necessary permit. Full and timely compliance with this code is required.

(e) Additional Procedures and Regulations: The City Council may, by Resolution, provide for further clarification of or additional procedures for this section 6.5 – Failure to Obtain Permit as may be necessary, so long as such clarifications or procedures are not inconsistent with this section 6.5 or the City's code.

Permit Type	Code Section	Zoning Permit Fee/Review	After the Fact Permit
Accessory Structure	Sec 50-102	\$175	See Section 6.5
Artificial Turf	Sec 50-74 and 50-78	\$375	See Ord 23-04
Comp Plan Amendments	Sec 42-135	All reasonable expenses associated with the evaluation	
Boat Dock/Decks/House	Sec 48-31	\$175	See Section 6.5
Business Tax License (Occupational License)			
-Residential	Sec 28-92	\$40	25% of Fee+ License Fee
-Commercial	Oct 1-+10%, Nov 1-+20% and Dec 1-25%	\$80 +\$1 for every parking space	
Demolition (only if Zoning Reviews)	8.06	\$50	See Section 6.5
Detached Garage	50-102	\$175	See Section 6.5
Drain field/Septic	Orange County Issued	Building Permit	See Section 6.5
Driveway	50-74 thru 50-77	\$50	\$150
Dumpster Permit (Temporary)	Vendors allowed with Franchise Agreement on File at City Hall - At Cost		
Facia/Soffit/Gutters/Siding		Building Permit	See Section 6.5
Fence Residential	50-102	\$50	\$75-\$100
Fence Commercial		\$75 (+\$6.00 per \$1000 of contract value)	See Section 6.5
Flood Plain Permit	48-144	Building Permit	\$250
For Sale	30-79	\$10	\$25
Garage Sale	54-133	\$5	10
Golf Cart	30-203	\$25	\$25
Lien Search		\$50	-
Live Local Act	54-85	\$2,642 w/\$111/acre w/Consultant Deposit of \$5,000	
Multiple Tract Development		Building Permit	See Section 6.5
Nela Bridge (Name on Brick Program)		\$100 Military \$35	-

b.

Zoning Permit Type	Code Section	Zoning Permit Fee/Review	After the Fact Permit
New Single Family	7-27	\$225	See Section 6.5
Perkins Boat Ramp Decal (May-May)	18-20	\$50	\$150
Pool	50-102	\$175	See Section 6.5
Pool Enclosure	50-102	\$175	See Section 6.5
PUD Application	All reasonable expenses associated with the evaluation		
Remodel Single-Family (if no change to footprint)	7-27	Building Permit	See Section 6.5
Rental Unit License	7-28	\$50	Up to \$500/day
ROW (subsection for minor residential work)	ROW Policy Agreement	\$100	Double the Fee
ROW (review on walkways in residential)	Zoning Review	\$50	Double the Fee
ROW (including pavers) <i>driveway permit separate</i>	Zoning Permit – does not include recording fee	\$250	\$500
ROW Engineering Review (Harris Engineering)		See Section 6.5	
ROW Agreement recording Fee	Orange County Recording	\$75	na
Room Additions	-	Building Permit	See Section 6.5
Retaining Wall (not at lakeshore)	-	Building Permit	See Section 6.5
Seawall	48-31	EPD Permit	See Section 6.5
Shoreline or Waterfront Vegetation Removal	48-62	EPD Permit	
Signage	52-33	165	\$250
Spas	50-102	Building Permit	See Section 6.5
Special Events Permit	26-21		
-Application Required	For-Profit	Non-Profit	Penalty
-Processing	\$100	\$10	Any person violating or failing to comply may be assessed a monetary penalty not to exceed \$250 for each day that the Violation occurs.
-Permit	\$50	\$30	
-Street Closures (up to 400 people)	\$100	\$100	
-Street Closures (401+people)	\$200	\$200	
Structural Modifications to Dwelling	-	Building Permit	See Section 6.5
Solicitation Permit (Door-to-Door)	20-4	\$25	See Code Enforcement
Temporary Pod - 7 days	50-102	\$25	\$75
Temporary Storage Shed		\$30	\$75
Tree Removal Permit	48-63 / CS/HB 1159	\$25 \$35	\$50 \$70
Tree Removals without an Arborist Report or Permit.	46-63	DBH < 12 inches	\$200
		DBH < 18 inches	\$400
		DBH > 18 inches	\$600
Tree Trust Fund - requires City Manager approval and amount set by Council	48-63(E)(2)		Set by City Council
Tree Arborist Report			Actual
Variances	10-67	\$300	-
Windows (New/Replacement)	-	Building Permit	See Section 6.5

CS/HB 1159: Private Property Rights, City of Belle Isle Code Section 48-63, <https://flsenate.gov/session/bill/2019/1159>

Private Property Rights: Prohibits local governments from requiring notices, applications, approvals, permits, fees, or mitigation for pruning, trimming, or removal of trees on residential property if property owner obtains specified documentation; prohibits local governments from requiring property owners to replant such trees; provides an exception for mangrove protection actions; deletes a provision that authorizes electric utilities to perform certain right-of-way tree maintenance only if

the property owner has received local government approval; creates Property Owner Bill of Rights; requires county property appraisers to provide specified information on their websites.

b.

CONTACT INFORMATION: Belle Isle Police Department
1521 Nela Avenue
Belle Isle, FL 32809

Police Department Admin Office: (407) 240-2473 (M-F, 8am-4pm)
Police Department Non-Emergency Number: 407-836-4357

- Note:
- Fees are presented for convenience only and are subject to change without notice.
 - Please contact the Belle Isle Police Department for updated fees or additional details.
 - Non-exempt documents, logs, and other records are available under the terms of the public records policy
 - Research for public records requests at of thirty minutes or more will require a deposit based on the estimated time to complete the request and the employee's hourly rate and computer time.

Police Department Administration Fees/Fines:

Copies:

Parking or uniform traffic citation	\$0.15
Double-sided copies	\$.20
Certified copies	\$5
Reports except for traffic or homicide (per page)	\$0.15

Fingerprinting (Not available)	N/A
Case Photographs, recordings, and videos on CD	Hourly Rate
Audiotapes (including 911 calls)	OC Dispatch
Video copy of DUI cases	Hourly Rate
Background checks	FDLE
Crash Report	www.FLHSMU.GOV

Off-Duty Police Services (four-hour minimum):

Regular Off-Duty Rates:

Police Officer (an hour + ½ FICA 7.65%)	\$Actual Cost
Vehicles (per officer for traffic detail only)	\$15
PD Boat (Flat Fee)	\$50 60

Holiday Off-Duty Rates:

Police officer (an hour + ½ FICA 7.65%)	\$Actual Cost
Vehicles (per officer for traffic detail only)	\$15
PD Boat (Flat Fee)	\$50 60

Responding to false alarms:

First response	Warning
Second response	\$50
Third response within six months of first response	\$150

Business:

Fourth response within 12 months	\$250
For all succeeding responses within six months of the last reply	\$250

Type	Code Section		Fine	
Commercial Vehicle Parking Violation	Sec 30-71 thru 30-84	Sec 30-74		
-First Violation			\$150	
-Second and Additional Violations			\$150	
Recreational Vehicle Parking Violation				
-First Violation				\$150
-Second and Additional Violations				\$150
-Parking at Boat Ramp Violations-Perkins (per occurrence)		18-20		\$250
-Blocking roadway (travel lane/obstructing traffic)				\$150
-Disabled only/Permit required (FSS)				\$250
-Double Parking				\$150
-Fire lane/Hydrant/Red Curb				\$250
-Loading Zone (commercial vehicles only)				\$150
-On Sidewalk/Crosswalk				\$150
-Overweight Limit (Nela & Hoffner Bridge)				\$250
-Parking Prohibited				\$150
-Parking at Boat Ramps (per occurrence)				\$250
-Parking on Front Lawn				\$150
-Parking on ROW w/o Permit				\$150
-Parking Prohibited (yellow curb/no sign)				\$150
-Rear or Left Wheels to Curb (Parking in the opposite direction)				\$150
-Unauthorized (reserved) Space				\$150
-Where Signs Posted Prohibit				\$150
- Drop-off/Pick-up at Ramps			\$150	
Temporary Parking Permit (City Manager Approval)	30-81 & 30-73		\$25	
Appeal to City Council Hearing Request		\$25 refundable if not found at fault	\$75	
Unregistered Tree Removal Service	Sec 48-63(d)(4)	Fine no more than \$5K per violation	CE Violation	
Red Light Camera Violation	Sec. 30-180 through 30-190			
-Citation			\$158	
-Hearing Plead No Contest			\$158+\$50	
-Forego A Hearing and Found in Violation			\$158+\$200	

<p>JJ'S WASTE AND RECYCLING City Contractor for Waste, Yard, and Recycling Phone: 407.298.3932</p> <p>LANDFILL LOCATIONS -McLeod Road: 407.245.0931 -Young Pine Road: 407.836.6600</p> <p>OIA NOISE ABATEMAN HOTLINE Phone: 407.825.2674</p> <p>ORANGE COUNTY MOSQUITO CONTROL Phone: 407.-254.9120 or 311</p> <p>ORANGE COUNTY WATER Phone: 407.836.5515</p> <p>ORLANDO UTILITY WATER Phone: 407.423.9018</p> <p>STORMWATER MANAGEMENT DIVISION The Stormwater Management Division is also responsible for the implementation of the Federal Emergency Management Agency's (FEMA) flood plain management program National Flood Insurance Program (NFIP), and the Community Rating System (CRS); and participates in the National Pollution Discharge Elimination System (NPDES) and Total Maximum Daily Program (TMDL). The Division works with other departments to ensure that all potential homebuyers should be notified if the property is in a flood area.</p> <p>ORANGE COUNTY PUBLIC WORKS COMPLEX 4200 South John Young Parkway – 1ST Floor Orlando, Florida 32839 PHONE: 407.836.7990 Fax: 407.836.7770</p> <p>ORANGE COUNTY FIRE RESCUE FIRE. LIFE SAFETY INSPECTION AND PERMIT SERVICES Phone: 407.836.9000</p> <p>ENVIRONMENTAL PROTECTION DEPARTMENT 3319 Maguire Blvd, Orlando, FL 32803 407. 897.4100</p> <p>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FLDEP.GOV</p>	<p>ORANGE COUNTY ANIMAL SERVICES 2769 Conroy Road Orlando, FL 32839-2162 Main Number: 407.254.9140</p> <p>ORANGE COUNTY COMPTROLLER'S OFFICE 201 South Rosalind Orlando, FL Phone: 407.836.5690 For Notice of Commencement Recording</p> <p>ORANGE COUNTY TAX COLLECTOR 200 South Orange Avenue - 16th Floor Orlando, FL Phone: 407.836.5650 For Occupational License Information</p> <p>UNIVERSAL ENGINEERING SERVICES 3532 Maggie Boulevard Orlando, FL 32811 Phone: 407.581.8161 Fax: 407.581.0313 Permit Submittal - cobipermits@universalengineering.com Inspection Request – BIDScheduling@universalengineering.com</p> <p>ORANGE COUNTY – JAIL INMATE SERVICES http://www.ocfl.net/JailInmateServices.aspx</p> <p>COUNTY HEALTH DEPARTMENT VITAL STATISTICS AND SEPTIC TANK INSTALLS/REPAIRS Phone: 407.858.1400</p> <p>EMERGENCY MEDICAL SERVICES 2002-A East Michigan St. Orlando, FL 32806 Phone: 407.836.8960 Fax: 407.836.7625</p> <p>DISTRICT NINE MEDICAL EXAMINER'S OFFICE 2350 E. Michigan Street Orlando, Florida 32806 Phone: 407.836.9400 Fax: 407.836.9450 Email: Medical.Examiner@ocfl.net</p>
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RESOLUTION NO. 24-11

A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 23-10, the City of Belle Isle adopted the budget for the fiscal year 2023-2024; and

WHEREAS, the City of Belle Isle has determined that the Budget for FY 2023-2024 should be amended; and

WHEREAS, Section 166.241(4)(c) Florida Statutes require such a budget amendment to be adopted in the same manner as the original budget.

Now, therefore, the City Council of the City of Belle Isle, Florida, hereby resolves:

Section 1. The City of Belle Isle, Florida’s fiscal year 2023-2024 budget is hereby amended by Attachment “A”. The Attachment is hereby incorporated into this Resolution by reference thereto.

Section 2. This Resolution shall take effect upon its adoption.

Adopted by the City Council on this 6th day of August 2024.

NICHOLAS FOURAKER, MAYOR

Attest: _____
Yolanda Quiceno, CMC-City Clerk

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Approved as to form and legality
City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

I, YOLANDA QUICENO, CITY CLERK OF THE CITY OF BELLE ISLE, FLORIDA, do hereby certify that the above and foregoing Resolution No. 24-11 was duly and legally passed and adopted by the Belle Isle City Council in session assembled, at which session a quorum of its members was present on the _____ day of August 2024.

Yolanda Quiceno, CMC-City Clerk

ATTACHMENT A
CITY OF BELLE ISLE
FY 2023/2024
BUDGET AMENDMENT #1
RESOLUTION# 24-11

C.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
GENERAL FUND 001					
BEGINNING FUND BALANCE		2,498,918	1,192,301	3,691,219	(A)
REVENUES					
001-311-100	AD VALOREM TAX	4,372,891	-	4,372,891	
001-312-410	LOCAL OPTION GAS TAX	215,000	-	215,000	
001-314-800	UTILITY SERVICE TAX - PROPANE	6,000	-	6,000	
001-315-000	COMMUNICATIONS SERVICES TAXES	200,000	-	200,000	
001-316-000	BUSINESS TAX LICENSES	15,000	-	15,000	
001-322-000	BUILDING PERMITS	150,000	100,000	250,000	(C)
001-323-100	FRANCHISE FEE - ELECTRICITY	290,000	-	290,000	
001-323-700	FRANCHISE FEE - SOLID WASTE	85,000	-	85,000	
001-329-000	ZONING FEES	30,000	-	30,000	
001-329-100	PERMITS - GARAGE SALE	200	-	200	
001-329-130	BOAT RAMPS - DECAL AND REG	2,000	-	2,000	
001-331-100	FEMA REIMBURSEMENT - FEDERAL	-	-	-	
001-331-110	FEMA REIMBURSEMENT - STATE	-	-	-	
001-331-900	ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	-	637,686	637,686	(B)
001-334-560	FDLE JAG GRANT	-	10,000	10,000	(J)
001-335-120	STATE SHARED REVENUE	435,000	-	435,000	
001-335-180	HALF-CENT SALES TAX	1,100,000	-	1,100,000	
001-337-200	SRO - CHARTER CONTRIBUTION	79,029	-	79,029	
001-343-410	SOLID WASTE FEES - RESIDENTIAL	766,814	-	766,814	
001-347-400	SPECIAL EVENTS	-	-	-	
001-351-100	JUDGEMENT & FINES - MOVING VIOLATIONS	80,000	-	80,000	
001-351-110	RED LIGHT CAMERAS	550,000	-	550,000	
001-354-000	JUDGEMENT & FINES - LOCAL ORDINANCE VIOL	-	-	-	
001-358-210	EVIDENCE CONVERSION	-	-	-	
001-359-000	JUDGEMENT & FINES - PARKING VIOLATIONS	1,000	-	1,000	
001-359-200	INVESTIGATIVE COST REIMBURSEMENT	-	-	-	
001-361-100	INTEREST - GENERAL FUND	1,000	-	1,000	
001-362-100	CHARTER SCHOOL RENT	456,484	-	456,484	
001-366-000	CONTRIBUTIONS & DONATIONS	-	1,750	1,750	(I)
001-367-000	RENTAL LICENSES	18,000	-	18,000	
001-369-900	OTHER MISCELLANEOUS REVENUE	-	-	-	
001-369-905	POLICE OFF-DUTY DETAIL REIMBURSEMENTS	-	172,867	172,867	(D)
001-369-906	POLICE MARINE PATROL REIMBURSEMENTS	31,765	-	31,765	
001-369-909	RED LIGHT CAMERA HEARING FEES	-	-	-	
001-369-910	VACANT FORECLOSURE	-	-	-	
001-384-000	LEASE PROCEEDS	-	-	-	
TOTAL REVENUES		8,885,183	922,303	9,807,486	
Total Beginning Fund Balance, Revenues, & Transfers In		11,384,101	2,114,604	13,498,705	
EXPENDITURES					
LEGISLATIVE					
001-511-00-2311	DENTAL & VISION INSURANCE - DISTRICT 1	500	-	500	
001-511-00-2312	DENTAL & VISION INSURANCE - DISTRICT 2	500	-	500	
001-511-00-2313	DENTAL & VISION INSURANCE - DISTRICT 3	500	-	500	
001-511-00-2314	DENTAL & VISION INSURANCE - DISTRICT 4	500	-	500	
001-511-00-2315	DENTAL & VISION INSURANCE - DISTRICT 5	500	-	500	
001-511-00-2316	DENTAL & VISION INSURANCE - DISTRICT 6	500	-	500	
001-511-00-2317	DENTAL & VISION INSURANCE - DISTRICT 7	500	-	500	
001-511-00-3150	ELECTION EXPENSE	2,000	-	2,000	
001-511-00-4000	TRAVEL & PER DIEM	3,500	-	3,500	
001-511-00-4100	COMMUNICATIONS SERVICES	7,500	-	7,500	
001-511-00-4900	OTHER CURRENT CHARGES	500	-	500	
001-511-00-5200	OFFICE & OPERATING SUPPLIES	500	-	500	
001-511-00-5400	BOOKS,SUBSCRIPTIONS & MEMBERSHIPS	2,800	-	2,800	
511 Total		20,300	-	20,300	
EXECUTIVE MAYOR					
001-512-00-2310	DENTAL & VISION INSURANCE	500	-	500	
001-512-00-4000	TRAVEL & PER DIEM	500	-	500	
001-512-00-4100	COMMUNICATIONS SERVICES	1,000	-	1,000	
001-512-00-4900	OTHER CURRENT CHARGES	500	-	500	
001-512-00-5400	BOOKS, SUBSCRIPTIONS & MEMBERSHIPS	650	-	650	
512 Total		3,150	-	3,150	
FINANCE, ADMIN, & PLANNING					

ATTACHMENT A
CITY OF BELLE ISLE
FY 2023/2024
BUDGET AMENDMENT #1
RESOLUTION# 24-11

c.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
001-513-00-1200	REGULAR SALARIES & WAGES	497,188	-	497,188	
001-513-00-1250	VEHICLE ALLOWANCE - CITY MANAGER	6,000	-	6,000	
001-513-00-1400	OVERTIME PAY	500	-	500	
001-513-00-2100	FICA/MEDICARE TAXES	38,532	-	38,532	
001-513-00-2200	RETIREMENT CONTRIBUTIONS	79,550	-	79,550	
001-513-00-2300	HEALTH INSURANCE	87,000	-	87,000	
001-513-00-2310	DENTAL & VISION INSURANCE	3,100	-	3,100	
001-513-00-2320	LIFE INSURANCE	2,400	-	2,400	
001-513-00-2330	DISABILITY INSURANCE	5,800	-	5,800	
001-513-00-3100	PROFESSIONAL SERVICES	18,000	5,500	23,500	(B)
001-513-00-3400	PLANNING SERVICE	6,000	-	6,000	
001-513-00-4000	TRAVEL & PER DIEM	2,500	-	2,500	
001-513-00-4410	RENTALS & LEASES - VEHICLES	10,000	-	10,000	
001-513-00-4610	REPAIRS & MAINTENANCE - VEHICLES	500	-	500	
001-513-00-4700	PRINTING & BINDING	100	-	100	
001-513-00-4710	CODIFICATION EXPENSES	6,500	-	6,500	
001-513-00-4900	OTHER CURRENT CHARGES	2,500	-	2,500	
001-513-00-4910	LEGAL ADVERTISING	4,000	-	4,000	
001-513-00-5230	FUEL EXPENSE	500	-	500	
001-513-00-5240	COLLEGE TUITION REIMBURSEMENT	8,500	-	8,500	
001-513-00-5400	BOOKS, SUBSCRIPTIONS & MEMBERSHIPS	6,000	-	6,000	
	513 Total	785,170	5,500	790,670	
GENERAL GOVERNMENT					
001-519-00-3110	LEGAL SERVICES	160,000	-	160,000	
001-519-00-3120	ENGINEERING FEES	30,000	-	30,000	
001-519-00-3140	INFORMATION TECHNOLOGY EXPENSE	10,000	-	10,000	
001-519-00-3200	AUDITING & ACCOUNTING	30,000	-	30,000	
001-519-00-3400	CONTRACTUAL SERVICES	79,000	-	79,000	
001-519-00-3405	BUILDING PERMITS	120,000	80,000	200,000	(C)
001-519-00-3410	JANITORIAL SERVICES	4,000	-	4,000	
001-519-00-3415	WEBSITE/SOCIAL MEDIA	5,000	-	5,000	
001-519-00-3420	LANDSCAPING SERVICES	-	11,213	11,213	(B)
001-519-00-3440	FIRE PROTECTION	2,091,722	-	2,091,722	
001-519-00-4100	COMMUNICATIONS SERVICES	10,000	-	10,000	
001-519-00-4200	FREIGHT & POSTAGE	4,000	-	4,000	
001-519-00-4300	UTILITY/ELECTRIC/WATER	15,000	-	15,000	
001-519-00-4310	SOLID WASTE DISPOSAL/YARDWASTE	810,000	-	810,000	
001-519-00-4500	INSURANCE	235,000	-	235,000	
001-519-00-4600	REPAIRS & MAINTENANCE - GENERAL	5,000	-	5,000	
001-519-00-4700	PRINTING & BINDING	6,500	-	6,500	
001-519-00-4800	SPECIAL EVENTS	100,000	-	100,000	
001-519-00-4900	OTHER CURRENT CHARGES	5,000	-	5,000	
001-519-00-4910	LEGAL ADVERTISING	5,000	-	5,000	
001-519-00-5200	OFFICE & OPERATING SUPPLIES	10,000	-	10,000	
001-519-00-5400	BOOKS, SUBSCRIPTIONS & MEMBERSHIPS	3,000	-	3,000	
001-519-00-8300	CONTRIBUTIONS & DONATIONS	3,000	-	3,000	
001-519-00-8310	NEIGHBORHOOD GRANT PROGRAM	60,000	-	60,000	
	519 Total	3,801,222	91,213	3,892,435	
POLICE					
001-521-00-1200	REGULAR SALARIES & WAGES	1,760,467	-	1,760,467	
001-521-00-1210	REGULAR SALARIES & WAGES - CROSSING GUARD	77,220	-	77,220	
001-521-00-1215	HOLIDAY PAY	75,000	-	75,000	
001-521-00-1220	LONGEVITY PAY	7,750	-	7,750	
001-521-00-1400	OVERTIME PAY	25,000	-	25,000	
001-521-00-1500	INCENTIVE PAY	15,000	-	15,000	
001-521-00-1505	POLICE OFF-DUTY DETAIL PAY	-	177,780	177,780	(D)
001-521-00-1506	POLICE LAKE CONWAY MARINE PATROL PAY	33,600	-	33,600	
001-521-00-1520	SPECIAL ASSIGNMENT PAY	29,000	-	29,000	
001-521-00-1530	BILINGUAL PAY	4,550	-	4,550	
001-521-00-2100	FICA/MEDICARE TAXES	155,110	13,601	168,711	(D)
001-521-00-2200	RETIREMENT CONTRIBUTIONS	346,270	-	346,270	
001-521-00-2300	HEALTH INSURANCE	320,000	-	320,000	
001-521-00-2310	DENTAL & VISION INSURANCE	10,000	-	10,000	
001-521-00-2320	LIFE INSURANCE	8,500	-	8,500	
001-521-00-2330	DISABILITY INSURANCE	24,000	-	24,000	
001-521-00-3100	TECHNOLOGY SUPPORT/SERVICES	150,000	-	150,000	

**ATTACHMENT A
CITY OF BELLE ISLE
FY 2023/2024
BUDGET AMENDMENT #1
RESOLUTION# 24-11**

C.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
001-521-00-3105	OTHER PROFESSIONAL SERVICES	-	1,700	1,700	(B)
001-521-00-3110	LEGAL SERVICES	8,000	-	8,000	
001-521-00-3120	NEW HIRE EXPENSES	3,000	-	3,000	
001-521-00-3405	RED LIGHT CAMERA FEES	336,000	-	336,000	
001-521-00-3406	LICENSE PLATE READERS/VIDEO MONITORING	53,500	-	53,500	
001-521-00-3410	JANITORIAL SERVICES	3,500	-	3,500	
001-521-00-4000	TRAVEL & PER DIEM	7,000	-	7,000	
001-521-00-4100	COMMUNICATIONS SERVICES	35,000	-	35,000	
001-521-00-4110	DISPATCH SERVICE	73,000	-	73,000	
001-521-00-4200	POSTAGE & FREIGHT	2,000	-	2,000	
001-521-00-4300	UTILITY/ELECTRIC/WATER	5,000	-	5,000	
001-521-00-4410	RENTALS & LEASES - VEHICLES	220,000	-	220,000	
001-521-00-4600	REPAIRS & MAINTENANCE - GENERAL	3,500	-	3,500	
001-521-00-4610	REPAIRS & MAINTENANCE - VEHICLES	10,000	-	10,000	
001-521-00-4620	REPAIRS & MAINTENANCE - RADAR GUNS	6,500	-	6,500	
001-521-00-4700	PRINTING & BINDING	3,500	-	3,500	
001-521-00-4800	COMMUNITY PROMOTIONS	3,000	-	3,000	
001-521-00-4900	OTHER CURRENT CHARGES	3,000	-	3,000	
001-521-00-4910	LEGAL ADVERTISING	1,000	-	1,000	
001-521-00-4920	MARINE EXPENSES	10,000	-	10,000	
001-521-00-4921	PD GRANT EXPENDITURES	-	-	-	
001-521-00-5100	OFFICE SUPPLIES	-	-	-	
001-521-00-5200	OFFICE & OPERATING SUPPLIES	10,000	-	10,000	
001-521-00-5205	COMPUTER AND SOFTWARE	10,000	-	10,000	
001-521-00-5210	UNIFORMS	10,000	-	10,000	
001-521-00-5230	FUEL EXPENSE	70,000	-	70,000	
001-521-00-5240	COLLEGE TUITION REIMBURSEMENT	8,000	-	8,000	
001-521-00-5245	RADIOS	-	2,127	2,127	(B)
001-521-00-5250	POLICE NON-CAPITAL EQUIPMENT	-	53,645	53,645	(B) (I) (J)
001-521-00-5400	BOOKS, SUBSCRIPTIONS & MEMBERSHIPS	2,000	-	2,000	
001-521-00-5500	TRAINING - POLICE	5,000	-	5,000	
001-521-00-6400	CAPITAL - EQUIPMENT	-	-	-	
001-521-00-6410	CAPITAL - RADIOS	-	-	-	
001-521-00-6417	CAPITAL - VEHICLES	-	-	-	
001-521-00-6418	CAPITAL - VESSELS	-	-	-	
521 Total		3,942,967	248,853	4,191,820	
PUBLIC WORKS					
001-541-00-1200	REGULAR SALARIES & WAGES	245,614	-	245,614	
001-541-00-1400	OVERTIME PAY	500	-	500	
001-541-00-2100	FICA/MEDICARE TAXES	18,828	-	18,828	
001-541-00-2200	RETIREMENT CONTRIBUTIONS	39,298	-	39,298	
001-541-00-2300	HEALTH INSURANCE	62,000	-	62,000	
001-541-00-2310	DENTAL & VISION INSURANCE	2,100	-	2,100	
001-541-00-2320	LIFE INSURANCE	1,200	-	1,200	
001-541-00-2330	DISABILITY INSURANCE	3,500	-	3,500	
001-541-00-3100	PROFESSIONAL SERVICES	500	-	500	
001-541-00-3140	TEMPORARY LABOR	-	-	-	
001-541-00-3150	INFORMATION TECHNOLOGY EXPENSE	13,000	-	13,000	
001-541-00-3400	CONTRACTUAL SERVICES	12,000	26,335	38,335	(E)
001-541-00-3420	LANDSCAPING SERVICES	41,000	-	41,000	
001-541-00-4000	TRAVEL & PER DIEM	1,000	-	1,000	
001-541-00-4100	COMMUNICATIONS SERVICES	6,000	-	6,000	
001-541-00-4300	UTILITY/ELECTRIC/WATER	120,000	-	120,000	
001-541-00-4410	RENTALS & LEASES - VEHICLES	42,000	-	42,000	
001-541-00-4420	RENTALS & LEASES - EQUIPMENT	5,000	-	5,000	
001-541-00-4600	REPAIRS & MAINTENANCE - GENERAL	25,000	-	25,000	
001-541-00-4610	REPAIRS & MAINTENANCE - VEHICLES & EQUIP	15,000	20,991	35,991	(B)
001-541-00-4670	REPAIRS & MAINTENANCE - PARKS	42,000	-	42,000	
001-541-00-4675	REPAIRS & MAINTENANCE - BOAT RAMPS	2,500	-	2,500	
001-541-00-4680	REPAIRS & MAINTENANCE - ROADS	35,000	-	35,000	
001-541-00-4690	URBAN FORESTRY	125,000	-	125,000	
001-541-00-4700	PRINTING & BINDING	3,000	-	3,000	
001-541-00-4900	OTHER CURRENT CHARGES	-	-	-	
001-541-00-5200	OPERATING SUPPLIES	12,000	-	12,000	
001-541-00-5210	UNIFORMS	3,600	-	3,600	
001-541-00-5220	PROTECTIVE CLOTHING	2,000	-	2,000	

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ATTACHMENT A
CITY OF BELLE ISLE
FY 2023/2024
BUDGET AMENDMENT #1
RESOLUTION# 24-11

C.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
001-541-00-5230	FUEL EXPENSE	12,000	-	12,000	
001-541-00-5240	SMALL TOOLS & EQUIPMENT	7,500	1,014	8,514	(B)
001-541-00-5250	COLLEGE TUITION REIMBURSEMENT	8,000	-	8,000	
001-541-00-5400	BOOKS, SUBSCRIPTIONS & MEMBERSHIPS	1,500	-	1,500	
001-541-00-5500	TRAINING	6,000	-	6,000	
001-541-00-6200	CIP - BUILDINGS	-	-	-	
001-541-00-6300	CIP - INFRASTRUCTURE	-	-	-	
001-541-00-6320	CIP - RESURFACING & CURBING	-	15,690	15,690	(B)
001-541-00-6330	CIP - SIDEWALKS	-	523,826	523,826	(B)
001-541-00-6335	CIP - NELA BRIDGE REPAIRS	-	-	-	
001-541-00-6375	CIP - FENCING	-	5,450	5,450	(B)
001-541-00-6380	CIP - PARK IMPROVEMENTS	-	-	-	
001-541-00-6385	CIP - CLOCK TOWER	-	-	-	
001-541-00-6420	CIP - TRAFFIC CALMING	-	-	-	
001-541-00-6430	CAPITAL - EQUIPMENT	-	8,030	8,030	(B)
	541 Total	913,640	601,336	1,514,976	
DEBT SERVICE					
001-584-00-7100	PAYMENT ON BOND - PRINCIPAL	211,000	-	211,000	
001-584-00-7200	BOND DEBT - INTEREST	54,000	-	54,000	
	584 Total	265,000	-	265,000	
TOTAL EXPENDITURES		9,731,449	946,902	10,678,351	
ENDING FUND BALANCE		1,652,652	1,167,702	2,820,354	
Total Expenditures, Transfers Out, & Ending Fund Balance		11,384,101	2,114,604	13,498,705	

TRANSPORTATION IMPACT FEE FUND 102

BEGINNING FUND BALANCE		119,188	2,824	122,012	(A)
REVENUES					
102-324-310	IMPACT FEES - RESIDENTIAL - TRANSPORTATION	-	-	-	
102-361-100	INTEREST - TRANSPORTATION IMPACT	500	-	500	
TOTAL REVENUES		500	-	500	
Total Beginning Fund Balance, Revenues, & Transfers In		119,688	2,824	122,512	
EXPENDITURES					
102-541-00-3100	PROFESSIONAL SERVICES	65,000	(65,000)	-	(F)
102-541-00-6425	CIP - ROADWAY IMPROVEMENTS	-	-	-	
TOTAL EXPENDITURES		65,000	(65,000)	-	
ENDING FUND BALANCE		54,688	67,824	122,512	
Total Expenditures & Ending Fund Balance		119,688	2,824	122,512	

STORMWATER FUND 103

BEGINNING FUND BALANCE		(407,841)	142,795	(265,046)	(A)
REVENUES					
103-331-100	FEMA REIMBURSEMENT - FEDERAL - FUND 103	-	165,025	165,025	(G)
103-331-110	FEMA REIMBURSEMENT - STATE - FUND 103	-	18,336	18,336	(G)
103-331-900	ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	-	267,827	267,827	(B)
103-334-360	STATE RESILIENCY GRANT	-	-	-	
103-343-900	SERVICE CHARGE - STORMWATER	463,506	-	463,506	
103-361-100	INTEREST - STORMWATER	500	-	500	
103-369-908	OC NAV BOARD REIMBURSEMENTS	-	-	-	
TOTAL REVENUES		464,006	451,188	915,194	
TRANSFERS IN		-	-	-	
Total Beginning Fund Balance, Revenues, & Transfers In		56,165	593,983	650,148	
EXPENDITURES					
103-541-00-1200	REGULAR SALARIES & WAGES	188,621	-	188,621	
103-541-00-2100	FICA/MEDICARE TAXES	14,430	-	14,430	
103-541-00-2200	RETIREMENT CONTRIBUTIONS	30,179	-	30,179	
103-541-00-2300	HEALTH INSURANCE	38,000	-	38,000	
103-541-00-2310	DENTAL & VISION INSURANCE	1,300	-	1,300	
103-541-00-2320	LIFE INSURANCE	900	-	900	
103-541-00-2330	DISABILITY INSURANCE	2,300	-	2,300	
103-541-00-3100	PROFESSIONAL SERVICES	-	12,000	12,000	(B)
103-541-00-3110	LEGAL SERVICES - STORMWATER FUND	-	-	-	
103-541-00-3120	ENGINEERING FEES	140,000	-	140,000	
103-541-00-3430	NPDES	10,000	-	10,000	

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ATTACHMENT A
 CITY OF BELLE ISLE
 FY 2023/2024
 BUDGET AMENDMENT #1
 RESOLUTION# 24-11

C.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
103-541-00-3450	LAKE CONSERVATION	25,000	-	25,000	
103-541-00-4600	REPAIRS & MAINTENANCE	150,000	7,594	157,594	(B)
103-541-00-4900	OTHER CURRENT CHARGES	-	-	-	
103-541-00-6300	CIP - CAPITAL IMPROVEMENTS	13,000	-	13,000	
103-541-00-6319	CIP - CAPITAL IMPROVEMENTS - ARPA	-	248,235	248,235	(B)
TOTAL EXPENDITURES		613,730	267,829	881,559	
ENDING FUND BALANCE		(557,565)	326,154	(231,411)	
Total Expenditures & Ending Fund Balance		56,165	593,983	650,148	

LAW ENFORCEMENT EDUCATION FUND 104					
BEGINNING FUND BALANCE		22,824	2,449	25,273	(A)
REVENUES					
104-351-200	JUDGEMENT & FINES - LE EDUCATION FUND	4,000	-	4,000	
104-361-100	INTEREST - LE EDUCATION FUND	500	-	500	
TOTAL REVENUES		4,500	-	4,500	
Total Beginning Fund Balance, Revenues, & Transfers In		27,324	2,449	29,773	
EXPENDITURES					
104-521-00-5500	TRAINING	20,000	-	20,000	
TOTAL EXPENDITURES		20,000	-	20,000	
ENDING FUND BALANCE		7,324	2,449	9,773	
Total Expenditures & Ending Fund Balance		27,324	2,449	29,773	

PARKS IMPACT FEE FUND 105					
BEGINNING FUND BALANCE		-	781	781	(A)
REVENUES					
	NONE	-	-	-	
TOTAL REVENUES		-	-	-	
Total Beginning Fund Balance, Revenues, & Transfers In		-	781	781	
EXPENDITURES					
	NONE	-	-	-	
TOTAL EXPENDITURES		-	-	-	
ENDING FUND BALANCE		-	781	781	
Total Expenditures & Ending Fund Balance		-	781	781	

GENERAL GOVERNMENT IMPACT FEE FUND 106					
BEGINNING FUND BALANCE		-	1,023	1,023	(A)
REVENUES					
	NONE	-	-	-	
TOTAL REVENUES		-	-	-	
Total Beginning Fund Balance, Revenues, & Transfers In		-	1,023	1,023	
EXPENDITURES					
	NONE	-	-	-	
TOTAL EXPENDITURES		-	-	-	
ENDING FUND BALANCE		-	1,023	1,023	
Total Expenditures & Ending Fund Balance		-	1,023	1,023	

CAPITAL EQUIPMENT REPLACEMENT FUND 301					
BEGINNING FUND BALANCE		13,673	1,110	14,783	(A)
REVENUES					
301-361-100	INTEREST - CAP EQUIP REPL FUND	-	-	-	
TOTAL REVENUES		-	-	-	
TRANSFERS IN					
301-381-000	TRANSFER IN FROM GENERAL FUND 001	-	-	-	
TOTAL TRANSFERS IN		-	-	-	
Total Beginning Fund Balance, Revenues, & Transfers In		13,673	1,110	14,783	
EXPENDITURES					
301-541-00-6430	CAPITAL - EQUIPMENT - CHIPPER	-	-	-	

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ATTACHMENT A
CITY OF BELLE ISLE
FY 2023/2024
BUDGET AMENDMENT #1
RESOLUTION# 24-11

C.

Account Id	Account Description	ORIGINAL BUDGET 2023/2024	BA#1 RESOLUTION# 24-XX	AMENDED BUDGET 2023/2024	REF#
TOTAL EXPENDITURES					
ENDING FUND BALANCE		13,673	1,110	14,783	
Total Expenditures & Ending Fund Balance		13,673	1,110	14,783	
CAPITAL IMPROVEMENT REVENUE NOTE 2020 PROJECT FUND 303					
BEGINNING FUND BALANCE		-	419,656	419,656	(A)
REVENUES					
NONE		-	-	-	
TOTAL REVENUES		-	-	-	
Total Beginning Fund Balance, Revenues, & Transfers In		-	419,656	419,656	
EXPENDITURES					
303-517-00-3100	PROFESSIONAL SERVICES - FUND 303	-	-	-	
303-517-00-6100	CIP - LAND PURCHASE	-	-	-	
303-517-00-6300	CIP - STORMWATER PROJECTS	-	419,656	419,656	(H)
TOTAL EXPENDITURES		-	419,656	419,656	
ENDING FUND BALANCE		-	0	0	
Total Expenditures & Ending Fund Balance		-	419,656	419,656	

- (A) Adjust beginning fund balances to actual ending fund balances for FYE 9/30/23
- (B) Record rev/exp for ARPA expenditures
- (C) Record rev/exp for increase in building permits (Expenditure amount is 80% of revenue)
- (D) Record rev/exp for Police off-duty pay
- (E) Record exp for traffic cabinet - insurance reimb received prior FY
- (F) Move project to next fiscal year
- (G) Record FEMA reimbursements
- (H) Remaining bond proceeds moved forward from FY 22/23
- (I) Record rev/exp for donation for ice machine
- (J) Record rev/exp for JAG grant C-R7074

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RESOLUTION 24-12

**A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, ESTABLISHING
THE USE OF ELECTRONIC AND DIGITAL SIGNATURES IN THE CITY OF BELLE ISLE; AND
ADOPTING AN ELECTRONIC AND DIGITAL SIGNATURE POLICY.**

WHEREAS, Section 668.50(18), Fla. Stat. authorizes the City to use electronic signatures platforms and to establish a method and process for such use by ordinance, resolution, policy, or rule; and

WHEREAS, using electronic signature platforms can benefit the City of Belle Isle by decreasing the City's reliance on paper transactions and physical documents, thereby saving time and reducing the costs associated with conducting City business; and

WHEREAS, the electronic platforms provide reasonable assurance of the integrity, authenticity, and nonrepudiation of electronic documents when electronic signatures are used; and

WHEREAS, City staff recommends the use of DocuSign as the City's initial electronic signature service provider to conduct City business where appropriate and permitted by law; and

WHEREAS, the City Council has considered how the use of electronic signatures may impact or improve citizens' access to and ability to participate in governmental affairs and reliance on City business conducted electronically; and

1 WHEREAS, the Electronic Signature Policy is incorporated within
2 "Exhibit 'A'" of this Resolution; and

3 WHEREAS, on August 6, 2024 the City Council of the City of Belle Isle
4 considered Resolution 24-09 and approved it in public session.

5
6 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE ISLE
7 that:

8
9 SECTION 1. The foregoing recitals are incorporated and fully made a part of
10 this Resolution, and the City Council finds it to be in the public
11 interest to allow the use of electronic records and signatures for
12 City business to the fullest extent allowed by law.

13 SECTION 2. The City Council recognizes that whenever the use of a written,
14 affixed by hand, or "wet" signature created when a person
15 physically marks a document with the intent to sign the record is
16 authorized or required, an electronic signature may be used with
17 the same force and effect, except as required otherwise by law,

18 SECTION 3. The City Council authorizes the City Manager and their designees
19 to use an electronic signature platform or any future replacement
20 of such platform to affix signatures to electronic records.

21 SECTION 4. The City Council directs the City Manager to adopt any necessary
22 administrative policies or processes to implement the use of
23 electronic signatures by the City consistent with this resolution
24 and in compliance with the provisions of Section 668.50(18), Fla.
25 Stat.

1 SECTION 5. SEVERABILITY: Should any section or provision of this Resolution
2 be declared by a court of competent jurisdiction to be invalid,
3 that decision shall not affect the validity of the Resolution as a
4 whole or any part thereof other than the part so declared to be
5 invalid.

6 SECTION 6. REPEALING CLAUSE: To the extent of such conflict, all other
7 resolutions or parts of resolutions are hereby repealed.

8 SECTION 7. EFFECTIVE DATE: This Resolution shall be in full force and
9 effective immediately upon adoption and publication as provided by
10 law.

11
12 PASSED AND ADOPTED by the City Council of the City of Belle Isle, Florida, at
13 its regular meeting of the City Council on the _____ day of _____ 2024.

14
15 CITY OF BELLE ISLE, FLORIDA

16
17 By: _____
18 NICHOLAS FOURAKER, Mayor

19 ATTEST:
20
21 _____
22 YOLANDA QUICENO City Clerk

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Approved as to form and legality

CITY ATTORNEY

City of Belle Isle, Florida

Resolution 24-12

Exhibit A - Electronic Signature Policy



CITY OF BELLE ISLE, FLORIDA ELECTRONIC SIGNATURE POLICY

APPROVED DATE: _____

Policy is approved and effective as indicated.

EFFECTIVE DATE: August 6, 2024

RESOLUTION NO: 24-12

Rick Rudometkin, City Manager

A. Purpose

This policy defines the guidelines for establishing electronic signature use in the city, promoting efficiency, and conserving public resources.

B. Scope

This policy establishes guidelines for the use of electronic signatures for certain City transactions and provides reasonable assurance of the integrity, authenticity, and nonrepudiation of electronic documents when electronic signatures are used by the City.

C. Procedures

Reducing the City’s reliance on paper-based transactions will improve information security and sharing, allow faster approval of and access to documents, and reduce costs and environmental impact. Streamlining the processes described herein that require wet signatures and replacing them with electronic signatures, when practicable and necessary, is consistent with the intent of Florida law to promote electronic transactions and remove barriers that might prevent the use of electronic transactions by governmental entities.

D. Definitions

Designee	A City employee designated by the City Manager or City Clerk to sign City records on their behalf using an electronic signature.
Electronic Signature	An electronic process attached to or logically associated with a contract or other record and executed or adopted by a person with the intent to sign the record.
Record	Information inscribed on a tangible medium or stored in an electronic or other medium is retrievable in perceivable form, except as otherwise defined for state or local agency record retention, preservation, or disclosure.
Wet Signature	A signature created when a person physically marks a document with the intent to sign the record.

E. Policy

- Pursuant to City Council Resolution 24-12, the City authorizes using the DocuSign electronic signature platform, or any future replacement of such platform, to affix electronic signatures to City records.
- The City Manager, City Clerk, Police Chief, Department Directors, and their designees are authorized to use the DocuSign electronic signature platform or any future replacement of such platform to affix electronic signatures to City records as provided in this policy, except as required otherwise by law.
- The City recognizes electronic transactions and electronic signatures as legally binding and equivalent in force and effect as wet signature.
- The DocuSign electronic signature platform, or any future replacement of such platform, is authorized to affix electronic signatures to the following records: Minutes of City Council Meetings, resolutions and Ordinances Adopted by the Council, Grants and Agreements Approved by the City Council, Human Resources Employee Information and any and all contracts and agreements to which the City is a party, except as required otherwise by law.
- Electronic signatures may be used on City records requiring execution by a third party.
- This Policy may be modified, rescinded, or replaced at any time by the City Manager.
- Electronic signatures cannot be applied using another employee’s name. Records signed on behalf of the City Manager, City Clerk, or Department head by a designee shall use their own electronic signature.
- An electronic signature is an acceptable substitute for a wet signature on records requiring the signature of any record whenever the use of a wet signature is authorized or required, except as provided herein.
- If an electronic signature is used for interstate transactions for documents required by the US Federal government, the electronic signature shall comply with the requirements of the Electronic Signatures in the Global and Electronic Commerce Act.

This policy in no way affects the City’s ability to conduct a transaction using a physical medium and shall not be construed as prohibiting the use of wet signatures.



CITY OF BELLE ISLE, FLORIDA CREDIT CARD PROCESSING, REFUND AND SECURITY POLICY

APPROVED DATE: _____

Policy is approved and effective as indicated.

EFFECTIVE DATE: _____

RESOLUTION NO: N/A

Rick Rudometkin, City Manager

A. Purpose

This policy defines the guidelines for accepting and processing credit cards and storing personal cardholder information. It will help ensure that cardholder information supplied to the City of Belle Isle (the City) is secure and protected. Additionally, it helps the City comply with credit card company requirements and the Payment Card Industry (PCI) Data Security Standard.

B. Scope

This policy applies to all City of Belle Isle employees receiving credit card transactions. It pertains to all departments that process, transmit, or handle cardholder information, which may be in a physical or electronic format.

C. Refund Policy

City staff reviews refund requests individually to determine eligibility. If a citation has been dismissed in Court or an overpayment has been made, a refund may be determined appropriate. All valid refunds will be credited to the customer's credit card account within two (2) weeks, or a check may be issued within 30 days of request.

D. Security Policy

All credit card transactions that the City processes must meet the following standards:

1. An installed and maintained firewall configuration protects cardholder data, and transmission of cardholder data is encrypted over public networks. Regularly updated anti-virus software is used. Vendor-supplied defaults for system passwords are not used. Individuals processing payments use unique computer IDs.
2. The city does not transmit electronic credit card numbers or store them on a personal computer or personal e-mail account. Electronic lists of customers' credit card numbers have not been created. Credit card information is only accepted by e-mail, telephone, mail, fax, or in person. E-mail credit files are not subject to Public Records.
3. Physical cardholder data is locked in a secure area with limited access to individuals that require the use of the data. Access is restricted on a 'need to know' basis.
4. Only essential information is stored. The Card Validation Code (also known as the Security Digits, V Code, or CID) is not stored. User PINs or the full data from a card's magnetic stripe are not retained.
5. Credit card information is retained for only the time needed to process and reconcile.

6. Credit card information that does not need to be retained is destroyed. Information is destroyed by shredding (cross-cut) immediately after processing or immediately after it no longer needs to be retained.
7. All terminals used by the City produce credit card receipts which only show up to the last five digits of the credit card number.
8. The individual presenting the payment card must be the cardholder.
9. All departments must comply with the Payment Card Industry Data Security Standard summarized in this policy.
10. If the policy requirements are not followed, the City could be suspended from physical and/or electronic payment options for violating the Payment Card Industry Data Security Standard.

E. Procedures

- Departments that need to accept credit/debit cards and obtain a physical terminal to swipe or key transactions need to contact the Finance Department to execute the required paperwork, obtain a login and PIN, and be given direction on how to process those transactions for accounting purposes and to comply with the proper security measures needed to secure credit card information.
- All servers and computers used for electronic transactions will be secure and Payment Card Industry compliant.
- Employees are expected to regularly check equipment for suspicious behavior, evidence of tampering, or substitution of devices. If unusual conditions exist, employees must contact Finance immediately.
- Employees suspected of possible fraudulent use, misuse, or negligence shall have their login suspended without exception. The Login will only be reactivated after a full audit has been completed and it has been determined that fraudulent use, misuse, or negligence did not occur.
- Employees having been investigated and found to have violated this policy will be disciplined in accordance with the City’s Personnel manual.
- Employees verify with the Finance Department on unsolicited third-party persons claiming to be repair or maintenance personnel prior to engaging services.

F. Events

- A city employee shall be designated to accept and process all credit card transactions, not limited to city and non-sponsored events, on-site and off-site events.
- Departments that need to accept credit/debit cards and obtain a physical terminal to swipe or key transactions need to contact the Finance Department to obtain the equipment and the required paperwork, login credentials, and be given direction on how to process those transactions for accounting purposes and to comply with the proper security measures needed to secure credit card information.

G. Training

All employees who process, transmit, or handle cardholder information are required to adhere to its requirements. Department supervisors are responsible for providing this policy to their card-handling employees and providing training on the use of devices and security as it relates to credit cards and related physical cardholder data.

H. Compromised Credit Cards

If the City becomes aware that a customer's credit card number or card processing device has been compromised, it will notify the individuals involved immediately. The City will also contact its service provider, the City Police Department, and other involved associations as necessary to remediate the loss of important information.

I. Service Providers

The City's service providers related to the credit card processing environment include:
Point and Pay LLC (PNP)

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Land Services
2166 Palmetto St
Mail Code: CW Eng
Clearwater, Florida 33765

Parcel # 24-23-29-3400-00-073
Cornerstone Charter Academy School
5903 Randolph Avenue
Belle Isle, FL

EASEMENT

State of Florida
County of Orange

THIS EASEMENT (“**Easement**”) is made this ____ day of _____ 20____, from **CITY OF BELLE ISLE**, a Florida municipal corporation (“**Grantor**”, whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 (“**Grantee**”).

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, “**Facilities**”).

Grantor is the owner of that certain property described in "Exhibit A" attached hereto and incorporated herein by reference (“**Property**”).

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "**Easement Area**").

For Grantee's Internal Use:
Work Order #: 54424650-20 |
50379352 D

The rights granted herein include, but are not limited to, the following:

1. For the purpose of exercising Grantee's rights under this Easement, Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
5. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
6. Grantee may increase or decrease the voltage and change the quantity and types of Facilities as necessary to provide electric service to the Grantor's improvements upon the Property.
7. All other rights and privileges reasonably necessary and consistent with the terms of the Easement, in Grantee's reasonable discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

If at any time Grantor no longer needs electric service to the Property from Grantee, Grantor shall have the right to, at Grantor's expense, cause the removal of Grantee's improvements within the Easement Area and terminate this Easement upon at least ninety (90) days advance written notice from Grantor to Grantee. Upon such termination, Grantor and Grantee agree to execute and record a termination of this Easement I the public records of Orange County, Florida.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

CITY OF BELLE ISLE
a Florida corporation

(Witness #1)
Printed Name: _____
Address: _____

Nicholas Fouraker, Mayor

Grantor(s) Mailing Address:

(Witness #2)
Printed Name: _____
Address: _____

Attest:

Yolanda Quiceno, City Clerk

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____ by Yolanda Quiceno, City Clerk of corporation, a Florida corporation, and that by authority duly given and as the act of said corporation, the foregoing EASEMENT was signed in its name by its Mayor, sealed with its official seal, and attested by herself/himself as its City Clerk. He/she is personally known to me or has produced _____ as identification.



Notary Public: _____

Printed/ Typed Name: _____

Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:
Work Order #: 54424650-20 |
50379352 D

EXHIBIT A

That Portion Of Lot 7, described as beginning at the Northwest corner of Lot 7, run South 295.17 feet, thence East 467.83 feet, North 125.40 feet, West 197.6 feet, North 160.01 feet, West 269.83 feet to the POINT OF BEGINNING AND All of Lot 8; AND That portion of Lot 10, described as begin at the Northwest corner of Lot 10, run South 123.96 feet, East 145.01 feet, North 21.15 feet, East 53.50 feet, North 105.50 feet, West 198.50 feet to the POINT OF BEGINNING, AND Begin at the Southeast corner of said Lot 10, run North 335.00 feet, West 348.00 feet, South 105.50 feet, East 50.00 feet, South 243.70 feet, East 298.00 feet to the POINT OF BEGINNING, All being In the SUBDIVISION OF HARNEY HOMESTEAD, as recorded in Plat Book C, Page 53, of the Public Records of Orange County, Florida

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Land Services
2166 Palmetto St
Mail Code: CW Eng
Clearwater, Florida 33765

Parcel # 24-23-29-3400-00-092
906 Waltham Avenue
Orlando, FL

EASEMENT

State of Florida
County of Orange

THIS EASEMENT (“Easement”) is made this ____ day of _____ 20____, from **CITY OF BELLE ISLE**, a Florida municipal corporation (“Grantor”, whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 (“Grantee”).

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, “Facilities”).

Grantor is the owner of that certain property described in "Exhibit A" attached hereto and incorporated herein by reference (“Property”).

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "Easement Area").

For Grantee's Internal Use:
Work Order #: 54267750-20 |
50632451 D

The rights granted herein include, but are not limited to, the following:

1. For the purpose of exercising Grantee's rights under this Easement, Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
5. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
6. Grantee may increase or decrease the voltage and change the quantity and types of Facilities as necessary to provide electric service to the Grantor's improvements upon the Property.
7. All other rights and privileges reasonably necessary and consistent with the terms of the Easement, in Grantee's reasonable discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

If at any time Grantor no longer needs electric service to the Property from Grantee, Grantor shall have the right to, at Grantor's expense, cause the removal of Grantee's improvements within the Easement Area and terminate this Easement upon at least ninety (90) days advance written notice from Grantor to Grantee. Upon such termination, Grantor and Grantee agree to execute and record a termination of this Easement in the public records of Orange County, Florida.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

CITY OF BELLE ISLE
a Florida corporation

(Witness #1)

Nick Fouraker, Mayor

Printed Name: _____

Address: _____

Grantor(s) Mailing Address:

(Witness #2)

1600 Nela Avenue

Printed Name: _____

Belle Isle, Florida 32809

Address: _____

-

Attest:

Yolanda Quiceno, City Clerk

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____ by Yolanda Quiceno, City Clerk of _____ corporation, a Florida corporation, and that by authority duly given and as the act of said corporation, the foregoing EASEMENT was signed in its name by its Mayor, sealed with its official seal, and attested by herself/himself as its City Clerk. He/she is personally known to me or has produced _____ as identification.



Notary Public: _____

Printed/ Typed Name: _____

Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:
Work Order #: 54267750-20 |
50632451 D

EXHIBIT A

SUBIVISION OF HARNEY HOMESTEAD, as Recorded In Plat Book C, Page 53, of the Public Records of Orange County, Florida, beginning at the Northeast corner of Lot 9 run West 100.00 feet South, 173.00 feet East, 100.00 feet North to the POINT OF BEGINNING; AND IN J G TYNERS SUBDIVISION, as recorded in Plat Book F, Page 44, of the Public Records of Orange County, Florida, Lots 1 through 4 And Lots 7 through 13, And Vacated Street lying South of Lots 1 through 4, And North of Lots 9 through 12. SEE 3404/1853 3343/423 3373/230 3378/1798

**CITY OF BELLE ISLE/METROPLAN ORLANDO (URBAN AREA METROPOLITAN PLANNING ORGANIZATION)
FY 2024-2025 FUNDING AGREEMENT**

THIS AGREEMENT, is made and entered into this _____ day of _____, 2024, by and between City of Belle Isle, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 1600 Nela Avenue, Belle Isle, Florida 32809, (hereinafter referred to as the ("CITY")), and the **Orlando Urban Area Metropolitan Planning Organization, d/b/a MetroPlan Orlando, A Regional Transportation Partnership**, a metropolitan planning organization, whose address is 250 South Orange Avenue, Suite 200, Orlando, Florida 32801 (hereinafter referred to as ("**MetroPlan Orlando**").

WITNESSETH

WHEREAS, metropolitan planning organizations (MPOs) are the lead transportation planning agencies in urban areas throughout the United States; and

WHEREAS, federal laws and Florida Statutes provide MPOs with the authority and responsibility for transportation planning and funding; and

WHEREAS, the quality of life and economic vitality of our region depends on coordinating transportation issues and developing complementary plans and policies; and

WHEREAS, MetroPlan Orlando has the lead role in formulating regional transportation plans and programs and coordinating transportation issues among local entities and the Florida Department of Transportation (FDOT); and

WHEREAS, MetroPlan Orlando has adopted the following Mission Statement:

To provide leadership in transportation planning by engaging the public and fostering effective partnerships.

MetroPlan Orlando shall achieve this mission by:

- A. Preparing and maintaining up-to-date transportation plans;
- B. Setting priorities for investing transportation resources to implement adopted regional plans;
- C. Shaping and communicating a regional perspective on transportation issues;
- D. Competing nationally and statewide for additional financial resources;
- E. Building strong alliances with the business community and residents of the region;
- F. Coordinating planning efforts with federal, state, and local governments and other transportation agencies; and
- G. Recruiting and retaining top quality staff and consultants.

WHEREAS, the CITY desires to enter into this Agreement with MetroPlan Orlando to provide it with funding to support the functions necessary to achieve MetroPlan Orlando's role in planning and funding the Orlando Kissimmee Urban Area Transportation System.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the CITY and MetroPlan Orlando agree as follows:

SECTION 1. RECITALS. The CITY and MetroPlan Orlando hereby declare that the recitals set forth above are true and correct and incorporated in this Agreement.

SECTION 2. REPORTING REQUIREMENTS. MetroPlan Orlando shall provide the CITY, on a quarterly basis commencing October 1, 2024, a written operational report which will include an accounting of all Unified Planning Work Program Tasks for the quarter. The report must identify each program task, the costs allocated to the task, and the percentage of the task completed. Each quarterly report must be cumulative.

SECTION 3. FISCAL YEAR 2024-2025 CITY FUNDING REQUIREMENTS. The CITY shall allocate FIVE HUNDRED SEVENTY-FOUR DOLLARS (\$574.00) to MetroPlan Orlando from the CITY's Fiscal Year 2024-2025 budget, to be utilized by MetroPlan Orlando during its fiscal year ending June 30, 2025, in accordance with this Funding Agreement. These funds will be paid to MetroPlan Orlando on an annual basis. The payment of FIVE HUNDRED SEVENTY-FOUR DOLLARS (\$574.00) will be due and payable on October 1, 2024. The funding provided to MetroPlan Orlando by the CITY is contingent upon funding by all local governments who are represented on the MetroPlan Orlando Board, such funding being equal to FIFTY CENTS (\$.50) per capita based, at time of budget adoption, on the latest available estimates of population within each local government's jurisdiction as provided by the Bureau of Economic and Business Research, University of Florida.

SECTION 4. EFFECTIVE DATE, TERM. The effective date of this Agreement will be the date of signature by the last party to sign this Agreement. The term of this Agreement commences on the effective date and terminates on September 30, 2025.

SECTION 5. INTERPRETATION. The headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

SECTION 6. NEGOTIATIONS. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arm's length and that this Agreement and all documents executed in connection with this Agreement were prepared and executed without undue influence exerted by any party or upon any party. Further, this Agreement was drafted jointly by all parties, and no parties are entitled to the benefit of any rules of construction with respect to the interpretation of any terms, conditions, or provisions of this Agreement in favor of or against any person or party who drafted this Agreement.

SECTION 7. MISCELLANEOUS

- A. This Funding Agreement constitutes the entire agreement between the parties with respect to the specific matters contained in this Agreement and supersedes all previous discussions, understandings, and agreements, written or oral, between the parties to this Agreement. Any amendments to or waivers of the provisions of this Agreement must be made by the parties in writing. No other agreement, oral or otherwise, regarding the subject matter of this Funding Agreement may be deemed to exist or to bind either party to this Agreement.
- B. If any sentence, phrase, paragraph, provision or portion of this Funding Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed an independent provision and such holding will not affect the validity of the remaining portions of this Agreement.
- C. The parties hereby acknowledge that they have freely and voluntarily entered into this Funding Agreement and that each party has been given the opportunity to receive the advice of independent legal counsel for all negotiations in connection with this Funding Agreement.

SECTION 8. CONTROLLING LAWS

- A. The laws of the State of Florida and all duly adopted ordinances, regulations, and policies of the CITY now in effect and those subsequently adopted govern the validity, enforcement and interpretation of this Funding Agreement and the provisions contained in it.
- B. The location for settlement of any and all lawsuits, claims, controversies, or disputes, arising out of or relating to any part of this Funding Agreement, or any breach of this Agreement, will be Orange County, Florida.
- C. The parties to this Funding Agreement agree to comply with all applicable Federal, State, and local laws, ordinances, rules and regulations pertaining to this Agreement.

SECTION 9. BINDING NATURE OF AGREEMENT. This Agreement is binding only between the CITY and MetroPlan Orlando.

SECTION 10. NOTICES. All notices, consents, approvals, waivers and deletions which any party is required or desires to make or give under this Agreement must be in writing and will be sufficient only when mailed by certified mail, first class postage affixed, addressed as follows:

CITY: Office of the Mayor
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

METROPLAN ORLANDO: Executive Director
MetroPlan Orlando
250 South Orange Avenue, Suite 200
Orlando, FL 32801

SECTION 11. AUDIT AND RECORDKEEPING PROCEDURES. MetroPlan Orlando shall keep and maintain all records related to this Funding Agreement and the services rendered pursuant to this Funding Agreement for the period required by the State of Florida General Records Schedule GS1-L for Local Government Agencies or other applicable State law, whichever is greater. These records must be made available to the public for inspection, examination and copying pursuant to the terms of Chapter 119, Florida Statutes, as this statute may be amended from time to time. If any litigation, claim or audit is commenced, these records must be maintained until all litigation, including appeals, claims or audits have been concluded or resolved.

SECTION 12. DISCLAIMER. Each party to this Agreement, its officers, employees and agents do not assume and specifically disclaim any liability for the acts, omissions or negligence of the other party, its officers, employees and agents, arising from or related to this Agreement.

SECTION 13. EMPLOYEE STATUS. Persons employed by MetroPlan Orlando in the performance of services and functions pursuant to this Agreement are deemed not to be the employees or agents of CITY, nor do these employees have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to CITY's officers and employees either by operation of law or by CITY. Persons employed by CITY in the performance of services and functions pursuant to this Agreement are deemed not to be the employees or agents of MetroPlan Orlando, nor do these employees have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to MetroPlan Orlando's officers and employees either by operation of law or by MetroPlan Orlando.

SECTION 14. CONFLICT OF INTEREST.

- A. Each party agrees that it shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the other party or which would violate or cause third parties to violate the provisions of Part III, Chapter 112, Florida Statutes, as this statute may be amended from time to time, relating to ethics in government.
- B. Each party hereby certifies that no officer, agent or employee of that party has any material interest (as defined in Section 112.312(15), Florida Statutes, as the statute may be amended from time to time, as over 5%) either directly or indirectly, in the business of the other party to be conducted here, and that no such person will have any such interest at any time during the term of this Agreement.
- C. Each party has the continuing duty to report to the other party any information that indicates a possible violation of this Section.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the day and year first above written.

MetroPlan Orlando

By: *[Signature]*

Print Name: Gary D. Huttmann

Title: Executive Director

Date: 6/28/24



(CORPORATE SEAL)

City of Belle Isle

By: _____

Print Name: _____

Title: _____

Date: _____

ATTEST:

[Signature]

ATTEST:

SCHOOL JUSTICE PARTNERSHIP AGREEMENT

This Agreement is made and entered into as of this _____ day of _____, 202__, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, (hereinafter referred to as “SBOC” or “OCPS”), a body corporate and political subdivision of the State of Florida whose principal place of business is 445 West Amelia Street, Orlando, FL 32801; **CHIEF JUDGE OF THE NINTH JUDICIAL CIRCUIT** whose principal place of business is 425 North Orange Avenue, Orlando, FL 32801; **OFFICE OF THE STATE ATTORNEY, NINTH JUDICIAL CIRCUIT** whose principal place of business is 415 North Orange Avenue, Orlando, FL 32801; **OFFICE OF THE PUBLIC DEFENDER, NINTH JUDICIAL CIRCUIT** whose principal place of business is 435 North Orange Avenue, Orlando, FL 32801; **SHERIFF OF ORANGE COUNTY, FLORIDA** whose principal place of business is 2500 West Colonial Drive, Orlando, FL 32804; **ORLANDO POLICE DEPARTMENT** whose principal place of business is 1250 West South Street, Orlando, FL 32805; **APOPKA POLICE DEPARTMENT** whose principal place of business is 112 East Sixth Street, Apopka, FL 32703; **BELLE ISLE POLICE DEPARTMENT** whose principal place of business is 1521 Nela Avenue, Belle Isle, FL 32809; **EATONVILLE POLICE DEPARTMENT** whose principal place of business is 11 Peoples St., Eatonville, FL 32751; **EDGEWOOD POLICE DEPARTMENT** whose principal place of business is 5565 South Orange Avenue, Edgewood, FL 32809; **MAITLAND POLICE DEPARTMENT** whose principal place of business is 1837 Fennell Street, Maitland, FL 32751; **OAKLAND POLICE DEPARTMENT** whose principal place of business is 540 East Oakland Avenue, Oakland, FL 34760; **OCOEE POLICE DEPARTMENT** whose principal place of business is 646 Ocoee Commerce Parkway, Ocoee, FL 34761; **WINDERMERE POLICE DEPARTMENT** whose principal place of business is 620 Main Street, Windermere, FL 34786; **WINTER PARK POLICE DEPARTMENT** whose principal place of business is 500 North Virginia Avenue, Winter Park, FL 32789; **WINTER GARDEN POLICE DEPARTMENT** whose principal place of business is 251 West Plant Street, Winter Garden, FL 34787; and **ORANGE COUNTY CLERK OF COURTS** whose principal place of business is 425 North Orange Avenue, Suite 2110, Orlando, FL 32801(individually a “Party,” collectively referred to as “Parties”).

WITNESSETH

WHEREAS, the Parties acknowledge that law enforcement plays an essential role in promoting and maintaining school safety and the physical security of students and the community and have been instrumental in establishing a positive law enforcement presence for the students of Orange County, Florida; and,

WHEREAS, the Florida Legislature requires district school boards to “promote a safe and supportive learning environment in schools by protecting students and staff from conduct that poses a threat to school safety” and “zero-tolerance policies may not be rigorously applied to petty acts of misconduct. Zero-tolerance policies must apply equally to all students regardless of their economic status, race, or disability;” and,

WHEREAS, the Florida Legislature requires each school district to adopt a zero tolerance policy that identifies acts that are required to be reported under the School Environmental Safety Incident Reporting (“SESIR”) pursuant to Section 1006.07(9) and 1006.13(2); define acts that pose a threat to school safety; define petty acts of misconduct which are not a threat to school safety

and do not require consultation with law enforcement; minimize the victimization of students, staff, or volunteers, including taking all steps necessary to protect the victim of any violent crime from any further victimization; and require the threat management team to consult with law enforcement when a student exhibits a pattern of behavior, based upon previous acts or the severity of an act, that would pose a threat to school safety; and,

WHEREAS, the Florida Legislature requires each school district to adopt policies for the establishment of threat management teams at each school whose duties include the coordination of resources and assessment and intervention with individuals whose behavior may pose a threat to the safety of school staff or students consistent with the model policies developed by the Office of Safe Schools. Such policies must include procedures for referrals to mental health services identified by the school district when appropriate and procedures for behavioral threat assessments in compliance with the instrument developed by the Office of Safe Schools. School based threat management teams shall include persons with expertise in counseling, instruction, school administration, and law enforcement; and,

WHEREAS, the vision of the SBOC is to ensure every student has a promising and successful future; and,

WHEREAS, the mission of the SBOC is with the support of families and the community, to create enriching and diverse pathways to lead its students to success; and,

WHEREAS, the SBOC is committed to consistently enforcing the SBOC Code of Student Conduct regardless of economic status, race, or disability and conducting uniform discipline training for its administrators and staff; and,

WHEREAS, all SESIR offenses will be reported to law enforcement pursuant to Rule 6A-1.0017, Florida Administrative Code, and law enforcement will make reasonable efforts to report all offenses occurring on SBOC property when school is not in session or at SBOC after hours events to school administration and the OCPS District Police Communications Center; and,

WHEREAS, the law enforcement agencies will collaborate with the OCPS District Police to select or develop a student education curriculum that supports SBOC’s objective of maintaining a positive climate and safe environment in schools; and,

WHEREAS, the Florida Constitution in Article I, Section 16, grants protections to victims of crimes or their lawful representatives, to include the right to be heard at all crucial stages of a criminal proceeding. It is acknowledged that the victim being able to report a crime is a crucial stage of a criminal proceeding and therefore a victim of crime has the right to be heard. The Parties agree that nothing in this Agreement shall be construed to take the victim(s) right to be heard away from the victim, and if appropriate, law enforcement agencies will investigate criminal complaints when they occur on a school campus; and,

WHEREAS, Sections 985.04 and 1002.221, Florida Statutes, allows the SBOC to enter into an interagency agreement along with the Department of Juvenile Justice, law enforcement agencies, and other signatory agencies, to share information regarding juvenile offenders, including, but not limited to, the sharing of educational records and criminal history. Pursuant to state and federal laws, all information shared between the agencies is required to remain

confidential. The SBOC, Department of Juvenile Justice, law enforcement agencies, and State Attorney’s Office agree that this Collaborative Agreement incorporates the interagency agreement, titled, “Interagency Agreement Regarding Sharing Juvenile Offender Information,” considered under Sections 985.04 and 1002.221, Florida Statutes, to permit the sharing of information otherwise deemed confidential; and,

WHEREAS, the Parties agree to promote a coordinated effort among agencies and staff to implement the provisions of this Agreement and shall cooperate in the dissemination of information relating to juvenile offenders; and,

WHEREAS, the Parties agree and understand that criminal justice information obtained pursuant to this Agreement is confidential and exempt from public disclosure and shall only be used in accordance with federal and state laws and shall not be disclosed to third parties except in accordance with the law; and,

WHEREAS, the Parties agree and understand that court records are governed by Section 39.0132, Florida Statutes, and the Florida Rules of General Practice and Judicial Administration, Section 2.420; and,

WHEREAS, the Parties to this Agreement endeavor to create a culture which affords students a safe educational experience; and,

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

- 1. **Recitals**. The forgoing recitals are true and correct and are incorporated herein by reference.
- 2. **Intent**. In order to follow the guidelines, set forth by the Legislature, the Parties are entering into this Collaborative Agreement among the public agencies named herein to establish guidelines for the safety and security of the schools and handling of school-based misconduct. The guidelines are intended to establish uniformity in the handling of incidents while ensuring that each incident is addressed on a case-by-case basis. The manner in which each incident is handled by the law enforcement agency, SBOC, and/or Court will be in accordance with the applicable state and federal laws, SBOC policies, and the SBOC Code of Student Conduct. To ensure all students have access to a safe and effective learning environment, the Parties agree to enter into this Agreement governing appropriate responses and use of resources when responding to school-based misconduct.
- 3. **Definitions**. For purposes of this Agreement the terms below shall be defined as follows:
 - a. “Student Misconduct” means violations of the SBOC Code of Student Conduct, and/or violations of the law by a student that occur on school grounds, school transportation during school sponsored or related events, including but not limited to, distance learning, field trips,

athletic functions, and/or through the use of technology or an electronic device that substantially disrupts the education process or orderly operation of a school.

b. “Petty Acts of Misconduct” means those acts that are not a threat to school safety and are not considered a crime under federal or state law. These acts do not require consultation with law enforcement.¹

c. “Non-Violent Misdemeanors” means those misdemeanors that do not cause physical harm to persons or significant damage to property.

d. “Threats to School Safety” means any act, including posts on social media, which threatens the safety of any individual or school property and requires school staff to consult with law enforcement.

4. **Holding Students Accountable**. SBOC endeavors to hold students accountable for misconduct in order for them to learn from their mistakes, take responsibility for their actions, and when appropriate reconnect to the school community. An effective means of holding students accountable for their actions includes providing them with the appropriate consequences and support.

5. **Responding to Student Misconduct**. In the event a student violates the SBOC Code of Student Conduct, the school principal or designee is the primary source of intervention and disciplinary consequences. The SBOC Code of Student Conduct provides detailed information on consequences and interventions and shall guide the principal or designee’s response to student misconduct as outlined therein. In addition, when appropriate, school officials shall make the effort to connect students to school and/or community-based support services, such as counseling, mentoring, or extra-curricular activities. Consistent with School Resource Officer agreements, School Resource Officers (“SROs”) are not school disciplinarians. The role of disciplinarian within the school environment is the sole responsibility of school administration.

School administration shall advise the SRO or if the SRO is not available, the law enforcement agency with jurisdiction, of any incidents occurring on school campus or school transportation involving current or past students which a reasonable person would believe to be criminal activity or which constitutes a potential threat. Said notification shall be made immediately if there is a reasonable concern for the safety of students or personnel. After consultation with law enforcement, if the parties agree that the offense should be handled by the school, the offense will be handled by SBOC. Notwithstanding the foregoing, nothing herein shall preclude the law enforcement agency’s discretion to conduct a criminal investigation.

6. **Consultations with Law Enforcement – Role of School Administrator (SESIR offenses)**. The SBOC commits to provide adequate training to school administrators and requires administrators to report all SESIR offenses to law enforcement as required by Florida Administrative Code.² Subject to the limitations identified in paragraph 7 of this agreement, if a

¹ All School Environmental Safety Incident Reporting (“SESIR”) offenses will be reported to law enforcement pursuant to Rule 6A-1.0017, Florida Administrative Code.

² Rule 6A-1.0017, Florida Administrative Code

reasonable person believes a criminal act occurred, the school principal or designee shall immediately contact law enforcement. Law enforcement will then make a decision as to whether an arrest is necessary. Any act that poses a threat to school safety shall be immediately reported to the SRO pursuant to Section 1006.13(4), Florida Statutes.

7. **Consultations with Law Enforcement – Role of School Administrator (sexual battery, molestation, or other sexual abuse allegations)**. In situations where a student alleges they are the victim of child abuse, sexual battery, molestation, or other sexual abuse, school administration shall immediately notify law enforcement and the Department of Children and Families. School administration may briefly discuss the allegation with the victim only to ensure the victim is safe and not at further risk. Once a student alleges they are the victim of child abuse, sexual battery, molestation, or other sexual abuse, school administration shall not conduct any interviews with either the alleged victim or perpetrator until law enforcement has been notified and has had an opportunity to conduct interviews. The Parties acknowledge that interview techniques as well as the number of interviews conducted with a child can affect the validity of a child’s testimony as well as the ability to prosecute.

8. **Consultations with Law Enforcement – Role of Officer**. The law enforcement agencies in this Agreement commit to provide adequate training to SROs or other law enforcement officers that may be in frequent contact with Orange County Public Schools. With respect to a “petty act of misconduct” which rises to the level of criminal behavior or a non-violent misdemeanor, law enforcement should consider alternatives to arrest and the filing of a criminal complaint, when appropriate, including the use of civil citations in accordance with Section 985.12, Florida Statutes. When practical and reasonable, law enforcement officers shall notify school administrators, prior to a student’s arrest for crimes occurring on school property, to determine the best course of action. The law enforcement officer shall make the final decision as to whether a student will be arrested or referred to a pre-arrest diversion program (e.g. juvenile civil citation). Behavior that rises to the level of a felony offense under Florida Statutes is not included herein.

When responding to a report of student misconduct, law enforcement may consider the surrounding circumstances including the age, family history, prior criminal conduct, mental health issues, disability or special education status, and other factors that may have influenced the behavior of the student, the degree of harm caused to the victim and the student’s willingness to repair the harm when determining the appropriate law enforcement response.

If law enforcement is involved, they shall disclose the law enforcement action to the principal or designee for SESIR reporting purposes in compliance with Rule 6A-1.0017, Florida Administrative Code.

The SRO may consider whether the alleged victim of a crime or the victim’s parents or legal guardian are requesting that criminal charges be filed.

9. **Criminal Activity**. If criminal activity is suspected, the primary investigative party will be the law enforcement agency. The status and findings of the investigation, where permitted by Florida law and the law enforcement agency's policy, will be communicated with school administration. A school investigation may be done concurrently, but shall not interfere, with law

enforcement activities.

The SRO will notify school staff if a law enforcement investigation will be initiated. The SRO may consider whether the situation can be resolved by consequences within the SBOC Code of Student Conduct. After consultation with law enforcement, the SBOC Code of Student Conduct will be applied by SBOC for all misconduct within the jurisdiction of the SBOC.

The SRO shall determine if the incident rises to the level of a felony or poses a threat to school safety that necessitates the filing of criminal charges or an arrest. If the behavior falls into the category of a non-violent misdemeanor or is otherwise minor, it may be referred back to the principal or designee for investigation. If the behavior is non-criminal; it shall be referred back to the principal or designee for investigation.

The SRO shall ensure the school principal or designee is notified of any school-based arrest. If a student is to be taken into custody, the SRO will coordinate their activity with the school principal or designee to minimize disruption or concern for students and staff at the school. The SRO will coordinate with the principal or principal designee regarding parental notification when taking a student into custody.

If a weapon or an illicit substance is suspected, school staff shall notify the SRO immediately. School personnel shall immediately transfer all contraband articles, as defined in s. 932.701, Fla. Stat., and all items unlawfully brought onto school property, such as firearms, knives, BB guns, or illegal substances to law enforcement. All contraband shall be placed in the care and custody of the SRO or law enforcement personnel.

10. **Discretion and Supervision of Law Enforcement.** Nothing in this Agreement is intended to limit the discretion of law enforcement. As employees of their respective law enforcement agency, each SRO shall follow the chain-of-command as set forth in their own law enforcement agency’s Policies and Procedures Manual or General Orders, which states that the SROs will be ultimately supervised by the chief law enforcement officer (Chief of Police or Sheriff) of their respective agency.

In the performance of their duties, SROs shall coordinate and communicate with the principal or the principal’s designee.

11. **Parental Notification.** If a student is taken into custody or interviewed, the principal or designee shall ask the law enforcement officer if the parent/legal guardian may be contacted to advise them of the actions taken. The principal or designee shall notify the parent/legal guardian unless a SBOC’s *Parental Non-Notification Form for Official Investigations* has been completed. Principals or designees will refer all questions to the law enforcement officer once the form is completed.

12. **Training.** The Parties will ensure that members of their respective agencies, especially those directly interacting with students and making discipline or arrest decisions, are trained in the contents of this Agreement. The SBOC will send a copy of this Agreement to its administrators responsible for school discipline annually. Training and implementation for existing parties should be an on-going process and new law enforcement officers, employees, agents, representatives, contractors or subcontractors whose work relates to this Agreement should

be trained accordingly.

13. **Data Collection and Oversight.** Data reflecting all school-based arrests, referrals to law enforcement, and filing of criminal complaints is collected and disaggregated by location of arrest/school, charge, arresting agency, gender, age, race/ethnicity, disability, and English as a Second Language (“ESL”) status by the Department of Juvenile Justice. Data reflecting the number and nature of incidents of student misconduct is also collected by the SBOC in accordance with SESIR requirements.

Notwithstanding any provision to the contrary within this Agreement, the Parties under this Agreement shall fully comply with all applicable state or federal laws or regulations, including but not limited to the Family Educational Rights and Privacy Act (“FERPA”), regarding the confidentiality of student information and records. Each Party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each Party shall be responsible for responding to any public documents request served upon it pursuant to Section 119.07, Florida Statutes, and any resultant award of attorney’s fees for non-compliance with that law.

14. **Information Sharing.** Sections 985.04 and 1002.221, Florida Statutes, allows SBOC, the Department of Juvenile Justice, the State Attorney’s Office, and law enforcement to enter into an interagency agreement to share information without the written consent of the student and parents of the student. Each Party agrees that said information provided in furtherance of this Agreement is intended solely for the use of determining appropriate programs and services for each juvenile and their family, or to coordinate the delivery of programs and services. The Parties understand that by statute, said shared information from the SBOC, is not admissible in any court proceeding prior to a dispositional hearing unless written consent is provided by a parent/legal guardian on behalf of the child.

Pursuant to Section 1006.07, Florida Statutes, upon a preliminary determination by the threat management team that a student poses a threat of violence to himself or herself or others or exhibits significantly disruptive behavior or need for assistance, authorized members of the threat management team may obtain criminal history record information pursuant to Section 985.04, Florida Statutes. A member of a threat management team may not disclose any criminal history record information obtained pursuant to this section or otherwise use any record of an individual beyond the purpose for which such disclosure was made to the threat management team. The Parties agree that this Agreement is meant to incorporate both provisions of the above referenced statutes.

Each law enforcement agency will notify the SBOC Superintendent or designee when a juvenile of any age is taken into custody within Orange County for a crime of violence or violations of law which would be a felony if committed by an adult. The Superintendent or designee shall notify appropriate school personnel when a juvenile of any age is taken into custody within Orange County for a crime of violence or violations of law which would be a felony if committed by an adult within forty-eight (48) hours of receiving notification from a law enforcement agency.

Pursuant to Section 985.04, Florida Statutes, the law enforcement agencies agree to provide Florida summary criminal history, information to the Chief-District Police or District Police

designee , upon request, regarding juveniles who are enrolled in, or about to be enrolled in the school district of Orange County when necessary for assessment, placement or security of persons or property. Further, the law enforcement agencies will establish, and forward to the SBOC Superintendent or designee the internal policies and procedures of the agency for receiving, processing and providing information pursuant to such requests. SBOC personnel will request juvenile criminal history information from the Parties only for purposes of assessment, placement, school safety, and/or security of persons and property.

The law enforcement agencies agree to provide information to the Chief-District Police or District Police designee, as the Superintendent’s designee, concerning those students who meet the statutory definition under Section 874.03, Florida Statutes, as a criminal gang member. The Parties will ensure that any criminal information that is disseminated carries an appropriate warning regarding the reliability, confidentiality, and control of further dissemination.

15. **Law Enforcement Cooperation.** It is recognized that collaboration and cooperation between law enforcement agencies can bring about positive change within the communities that they serve. To that end, the SBOC District Police and the law enforcement agencies that are part of this cooperative agreement commit to working together in an effort to enhance community trust and mitigate the conditions that lead to juvenile arrests.

16. **Administrative and Judicial Hearings.** Consistent and engaged involvement by students in the learning process is critical to their success in attaining and sustaining educational objectives. As much as practical, the Parties agree to collaborate in limiting the impact of administrative and judicial hearings on an individual student’s participation in educational programming.

17. **Entirety of Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. Terms contained within School Resource Officer agreements between the SBOC and the law enforcement agencies shall not be considered to be in conflict with this Agreement.

18. **Term and Termination.** This Agreement shall be in effect upon full execution, and shall continue in effect until December 31, 2028, unless otherwise modified. A Party may terminate their participation in the Agreement by providing written notice to all Parties to this Agreement of their intent to withdraw thirty (30) days from the date of the letter. An updated Agreement reflecting that change shall be provided to all Parties.

19. **Notice.** When any of the Parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the Party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the Parties designate the following as the respective places for giving notice:

- To SBOC: Maria F. Vazquez, Ed. D., Superintendent
The School Board of Orange County, Florida
445 West Amelia Street
Orlando, FL 32801

- To Chief Judge of the Ninth Judicial Circuit: Chief Judge
Ninth Judicial Circuit
425 North Orange Avenue
Orlando, FL 32801

- To the Office of the State Attorney: State Attorney
Office of the State Attorney, Ninth Judicial Circuit
415 North Orange Avenue
Orlando, FL 32801

- To the Office of the Public Defender: Public Defender
Office of the Public Defender, Ninth Judicial Circuit
435 North Orange Avenue
Orlando, FL 32801

- To the Orange County Clerk of Courts: Clerk of Courts
Orange County Clerk of Courts
425 North Orange Avenue, Suite 2110
Orlando, FL 32801

- To the Sheriff of Orange County, Florida: Sheriff
Orange County Sheriff's Office
2500 West Colonial Drive
Orlando, FL 32804

- To the Orlando Police Department: Chief
Orlando Police Department
1250 West South Street
Orlando, FL 32805

- To the Apopka Police Department: Chief
Apopka Police Department
112 East Sixth Street
Apopka, FL 32703

- To the Belle Isle Police Department: Chief
Belle Isle Police Department
1521 Nela Avenue
Belle Isle, FL 32809

- To the Eatonville Police Department: Chief

Eatonville Police Department
11 Peoples St.
Eatonville, FL 32751

To the Edgewater Police Department Chief
Edgewood Police Department
5565 South Orange Avenue
Edgewood, FL 32809

To the Maitland Police Department: Chief
Maitland Police Department
1837 Fennell Street
Maitland, FL 32751

To the Oakland Police Department Chief
Oakland Police Department
540 East Oakland Avenue
Oakland, FL 34760

To the Ocoee Police Department: Chief
Ocoee Police Department
646 Ocoee Commerce Pkwy
Ocoee, FL 34761

To the Windermere Police Department: Chief
Windermere Police Department
614 Main Street
Windermere, FL 34786

To the Winter Park Police Department: Chief
Winter Park Police Department
500 North Virginia Avenue
Winter Park, FL 32789

To the Winter Garden Police Department: Chief
Winter Garden Police Department
251 West Plant Street
Winter Garden, FL 34787

20. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

21. **Non-Waiver.** The failure of any Party to exercise or delay in exercising any right provided in this Agreement shall not be deemed a waiver thereof; nor shall any single or partial exercise of any such right preclude any other or further exercise thereof under this Agreement. No Party shall be deemed to have waived a right under this agreement, unless such waiver is in writing

and signed by the waiving Party.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

[Remainder of page intentionally left blank.]
[Signature Pages to Follow]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a corporate body organized and existing under the constitution and laws of the State of Florida

By: _____
Teresa Jacobs, Chair

Date: _____, 202__

Attest:

Maria F. Vazquez, Ed. D., Superintendent

Approved as to form and legality by the Office of the General Counsel for The School Board of Orange County, Florida this ____ day of _____, 202__

Amy D. Envall, General Counsel

**CHIEF JUDGE OF THE NINTH
JUDICIAL CIRCUIT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief Judge

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**OFFICE OF THE STATE ATTORNEY,
NINTH JUDICIAL CIRCUIT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
State Attorney

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**OFFICE OF THE PUBLIC DEFENDER,
NINTH JUDICIAL CIRCUIT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Public Defender

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**ORANGE COUNTY CLERK OF
COURTS**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Clerk

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

ORANGE COUNTY SHERIFF'S OFFICE

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Sheriff

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

ORLANDO POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

APOPKA POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

BELL ISLE POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

EATONVILLE POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

MAITLAND POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

OCOEE POLICE DEPARTMENT

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**WINDERMERE POLICE
DEPARTMENT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**WINTER PARK POLICE
DEPARTMENT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

**WINTER GARDEN POLICE
DEPARTMENT**

Approved as to form and legality this ____ day
of _____, 202__

By: _____
Chief

By: _____

Print Name: _____

Print Name: _____

Date: _____, 202__

Title: _____

ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 54, "LAND DEVELOPMENT CODE, "ARTICLE III, "ZONING CLASSIFICATIONS," TO CREATE A NEW SECTION 54-85, "GENERAL PROVISIONS FOR LIVE LOCAL ACT DEVELOPMENTS," TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENT AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Belle Isle deems it necessary for the general welfare of the City to amend the City of Belle Isle Land Development Code as set forth in this Ordinance in order to provide certification standards and implementation criteria for development proposed in conformance with the Live Local Act of Florida Statutes;

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Belle Isle, Florida;

WHEREAS, the City Council hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Council of the City of Belle Isle, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 54 "Land Development Code," Article III, "Zoning Classifications" of the Belle Isle Code of Ordinances, is hereby amended to create a new Section 54-85 "General provisions for a Live Local Act development," as

1 shown below (underlined language are additions; ~~stricken through~~ language are
2 deletions; subsections not included are not being modified):

3 **Sec. 54-85. General provisions for a Live Local Act development.**

4 a. General provisions for development proposed in conformance with the Live
5 Local Act of Florida Statutes.

6 b. Definitions. For the purposes of this subsection, the following
7 definitions are provided for terminology not defined in Florida Statutes
8 with respect to implementation consistent with the Belle Isle Land
9 Development Code:

- 10 • Allowed as used in Fla Stat. 166.0415 shall mean as allowed under the
11 provisions of the city land development code at the time of a proposal
12 is submitted for development subject to Fla Stat. 166.0415 and shall
13 not mean as allowed historically back in time previous to the present.
14 It shall also mean allowed by right pursuant to the applicable zoning
15 district and shall not include as may potentially be allowed via any
16 bonus density provision or any non-conforming use or structure.
- 17 • Commercial, as used in Fla. Stat. 166.0415, shall mean only the city's
18 commercial zoning districts, which are the properties zoned C-1, C-2,
19 C-3, P-O PD, and OS, and no other zoning district.
- 20 • Height within one mile as used in Fla Stat. 166.0415 shall mean one
21 mile as can be traveled by human beings along the public streets of
22 the city within the normal permitted lanes of travel from the center
23 point of the proposed development site and shall not mean a straight-
24 line distance as a bird might be able to travel.

25

- 1 • Highest allowed density as used in Fla Stat. 166.0415 shall mean, in
2 the context of Belle Isle, 10 units per acre, as this is the highest
3 residential density currently allowed.
- 4 • Highest currently allowed height as used in Fla Stat. 166.0415 shall
5 only mean such height allowed by right within the municipality and not
6 heights allowed if such height would require conditional use approval
7 under the city land development code based upon the size in square
8 footage of the project proposed project under the Live Local Act.
- 9 • Industrial, as used in Fla Stat 166.0415, shall mean only the
10 industrial I-2 zoning district of the city and no other industrial
11 zoning district.
- 12 • Mixed Use as used in Fla Sta. 166.0415 shall not apply in the City, as
13 no mixed use zoning district exists within the city.

14 c. Process for Approval. The approval process for a qualifying development
15 located within an eligible zoning district shall include payment of a
16 fee, and if the application is not made by the owner of record, then a
17 contract or agreement to purchase (that permits black-out of the financial
18 purchase details) but is clear as to dates of effectiveness and due diligence
19 periods, an application on a form provided by the city, site
20 development plans, and affidavit of commitment to City of Belle Isle’s
21 Affordable Housing standards for income qualification, monitoring,
22 and inspection during the full minimum 30 years of operation including
23 acknowledgment of the auditing requirements for eligibility of all
24 tenants living within the designated affordable housing units in order
25

1 to establish compliance with the provisions of the Live Local Act and
2 penalties for non-compliance as further outlined below. Upon
3 application, the city shall complete a sufficiency review of the
4 materials submitted and provide a response that the application is
5 complete or specifically what items are still required at a date sixty
6 (60) days after submittal. The applicant shall then provide the items
7 that are required for the sufficiency review which shall then begin
8 another sufficiency review period that shall be completed at a date
9 sixty (60) days following re-submittal and so on until a complete
10 application is provided. A contract to purchase must be in full force
11 and effect during the sufficiency and review periods established within
12 this Section. If any due diligence period or other contract matter
13 expires within such time periods, then the city shall not begin or
14 complete the sufficiency review or application review.

15 d. Minimum Requirements. The minimum requirements for certification of
16 compliance with the Live Local Act are as follows:

17 Site Development Plan, which includes the following:

- 18 1. Scale, date, and north arrow.
 - 19 2. Legal Description of the property.
 - 20 3. Site Data Table including gross square footage of the site and
21 project, total impervious coverage and principal setbacks.
 - 22 4. Dimensioned location, size, height and use of all proposed
23 structures.
- 24
25

- 1 5. Project units, number of affordable units per area median income,
- 2 and affordability period.
- 3 6. Label uses of adjacent parcels.
- 4 7. Location, dimension and method of buffering from adjacent uses.
- 5 8. Location and method of screening of refuse stations, storage areas
- 6 and off-street parking and loading areas.
- 7 9. Method of stormwater retention.
- 8 10. Location, size and total amount of greenspace.
- 9 11. Tree table with tree retention and applicable mitigation.
- 10 12. The location, width, pavement type, right-of-way name and other
- 11 related appurtenances of all public rights-of-way adjoining,
- 12 traversing or proximate to the site.
- 13 13. Location and dimensions of proposed project ingress/egress,
- 14 parking and service areas, including typical parking space
- 15 dimensions.
- 16 14. Vehicle Use Area buffering adjacent to rights of way.
- 17 15. Southern Florida Building Code definitions for types of
- 18 construction proposed and existing.
- 19 16. Proposed means of vehicular and pedestrian access from the
- 20 site(s) within the development to adjacent streets and/or alleys,
- 21 showing all existing and proposed curb cuts and sidewalks.
- 22 17. Building Elevations (4-sided) for each proposed building.
- 23 18. Commitment to complete a transportation study prior to issuance of
- 24 the building permit.

25

- 1 19. Any other information required under the specific site plan
2 districts pertaining to this article or which may be required,
3 when commensurate with the intent and purpose of this Code, by
4 city reviewing staff.

- 5 20. An affidavit confirming a 30-year commitment to provide affordable
6 housing and monetary cap on all rent charges including any and all
7 other fees as may be assessed to the occupants of units deemed to
8 be affordable, such that all rents and fees shall not exceed 30% of
9 the gross revenue of all occupants of affordable units; affidavit
10 attesting to agreement and acceptance as to the annual audit
11 requirements by a certified public accounting firm attesting to
12 satisfaction of the such income and total rental fees and affidavit
13 attesting to agreement and understanding that violations of such
14 commitments shall be subject to a fine of no less than \$5,000.00
15 per day for each violation determined by the annual audit and for
16 each day the annual audit is not received by the city after March
17 1st of every year and affidavit agreement that any such fines shall
18 constitute a lien on said property if not paid to the city within
19 60 days of receipt of the audit by the city by March 1st of every
20 year and agreement to reimburse the city for any legal expenses in
21 the enforcement of these provisions.

- 22 21. A statement indicating the petitioners' commitment to comply with
23 specific chapters of the City Code applicable to the project

24
25

1 (i.e., tree and landscaping, fire, etc.) at the time of
2 permitting.

3 22. Compliance with all land development regulations applicable to
4 the zoning district in which the project is proposed, except only
5 as otherwise preempted by the Live Local Act with respect to
6 height.

7 e. Project Narrative. Application shall contain a narrative which
8 demonstrates compliance with section 166.04151(7) (a)- (g), Florida
9 Statutes.

10 f. Affidavit of Commitment and Restrictive Covenants. As a condition of
11 approval and prior to any site or building permits for the project being
12 requested or obtained, the applicant (and the property owner, if
13 different from the applicant) must execute and have recorded in the
14 public records of Orange County, Florida, an Affidavit of Commitment
15 and Restrictive Covenants. Such Affidavit of Commitment and
16 Restrictive Covenants shall (i) have terms acceptable to the city,
17 (ii) run with and be binding upon the land for no less than thirty
18 (30) years from the issuance of a certificate of occupancy for the
19 last principal structure of the project (iii) be enforceable by the
20 city; (iv) detail the affordable housing and project conditions and
21 restrictions required by this section, the Live Local Act and on the
22 approval of the project; (v) provide for monitoring, and compliance
23 requirements; and (vi) provide for the city's enforcement remedies.
24 Mortgage holders will be required to execute and record a

25

1 subordination of their lien interest to such Affidavit of Commitment
2 and Restrictive Covenants prior to or simultaneously with the
3 recording of the Affidavit of Commitment and Restrictive Covenants.
4 The city will provide the monitoring and compliance forms upon
5 submittal of the application, deemed complete and sufficient.

6 g. Equivalent Treatment of all Dwelling Unit Requirements. As a condition of
7 approval prior to any site or building permits for the project being
8 requested or obtained, such project must demonstrate and commit that all
9 affordable dwelling units and market rate dwelling units shall be located
10 within the same structure. All common areas and amenities shall be
11 accessible and available to all residents (both affordable and market-
12 rate dwelling units.) Access to the required affordable dwelling units
13 shall be provided through the same principal entrance(s) utilized by all
14 other dwelling units in the development. In addition, the sizes and
15 number of bedrooms in the affordable dwelling units shall be proportional
16 to the square footage and number of bedrooms in the market rate dwelling
17 units (e.g., for the number of bedrooms, if 25 percent of the market rate
18 dwelling units consist of two bedrooms, then 25 percent of the affordable
19 dwelling units shall also have two bedrooms.

20 h. Agent Authorization. An affidavit with the property owner's notarized
21 authorization.

22 i. Timeframe for Review and Issuance of Approval: Upon receipt of a complete
23 application, the City will complete its review and respond in sixty
24

25

- 1 (60) days from receipt of such materials as required by this
- 2 subsection.
- 3 j. Fee: The fee for a qualifying development will be \$2642.00 plus
- 4 \$111/acre or portion thereof or as otherwise amended within the adopted
- 5 Fee Schedule from time to time by the City Council at a public hearing.
- 6 k. Duration of Approval: An approval received through this process shall be
- 7 effective for ~~three (3)~~ six (6) months from the approval date. The
- 8 application process and certification of compliance with the Live Local
- 9 Act shall begin again if the city has not issued a building permit
- 10 within six (6) months of approval under this section.

11

12 SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated

13 into the City of Belle Isle Code of Ordinances.

14 SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs,

15 sentences, clauses, and phrases of this Ordinance are severable, and if any

16 phrase, clause, sentence, paragraph, subsection, section, or division of this

17 Ordinance shall be declared invalid, unconstitutional or unenforceable by the

18 valid judgment or decree of a court of competent jurisdiction, such invalidity,

19 unconstitutionality or unenforceability shall not affect any of the remaining

20 phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of

21 this Ordinance. The City Clerk is given liberal authority to ensure proper

22 codification of this Ordinance, including the right to correct scrivener's errors.

23

24

25

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, Yolanda Quiceno, City Clerk of the City of Belle Isle do hereby certify that
4 the above and foregoing document ORDINANCE 24-02 was duly and legally passed by
5 the Belle Isle City Council, in session assembled on the _____ day of
6 _____, 2024, at which session a quorum of its members were present.

7

8 _____

9 Yolanda Quiceno, CMC-City Clerk

10

11

12

13

14

15

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ATTACHMENT A

17

Qualifying Development & Affordable Housing Live Local Act (LLA)

18

Application

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20

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City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

Qualifying Development & Affordable Housing Live Local Act (LLA)

INSTRUCTIONS FOR APPLICATION

This application is provided to apply to a qualifying affordable housing development in accordance with the Live Local Act (Chapter 2023-17, Laws of Florida).

PLEASE READ THE INSTRUCTIONS THOROUGHLY. A PRE-APPLICATION MEETING is required before the submittal of an LLA application. A City representative for the Planning Department can be reached at (407) 851-7730 or planner@belleislefl.gov. The Pre-Application Meeting must include the applicant, the City Planner, and the City Manager.

Upon submission of the appropriate building permit, applicants must notify the City of Belle Isle via email at planning@belleislefl.gov, AND yquiceno@belleislefl.gov AND CobiPermits@teamues.com that they are requesting expedited processing and state the statutory basis entitlement for the request under the Live Local Act. Upon review, the city will grant higher priority to process building permits that qualify under the Act.

- The fee for an LLA Project will be \$2,642.00, plus \$111/acre and a Consultant Deposit of \$5,000.00.

- Minimum Requirements for Application: The complete application, including site plan and tree/topographical/boundary survey.
- Project Narrative, which demonstrates compliance with Section 166.04151(7)(a)-(g), Florida Statutes.
- Owner/Agent Authorization

SITE PLAN REQUIREMENTS

An application for a Qualifying Development (LLA) on any parcel of land requires the submittal of a Site Plan. The Site Plan must be drawn to an engineer's scale with a ratio such as 1" = 10'.

The Live Local request will be evaluated based on compliance per F.S. 166.04151 and the appropriateness of the site plan based on the requirements of Chapters 50 and 54, Article III, and other applicable land development regulations.

All developments will be reviewed for compliance with all applicable City Codes during building permitting.

LLA APPLICATIONS AVAILABLE FOR THE FOLLOWING DISTRICTS

- Retail Commercial (C-1)
- General Commercial (C-2)
- Wholesale Commercial (C-3)
- Industrial (I-2)
- Professional Office (P-O)

LLA LOCAL IMPLEMENTATION

The staff has completed a land allocation analysis, and commercial, industrial, and mixed-use land uses make up 12.9% of the City's land area. Thus, any development under the LLA in the City of Belle Isle must be mixed-use in nature, and single-use multi-family rental projects **will** not qualify for administrative approval under the Act.



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Qualifying Development & Affordable Housing – Live Local Act (LLA)

DESIGN AND DEVELOPMENT STANDARDS FOR MULTI-FAMILY DWELLING

Belle Isle's maximum permitted density is ten (10) du/acre in the Medium Density Residential future land use category pursuant to section 54-76 for Multiple-Family Dwelling Districts R-3. The development standards for R-3 are outlined in section 54-76(D). The R-3 zoning district development standards apply, except for the height restriction. An application submittal must also meet the Impervious Surface Ratio (ISR) requirements for R-3. Parking requirements are contingent upon whether a proposed project is near a major transit location **so that the City may allow alternative parking requirements.**

Additionally, section 54-1 (f) stipulates that only one principal building is allowed on a lot.

Per the LLA, all qualifying projects must be administratively approved by City Staff and do not require input and approval from the local Planning and Zoning Board or the City Council.

Information on the Belle Isle Land Development Code can be found online at Library.Municode.Com. The Planning Department can provide assistance accessing the code upon request.



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Qualifying Development & Affordable Housing – Live Local Act (LLA)

REQUIRED SITE PLAN INFORMATION

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table including gross square footage of the site and project, total impervious coverage, and principal setbacks.
4. Dimensioned location, size, height, and use of all proposed structures.
5. Project units, number of affordable units per area, median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension, and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street parking and loading areas.
9. Method of stormwater retention.
10. Location, size, and the total amount of green space.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.
18. Commitment to complete a transportation study prior to issuance of the building permit.
19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.
20. An affidavit confirming a 30-year commitment to provide affordable housing and monetary cap on all rent charges including any and all other fees as may be assessed to the occupants of units deemed to be affordable, such that all rents and fees shall not exceed 30% of the gross revenue of all occupants of affordable units; affidavit attesting to agreement and acceptance as to the annual audit requirements by a certified public accounting firm attesting to satisfaction of the such income and total rental fees and affidavit attesting to agreement and understanding that violations of such commitments shall be subject to a fine of no less than \$5,000.00 per day for each violation determined by the annual audit and for each day the annual audit is not received by the city after March 1st of every year and affidavit agreement that any such fines shall constitute a lien on said property if not paid to the city within 60 days of receipt of the audit by the city by March 1st of every year and agreement to reimburse the city for any legal expenses in the enforcement of these provisions.
21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.
22. Compliance with all land development regulations applicable to the zoning district in which the project is proposed, except only as otherwise preempted by the Live Local Act with respect to height.



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a.

REQUIRED GENERAL INFORMATION

- a. Project Narrative. The application shall contain a narrative that demonstrates compliance with section 166.04151(7)(a)- (g), Florida Statutes.
- b. Affidavit of Commitment and Restrictive Covenants. As a condition of approval and prior to any site or building permits for the project being requested or obtained, the applicant (and the property owner, if different from the applicant) must execute and have recorded in the public records of Orange County, Florida, an Affidavit of Commitment and Restrictive Covenants. Such Affidavit of Commitment and Restrictive Covenants shall (i) have terms acceptable to the city, (ii) run with and be binding upon the land for no less than thirty (30) years from the issuance of a certificate of occupancy for the last principal structure of the project (iii) be enforceable by the city; (iv) detail the affordable housing and project conditions and restrictions required by this section, the Live Local Act and on the approval of the project; (v) provide for monitoring, and compliance requirements; and (vi) provide for the city's enforcement remedies. Mortgage holders will be required to execute and record a subordination of their lien interest to such Affidavit of Commitment and Restrictive Covenants prior to or simultaneously with the recording of the Affidavit of Commitment and Restrictive Covenants. The city will provide the monitoring and compliance forms upon submittal of the application, deemed complete and sufficient.
- c. Equivalent Treatment of all Dwelling Unit Requirements. As a condition of approval prior to any site or building permits for the project being requested or obtained, such project must demonstrate and commit that all affordable dwelling units and market rate dwelling units shall be located within the same structure. All common areas and amenities shall be accessible and available to all residents (both affordable and market-rate dwelling units). Access to the required affordable dwelling units shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development. In addition, the sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., for the number of bedrooms, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall also have two bedrooms.)
- d. Agent Authorization. An affidavit with the property owner's notarized authorization.
- e. Timeframe for Review and Issuance of Approval: Upon receipt of a complete application, the city will complete its review and respond in sixty (60) days from receipt of such materials as required by this subsection.
- f. Fee: The fee for a qualifying development will be \$2642.00 plus \$111/acre or portion thereof or as otherwise amended within the adopted Fee Schedule from time to time by the City Commission at a public hearing **plus a \$5,000 consulting fee deposit.**
- g. Duration of Approval: An approval received through this process shall be effective for three (3) months from the approval date. The application process and certification of compliance with the Live Local Act shall begin again if the city has not issued a building permit within six (6) months of approval under this section.



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Qualifying Development & Affordable Housing – Live Local Act (LLA)

PROPOSED IMPROVEMENTS ON EXISTING SITE (CONCEPTUAL PLAN)

- Name, location, and width of existing street and alley rights-of-way adjacent to the site.
- Width of existing pavement on all streets and alleys adjacent to the site.
- Location, width, and type of all easements adjacent to the site.
- Clearly show the property boundaries of the parcel(s) involved **with the project proposal**.
- Location, size, height, and use of all proposed additions and/or new buildings.
- Existing and proposed building setbacks.
- The location and dimensions of existing and proposed driveways and parking areas include typical parking spaces.
- Existing and proposed parking lot landscaping.
- Approximate location and size of significant natural features such as trees, lakes, etc.
- Existing and proposed buffering from adjacent uses.
- Show the conceptual layout of the proposed retention system.

Folio #:	Multi-family greenspace provided:
Property Address:	Multi-family greenspace required:
Property Area SF:	Parking Required:
Future Land Use:	Parking Provided:
Existing Zoning District:	Maximum number of proposed dwelling units:
Proposed Use:	Locations of VUA:
Building Setbacks: north, south, west, and east.	VUA greenspace required:
Max. Building Height:	VUA greenspace provided:
Total Building Area:	



City of Belle Isle

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Qualifying Development & Affordable Housing – Live Local Act (LLA)

Property Owner's Information

Name(s): _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone Number: _____

Email: _____

Applicant's Information

Name(s): _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone Number: _____

Email: _____

Contact for all related Correspondence (if different than the applicant):

Name(s): _____

Address: _____ City: _____ State: _____ Zip Code: _____.

Phone Number: _____ Email: _____

Application Certification

Application/site plan is sufficient: _____

Affordable Housing Requirement of the LLA met? Yes ___ No ___ Percentage of Affordable Housing _____

If a mixed-use development, the percentage of square feet dedicated to affordable housing _____ and the percentage of square feet dedicated to non-residential development _____.

Is the legal description correct and complete? Yes ___ No ___

Name: _____ Date: _____



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Qualifying Development & Affordable Housing – Live Local Act (LLA)

Multiple authorizations may be necessary if there is more than one property owner.

APPLICATION/RECORD NUMBER: _____

PROPERTY (LOCATION) ADDRESS(ES): _____

FOLIO NUMBER(S): _____

“That I am (we are) the owner(s) and record title holder(s) of the property noted herein”

Property Owner’s Name(s): _____

** “That this property constitutes the subject of an application for LIVE LOCAL ACT (LLA) (qualifying affordable housing development in accordance with the Live Local Act (Chapter 2023-17, Laws of Florida)”.*

I, THE UNDERSIGNED OWNER, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE-REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTAL OF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Belle Isle, Florida, to consider and act on the above-described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).

AGENT’S/FIRM NAME: _____

The undersigned authorizes the above agent/ firm (s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application. Both owner and agent must sign and have their names notarized.



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Qualifying Development & Affordable Housing – Live Local Act (LLA)

<p>STATE of FLORIDA</p> <p>COUNTY of _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this ____ day of, 202____, by _____</p> <p>_____</p> <p>Printed Name (Owner) Signature</p> <p>_____</p> <p>Signature and Stamp of Notary Public</p> <p>Personally known or produced identification: Type of identification _____</p>	<p>STATE of FLORIDA</p> <p>COUNTY of _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this ____ day of, 202____, by _____</p> <p>_____</p> <p>Printed Name (Owner) Signature</p> <p>_____</p> <p>Signature and Stamp of Notary Public</p> <p>Personally known or produced identification: Type of identification _____</p>
---	---

**LEGAL DESCRIPTION (USE SEPARATE SHEET IF NEEDED)
MUST BE TYPED – DO NOT ABBREVIATE**

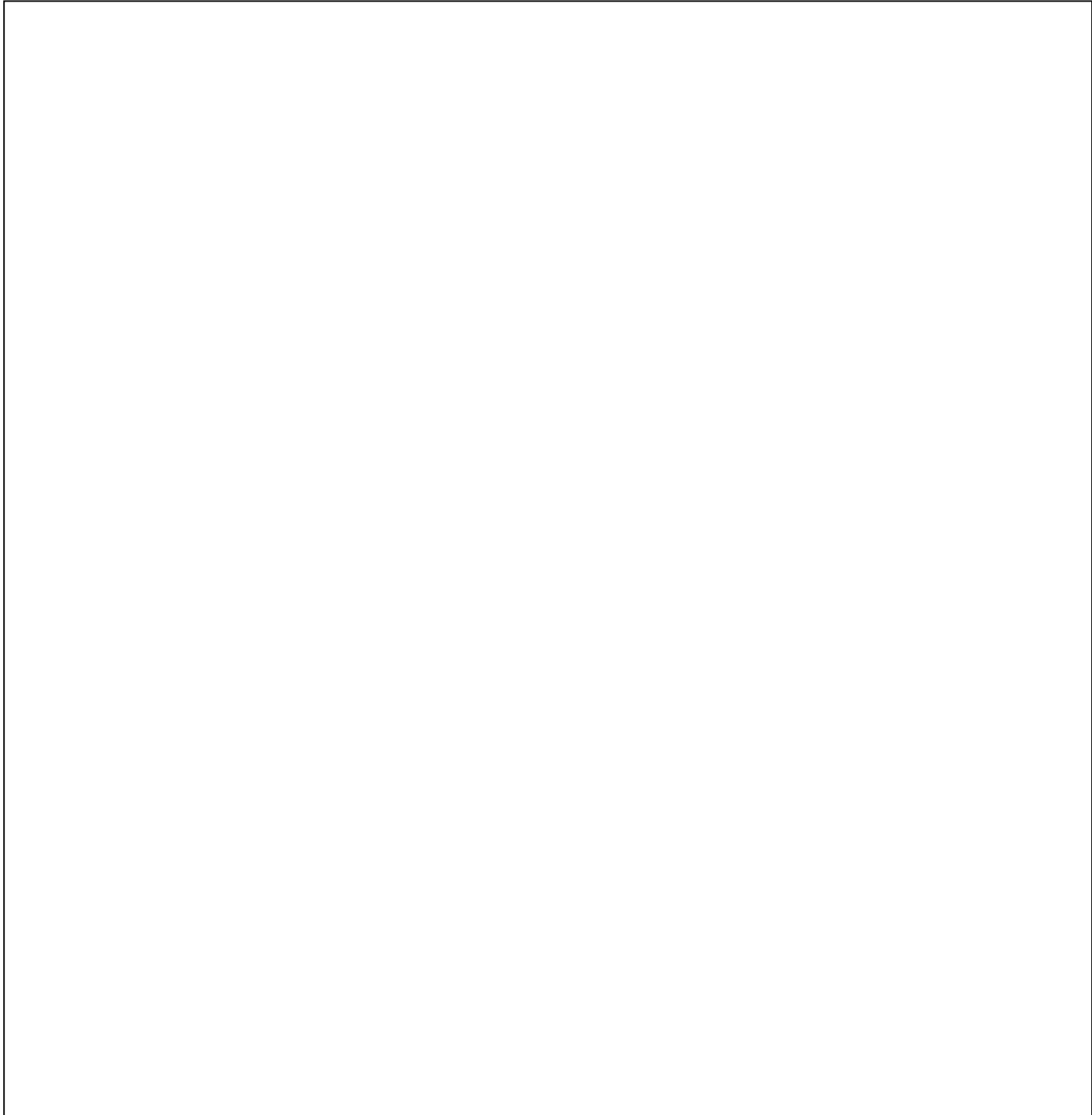


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Qualifying Development & Affordable Housing – Live Local Act (LLA)



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

Meeting Date: August 6, 2024
To: Honorable Mayor and City Council Members
From: Yolanda Quiceno, City Clerk
Subject: Resolution 24-10 – Opt Out Live Local Act Florida SB 102/Shimberg Study

Background: At the July 16, 2024, City Council meeting, the Council discussed changes to the proposed Ordinance 24-02.

The Live Local Act was passed into law during the 2023 Legislative Session as Senate Bill 102, which became Chapter 2023-17, Laws of Florida, upon becoming a law. This bill created a new exemption from ad valorem taxation by creating subsection (b) of section 196.1978, Florida Statutes, which provides an exemption for certain not-for-profit charitable entities that provide extremely low to moderate-income rental units. During the most recent Legislative session, the Legislature passed House Bill 7073, which became Chapter 2024-158, Laws of Florida. The bill amended section 196.1978, Florida Statutes, to allow taxing authorities (which includes municipalities) to elect, via approval of an ordinance or resolution approved by a two-thirds vote of the governing body, to opt out of the tax exemption. Taxing authorities may only opt-out if the taxing authority's metropolitan statistical area (MSA) has more affordable and available units than the number of rental households in the 80-120 percent area median income (AMI), according to the most recent Shimberg Center survey.

The City of Winter Park recently adopted a resolution to opt out of the Live Local Act tax exemption relying on the Shimberg Center survey – attached for Council consideration.

Staff Recommendation: Discuss the proposed Resolution

Suggested Motion: I move to adopt Resolution 24-10 as presented and opt out of the Live Local Act.
Or,
I move to table Resolution 24-10.

Fiscal Impact: Unknown

Attachments: Resolution 24-10 and Shimberg Study

RESOLUTION 24-10

**A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, ELECTING TO NOT
EXEMPT CERTAIN PROPERTY UNDER SECTION 196.1978(3) (o) AS ENACTED
BY CHAPTER 2024-158, LAWS OF FLORIDA, AND PROVIDING FOR
SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Belle Isle (the "City") is vested with home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, to enact ordinances; and

WHEREAS, Section 196.1978(3), Florida Statutes, contains the "Live Local Act Property Tax Exemption," which requires the county property appraiser to exempt rental properties from ad valorem taxation if the properties meet certain requirements under the Live Local Act; and

WHEREAS, the Florida Legislature passed HB 7073 during the 2024 legislative session; and

WHEREAS, on May 7, 2024, Governor Ron DeSantis signed HB 7073, which became Chapter 2024-158, Laws of Florida; and

WHEREAS, Chapter 2024-158, Laws of Florida, which will be codified as Section 196.1978(3) (o), Florida Statutes, provides an exemption from ad valorem taxation for certain properties deemed affordable housing for persons or families whose annual household income is between 80 and 120 percent of the median annual adjusted gross income for households within the Orlando-Kissimmee, Florida Metropolitan Statistical Area (MSA); and

1 WHEREAS, Chapter 2024-158, Laws of Florida, provides that a taxing
 2 authority (including the City of Belle Isle ("City")) is authorized to opt
 3 out of providing the 80 to 120 tax exemption if certain conditions are met,
 4 starting with the 2025 tax roll, if the City Commission, by a two-thirds
 5 majority vote, finds that the latest Shimberg Center for Housing Studies
 6 Annual report identifies that the number of affordable and available units in
 7 the MSA is greater than the number of renter households in the MSA in the 80
 8 to 120 income group; and

9 WHEREAS, the latest Shimberg Annual Report is provided as an attachment
 10 to this Resolution and is hereby incorporated by reference; and

11 WHEREAS, the City Commission of the City of Belle Isle hereby finds
 12 that the latest Shimberg Annual Report identifies a surplus of affordable and
 13 available units in the Orlando-Kissimmee, Florida MSA, which includes the
 14 City, for those households that meet the income criteria for the 80 to 120
 15 tax exemption; and

16 WHEREAS, the City Commission of the City of Belle Isle hereby finds
 17 that the City is a taxing authority that is eligible to adopt a resolution to
 18 not exempt properties that would otherwise be eligible for the Live Local
 19 Property Tax Exemption.

20
 21 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
 22 BELLE ISLE, FLORIDA, AS FOLLOWS:

23
 24 SECTION 1. The foregoing recitals are true and correct and are
 25 incorporated in this Resolution by reference.

1 SECTION 2. The City Commission finds that the City is within the
2 Orlando- Kissimmee, Florida MSA and that, based on the Shimberg Annual
3 Report, the number of affordable and available units in the MSA is greater
4 than the number of renter households in the MSA for the category entitled "0-
5 120 percent AMI."

6 SECTION 3. Pursuant to Section 196.1978(3)(o), Florida Statutes, the
7 City hereby elects not to exempt properties eligible for the 80 to 120 Tax
8 Exemption otherwise allowed for under Section 196.1978(3)(d)1.a., Florida
9 Statutes, and directs the Orange County Property Appraiser not to grant any
10 such exemptions.

11 SECTION 4. This Resolution applies to the ad valorem property tax
12 levies imposed by the City only.

13 SECTION 5. This Resolution shall take effect on January 1, 2025, and
14 shall expire on January 1, 2027. This Resolution may be renewed prior to its
15 expiration date in accordance with Florida law.

16 SECTION 6. This Resolution has been duly advertised in accordance with
17 Section 50.011(1), Florida Statutes. A copy of this Resolution shall be
18 provided to the Orange County Property Appraiser prior to January 1, 2025.

19 SECTION 7. This Resolution does not impact a property owner of a
20 multifamily project, which was granted an exemption pursuant to Section
21 196.1978(3)(d)1.a., Florida Statutes, prior to the adoption of this
22 Resolution. Such property owners may continue to receive the exemption for
23 each consecutive year that the property owner applies for and is granted the
24 exemption.

25

1 SECTION 8. SEVERABILITY. If any provision of this Resolution or
2 application thereof to any person or circumstance is held invalid, the
3 invalidity shall not affect other provisions or applications of this
4 Resolution that can be given effect without the invalid provision or
5 application, and to this end, the provisions of this Resolution are declared
6 severable.

7
8 ADOPTED by a _____ vote at a regular meeting of the City Commission of the
9 City of Belle Isle, Florida, this ____ day of _____, 2024.

10 CITY COMMISSION
11 CITY OF BELLE ISLE, FLORIDA

12 By: _____

13 ATTEST: Nicholas Fouraker, Mayor

14 _____

15 Yolanda Quiceno, City Clerk

16
17 _____

18 Approved as to form and legality

19 City Attorney

20
21
22
23
24
25

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, YOLANDA QUICENO, CITY CLERK OF THE CITY OF BELLE ISLE, FLORIDA, do
4 hereby certify that the above and foregoing Resolution No. 24-10 was duly and
5 legally passed and adopted by the Belle Isle City Council in session
6 assembled, at which session a quorum of its members was present on the
7 _____ day of _____ 2024.

8

9 _____

10 Yolanda Quiceno, CMC-City Clerk

11

12

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Shimberg Center for Housing Studies

2023 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

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INTRODUCTION

Florida’s population grew by over 450,000 people through migration alone in 2021 and 2022. The state’s increasing population has led to continuing strong demand for housing. Production has continued apace in recent years, with especially active single family construction in fast-growing mid-sized counties and multifamily construction in the state’s urban centers. Home prices have returned to their boom era peaks, while rents reached a more stable growth rate in 2023 after sharp increases in the preceding two years.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. Florida’s growth has placed additional pressure on the state’s affordable housing supply, and the report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households.

The report also summarizes the Shimberg Center’s 2023 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida’s College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state’s housing policy.

HOUSING SUPPLY

Florida’s 5.7 million single family homes make up the largest share of the housing supply. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner’s primary residence rather than second homes, vacation homes, or rental properties.

Most of the rest of Florida’s housing inventory is made up of different types of multi-unit housing. Condominiums make up 1.6 million units. These are much more likely to serve as second homes or vacation units; 37 percent are homesteaded. Units in multifamily rental developments make up a similar share of the housing stock, with 1.68 million units. These are divided between approximately 1.27 million units in developments with 10 or more units and 407,000 units in 2-9 unit properties, mostly duplexes. A small share of the 2-9 unit properties are homesteaded (21 percent), indicating that the owner occupies one unit in the building.

Mobile homes on their own parcels make up approximately 437,000 units, of which half are homesteaded. These are individually owned parcels that are distinct from the state’s 2,292 licensed mobile home parks with 291,021 lots for rent.

Table 1. Florida Housing Supply, 2023

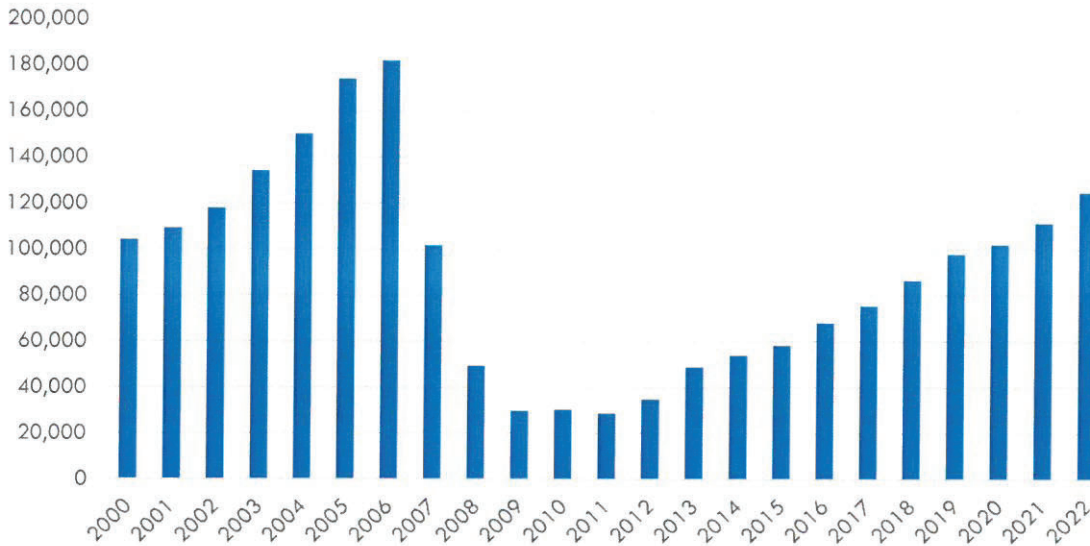
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
<ul style="list-style-type: none"> • 5,745,641 parcels • 4,063,726 homesteaded (71%) 	<ul style="list-style-type: none"> • 1,605,160 parcels • 591,076 homesteaded (37%) 	<ul style="list-style-type: none"> • 437,337 parcels • 225,935 homesteaded (52%) 	<ul style="list-style-type: none"> • 155,994 parcels with 406,864 units • 32,919 homesteaded (21%) 	<ul style="list-style-type: none"> • 15,251 parcels with 1,274,074 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

HOUSING PRODUCTION

Florida produced approximately 125,000 single family homes in 2022, the last full year for which data is available. This production level is similar to the early 2000s—lower than the number of homes built during the 2004-2006 peak years, but well above the production level following the 2008 housing crash.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Mid-sized counties led Florida’s single family home growth in 2022. Polk County was the state’s construction hotspot, with 9,235 single family homes built. Of the top ten counties for single family construction, only Hillsborough and Duval were large urban counties.

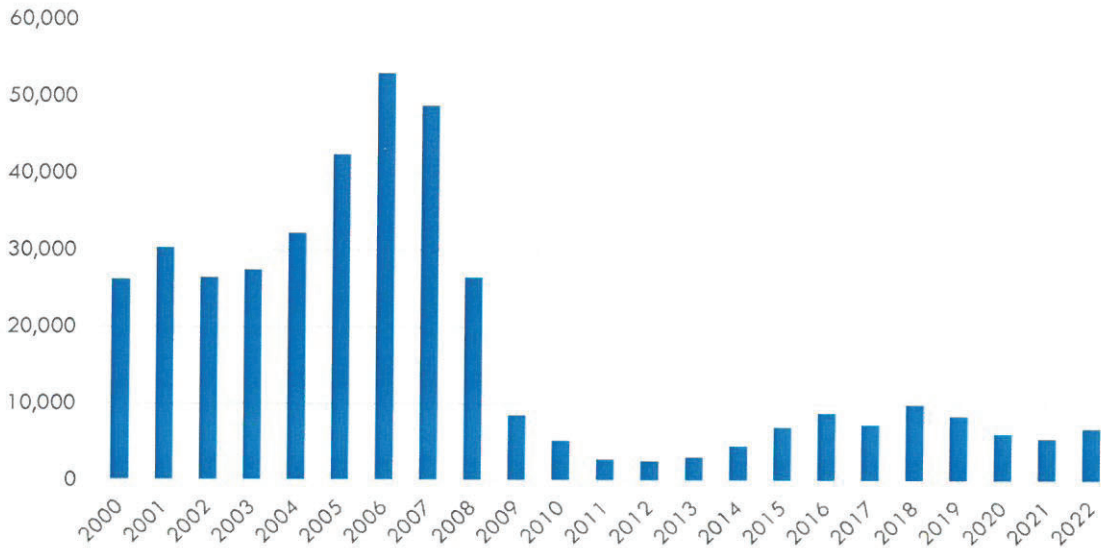
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

County	Single Family Homes Built
Polk	9,235
Lee	7,432
Pasco	7,019
Hillsborough	6,638
Osceola	5,778
St. Johns	5,638
St. Lucie	5,461
Duval	5,338
Manatee	4,930
Marion	4,799

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

New condominium construction was much more modest and heavily geographically concentrated. The state built 6,855 condominium units in 2022, similar to annual production over the past 15 years but well below 2000-2008 production levels.

Figure 2. Condominiums by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Sixty percent of units built in 2022 (4,091) were located in Miami-Dade County. No other county added more than a few hundred new units.

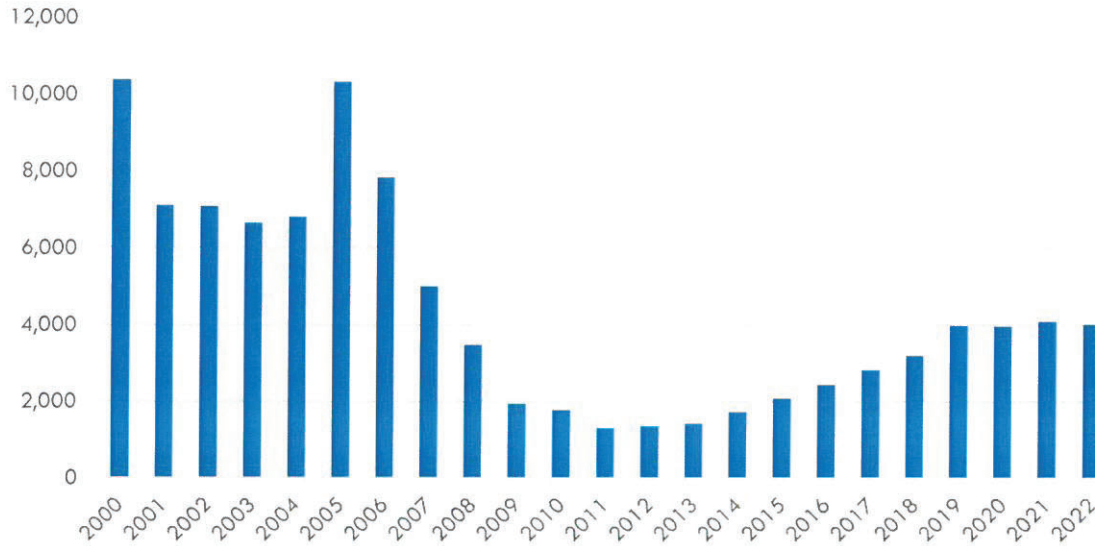
Table 3. New Condominium Units Built, Top Ten Counties, 2022

County	Condominium Units Built
Miami-Dade	4,091
Collier	654
Sarasota	293
Charlotte	292
Lee	176
Broward	156
Brevard	151
Pinellas	143
Monroe	124
Manatee	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile homes continued to provide an affordable alternative to stick-built single family homes. The state added 4,013 mobile homes on individual parcels in 2022; this does not include homes in mobile home parks. This level of production was well above levels in the 2010s decade but below 2000s-era production.

Figure 3. Mobile Homes by Year Added, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Mobile home production was scattered throughout the state. Most units were added in mid-sized or rural counties.

Table 4. New Mobile Homes Added, Top Ten Counties, 2022

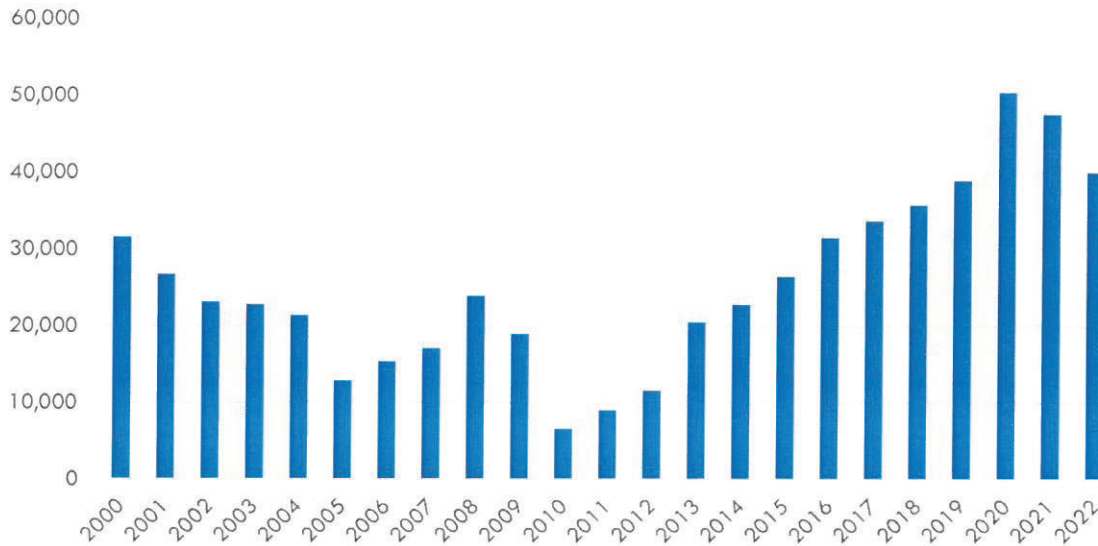
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

Florida added 274 multifamily rental developments with 39,966 housing units in 2022.¹ The state has been adding multifamily units at a rapid pace over the last five years compared to earlier in the 2000s and 2010s.

¹ This accounts for developments with 10 or more housing units. The state also added 843 smaller developments, mostly duplexes, for an additional 1,698 units. See Appendix 2 for production by county.

Figure 4. Multifamily Units by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units.

Multifamily development was concentrated in Florida’s large urban counties and in fast-growing mid-sized counties including Bay, Polk, and Lee.

Table 5. New Multifamily Units Built, Top Ten Counties, 2022

County	Multifamily Units Built
Orange County	6,567
Hillsborough County	6,349
Miami-Dade County	4,884
Broward County	3,099
Duval County	2,590
Bay County	2,117
Palm Beach County	1,774
Pinellas County	1,623
Polk County	1,366
Lee County	1,255

Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units. See Appendix 2 for multifamily developments and units added in all counties.

ASSISTED HOUSING INVENTORY

The Shimberg Center’s Assisted Housing Inventory tracks affordable rental housing developments with funding from Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), USDA Rural Development, and local housing finance authorities. Florida’s assisted housing stock currently consists of 3,047 developments with 306,400 affordable units—10 percent of Florida’s rental housing supply.

In 2022 and 2023, Florida added 107 assisted rental developments with 12,715 total units to the development pipeline. All of these developments were funded by Florida Housing Finance Corporation.

Table 6 shows the characteristics of the new and forthcoming affordable housing developments. It shows that one-third of new assisted housing units are in developments targeting special populations, including elders, homeless individuals and families, persons with disabilities, and farmworkers. Most units (71 percent) are one or two bedroom apartments, and most (59 percent) target households up to 60 percent of area median income (AMI).

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2022-2023

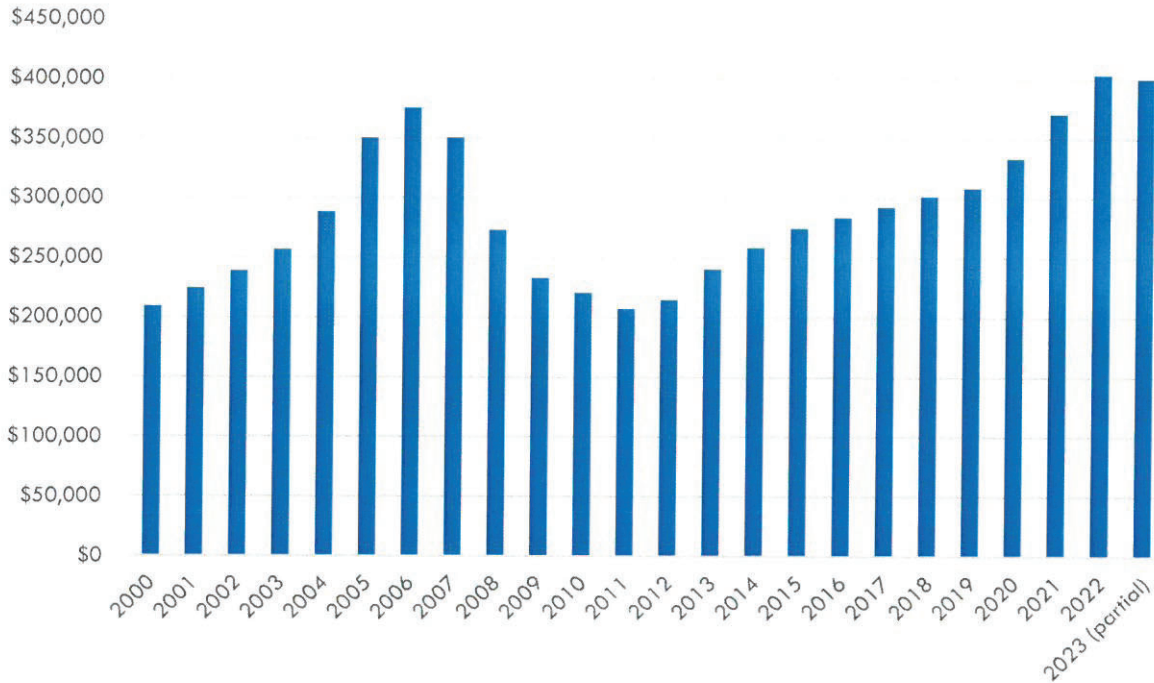
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	7	410	3%
	Homeless	2	145	1%
	Homeless; Link	1	60	0%
	Elderly; Family	1	298	2%
	Farmworker	1	20	0%
Family; Homeless; Link; Persons with Disabilities	1	72	1%	
Unit Size	0 BR	-	344	3%
	1 BR	-	4,407	35%
	2 BR	-	4,520	36%
	3 BR	-	1,392	11%
	4 or more BR	-	76	0.6%
	Not Avail.	-	1,976	16%
Income & Rent Limits	<=35% AMI	-	1,172	9%
	40-50% AMI	-	1,131	9%
	55-60% AMI	-	7,546	59%
	65-80% AMI	-	1,772	14%
	Not Avail.	-	1,094	9%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Florida’s housing markets have returned to their mid-2000s strength. The statewide median single family home price reached \$400,000 in the first half of 2023. This exceeded the previous inflation-adjusted peak of \$376,000 from 2006 (all prices in 2023 dollars).

Figure 5. Median Single Family Home Sale Price (2023 \$), Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

The sale price growth extended throughout the state. All but six counties surpassed their mid-2000s peak price in 2022 or 2023. Median home prices in the first half of 2023 ranged from the upper \$100,000s in rural North Florida counties to over \$750,000 in coastal counties with strong luxury and second home markets.

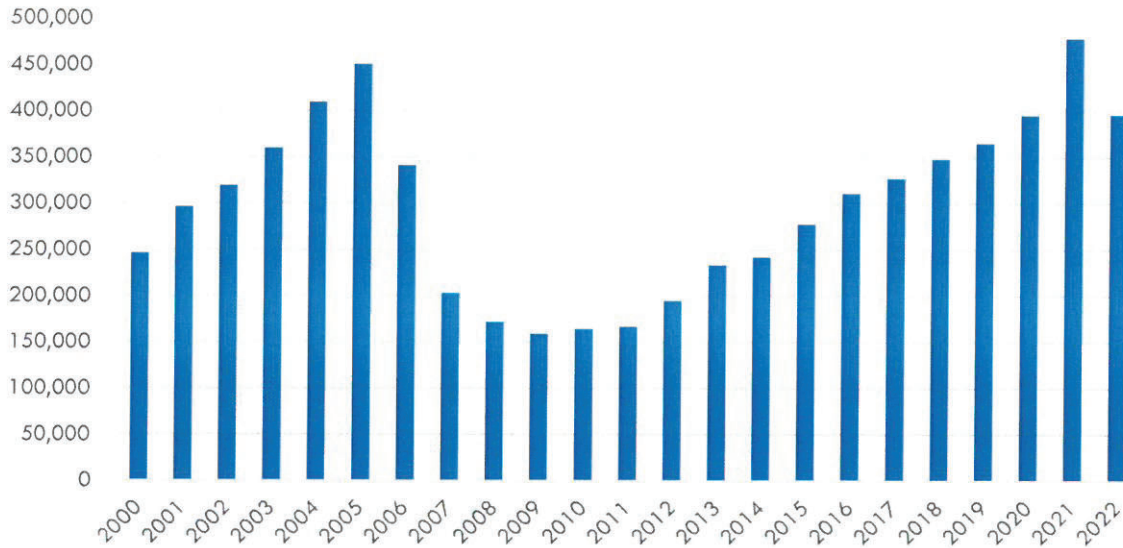
Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

<u>\$150,000-199,999</u>	<u>\$200,000-249,999</u>	<u>\$250,000-299,999</u>	<u>\$300,000-349,999</u>
Calhoun	Bradford	Baker	Alachua
Dixie	Columbia	Citrus	Bay
Hamilton	Gadsden	DeSoto	Clay
Holmes	Hardee	Duval	Hernando
Jackson	Highlands	Escambia	Pasco
Lafayette	Putnam	Gilchrist	Polk
Liberty	Suwannee	Glades	Volusia
Madison	Taylor	Hendry	Wakulla
	Washington	Jefferson	
		Leon	
		Levy	
		Marion	
		Okeechobee	
		Union	
<u>\$350,000-399,999</u>	<u>\$400,000-499,999</u>	<u>\$500,000-749,999</u>	<u>\$750,000-1,000,000+</u>
Brevard	Franklin	Broward	Collier
Charlotte	Gulf	Manatee	Monroe
Flagler	Lee	Martin	Walton
Hillsborough	Nassau	Miami-Dade	
Indian River	Orange	Palm Beach	
Lake	Osceola	St. Johns	
Okaloosa	Pinellas		
Santa Rosa	Sarasota		
St. Lucie	Seminole		
Sumter			

Source: Florida Department of Revenue, Sales Data File

The volume of single family sales has also been strong. There were 396,011 single family home sales in 2022, down from a peak of 478,574 sales in 2021 but similar to average annual sales volume in the early boom years of 2003-2004.

Figure 8. Number of Single Family Home Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Hillsborough County had the most active single family market in the state, with over 25,000 sales in 2022. As Table 7 shows, sales were highest in Florida’s populous urban counties, but growing mid-sized counties (Lee, Polk, Pasco, and Brevard) also saw strong home sales.

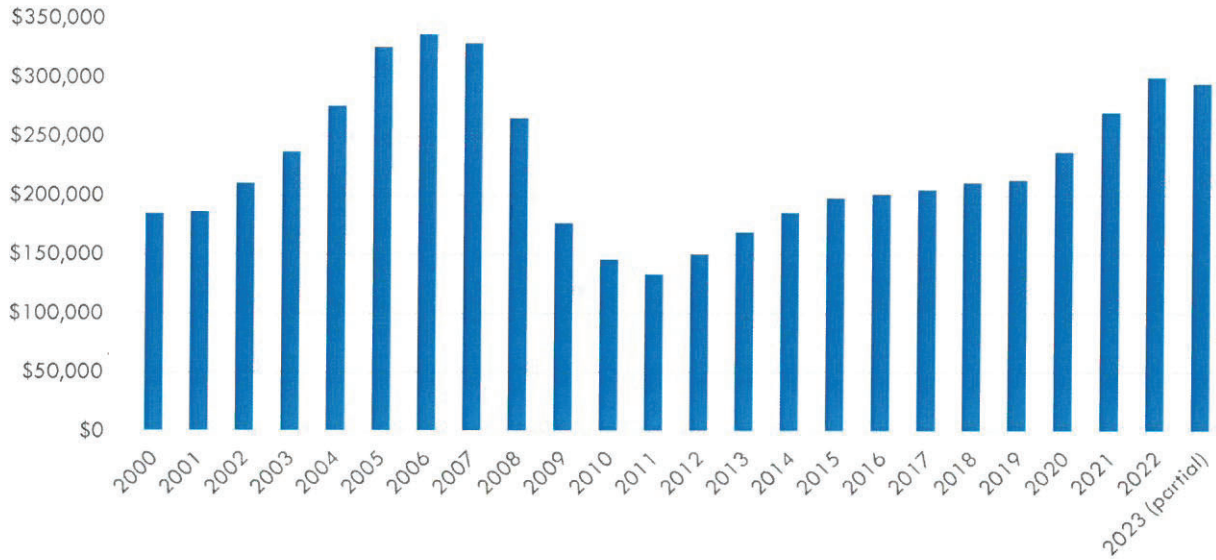
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

County	Single Family Sales
Hillsborough	25,403
Broward	21,258
Lee	21,010
Polk	20,853
Duval	20,507
Orange	19,293
Pasco	17,762
Palm Beach	17,440
Miami-Dade	15,438
Brevard	14,008

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

The condominium market was also strong. The state’s median condominium sales price was \$295,000 in the first half of 2023, below 2005-2007 levels but well above 2002-2004 and 2009-2020 prices.

Figure 9. Median Condominium Sale Price (2023 \$), Florida, 2000-2023

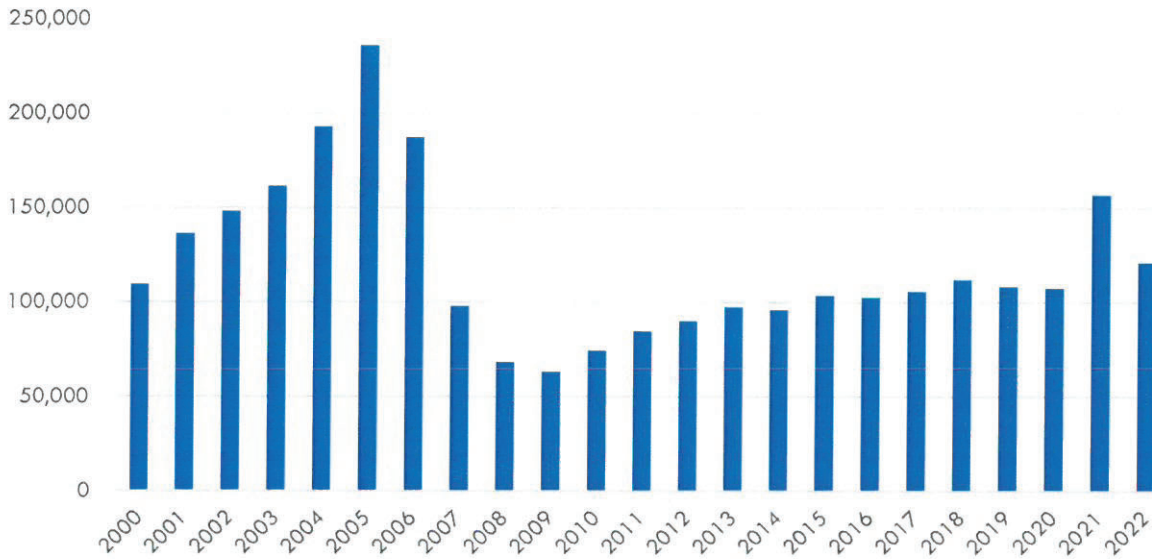


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

Q1-2 2023 median condominium prices were far higher in coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price \$855,000), Gulf (\$682,500), Walton (\$630,000), Nassau (\$623,000), and Okaloosa (\$525,000).

Condominium sales volume still lags behind the heights of the 2004-2006 housing boom. Nevertheless, the market is becoming more active. More condominiums sold in 2021 (156,862 sales) and 2022 (121,068) than any year since 2006.

Figure 10. Number of Condominium Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Half of the 2022 condominium sales took place in the three South Florida counties: Miami-Dade (28,436), Broward (18,132), and Palm Beach.

Table 8. Number of Condominium Sales, Top Ten Counties, 2022

County	Condominium Sales
Miami-Dade	28,436
Broward	18,132
Palm Beach	13,978
Pinellas	7,497
Lee	6,367
Collier	6,141
Orange	4,008
Sarasota	3,752
Hillsborough	3,145
Manatee	2,879

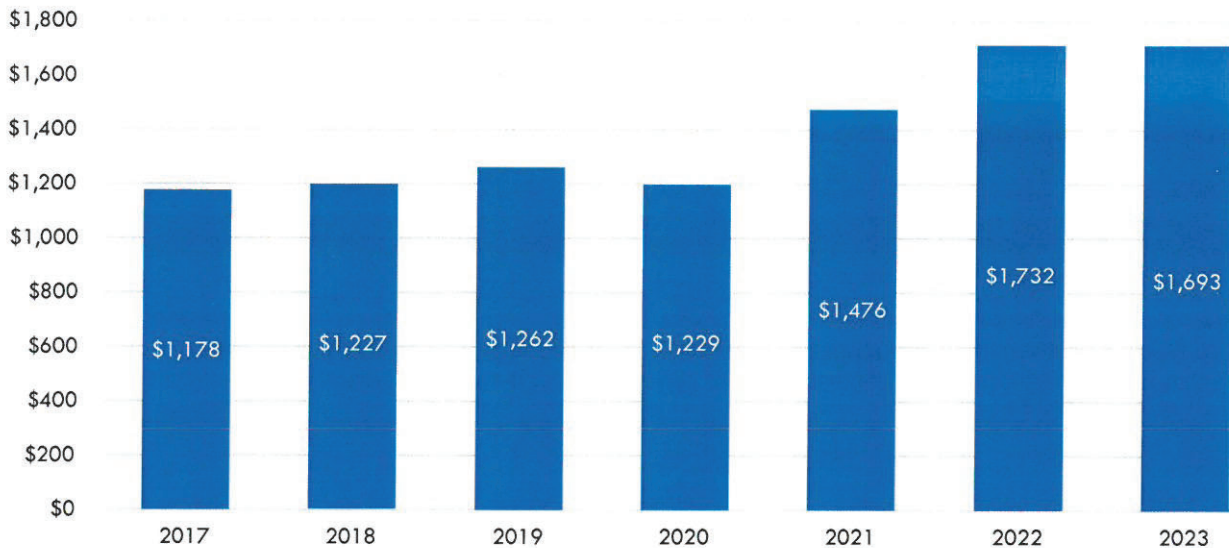
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

After several years of stability, Florida rents increased steeply between 2020 and 2022, then held steady at these higher levels in 2023.

Apartment List estimates that median gross rents for housing seekers in Florida increased 41 percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was \$1,693 in July 2023, a two percent drop from the 2022 median of \$1,732 but still well above 2017-2021 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2023



Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities. All rent estimates refer to July estimates for a given year.

Apartment List also provides median rent estimates for 26 of Florida’s 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2023.

Table 9. Median Rent, Top Five Counties, July 2023

County	Median Rent	Increase since July 2020
Palm Beach	\$2,144	42%
Collier	\$2,103	56%
Miami-Dade	\$2,014	42%
Broward	\$2,008	40%
Sarasota	\$1,893	42%

Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

With these strong markets and rising prices and rents, Florida continues to have an affordable housing gap. The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 862,465 low-income, cost burdened renters in Florida. Sixty percent of these households live in Florida’s seven large counties (population 825,000 or more); 37 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County in Florida, 2023

	All Renter Households	Low-Income (≤60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,815	94,812	32%	10.99%
Duval	177,925	51,030	29%	5.92%
Hillsborough	230,005	61,448	27%	7.12%
Miami-Dade	480,962	137,427	29%	15.93%
Orange	236,126	69,821	30%	8.10%
Palm Beach	200,656	60,858	30%	7.06%
Pinellas	150,217	43,928	29%	5.09%
Large Total	1,772,706	519,324	29%	60.21%
Medium				
Alachua	28,738	8,971	31%	1.04%
Bay	23,950	6,086	25%	0.71%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Brevard	71,958	23,415	33%	2.71%
Charlotte	17,659	3,785	21%	0.44%
Citrus	13,233	4,138	31%	0.48%
Clay	22,151	4,919	22%	0.57%
Collier	42,571	14,638	34%	1.70%
Escambia	46,045	14,569	32%	1.69%
Flagler	12,138	3,549	29%	0.41%
Hernando	17,194	3,363	20%	0.39%
Highlands	11,141	3,084	28%	0.36%
Indian River	17,464	5,180	30%	0.60%
Lake	43,477	10,784	25%	1.25%
Lee	94,488	23,677	25%	2.75%
Leon	34,772	10,046	29%	1.16%
Manatee	51,579	15,595	30%	1.81%
Marion	40,592	10,749	26%	1.25%
Martin	16,262	4,475	28%	0.52%
Okaloosa	29,835	5,424	18%	0.63%
Osceola	53,809	17,944	33%	2.08%
Pasco	65,359	19,302	30%	2.24%
Polk	90,484	24,905	28%	2.89%
Santa Rosa	16,103	4,170	26%	0.48%
Sarasota	49,874	14,122	28%	1.64%
Seminole	66,627	18,505	28%	2.15%
St. Johns	23,292	5,748	25%	0.67%
St. Lucie	36,182	14,015	39%	1.62%
Sumter	9,918	2,382	24%	0.28%
Volusia	67,180	17,989	27%	2.09%
Medium Total	1,114,075	315,529	28%	36.58%
Small				
Baker	2,149	503	23%	0.06%
Bradford	2,449	653	27%	0.08%
Calhoun	1,047	323	31%	0.04%
Columbia	7,617	2,032	27%	0.24%
DeSoto	3,378	935	28%	0.11%
Dixie	1,302	347	27%	0.04%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Franklin	1,226	378	31%	0.04%
Gadsden	4,649	1,434	31%	0.17%
Gilchrist	1,057	282	27%	0.03%
Glades	859	268	31%	0.03%
Gulf	1,304	402	31%	0.05%
Hamilton	1,267	318	25%	0.04%
Hardee	2,507	694	28%	0.08%
Hendry	4,036	1,261	31%	0.15%
Holmes	1,674	368	22%	0.04%
Jackson	4,727	1,458	31%	0.17%
Jefferson	1,378	425	31%	0.05%
Lafayette	598	150	25%	0.02%
Levy	3,809	1,016	27%	0.12%
Liberty	603	186	31%	0.02%
Madison	1,846	463	25%	0.05%
Monroe	14,405	4,116	29%	0.48%
Nassau	7,660	1,794	23%	0.21%
Okeechobee	3,910	1,222	31%	0.14%
Putnam	7,376	1,820	25%	0.21%
Suwannee	4,296	1,078	25%	0.12%
Taylor	1,981	497	25%	0.06%
Union	1,315	351	27%	0.04%
Wakulla	2,480	765	31%	0.09%
Walton	7,437	1,634	22%	0.19%
Washington	1,998	439	22%	0.05%
Small Total	102,340	27,612	27%	3.20%
State Total	2,989,121	862,465	29%	100.00%

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections

Elderly Households

Older households make up an increasing share of Florida’s renters in need. Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older—nearly 347,000 households in all. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by Age of Householder and Region, Florida, 2023

Planning and Service Area	Age of Householder								Total
	15-54	% 15-54	55-74	% 55-74	75-84	% 75-84	85 or Older	% 85 or Older	
1) Escambia, Okaloosa, Santa Rosa	15,641	64%	6,661	27%	1,301	5%	981	4%	24,584
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	16,672	71%	5,431	23%	1,083	5%	(X)	(X)	23,612
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	26,468	56%	14,218	30%	4,737	10%	1,654	4%	47,077
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	53,715	61%	25,309	29%	6,224	7%	2,338	3%	87,586
5) Pasco, Pinellas	31,950	50%	20,959	33%	6,498	10%	3,865	6%	63,272
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,240	64%	27,370	26%	6,627	6%	3,371	3%	103,608
7) Brevard, Orange, Osceola, Seminole	88,792	68%	28,399	22%	9,735	8%	2,719	2%	129,645
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	31,125	50%	17,740	29%	8,167	13%	5,176	8%	62,208
9) Indian River, Martin, Palm Beach, St. Lucie	44,267	53%	24,618	29%	9,411	11%	5,910	7%	84,206
10) Broward	60,458	64%	24,530	26%	6,733	7%	3,090	3%	94,811
11) Miami, Monroe	79,513	56%	44,936	32%	12,262	9%	4,833	3%	141,544
State Total	514,841	60%	240,171	28%	72,778	8%	33,937	4%	862,153

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas.

Persons with Disabilities

Nearly one-third of the state’s cost burdened, low income renter households include at least one person with a disability—an estimated 272,862 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,437 of the cost burdened renter households include children with disabilities.

Table 13. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2023

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	80,581
Householder Age 55 or Older, Adult(s) with a Disability in the Household	159,844
Child(ren) with a Disability in the Household	22,223
Child(ren) and Adult(s) with Disabilities in the Household	10,214
Total	272,862

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections.

Persons with Special Needs

Florida’s special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451 (5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits. (Section 420.0004 (13), Florida Statutes)

Combining several data sources, we estimate that 100,225 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2023

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income ($\leq 60\%$ AMI), cost burdened ($>40\%$) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	91,181	U.S. Census Bureau, 2019 American Community Survey Public Use Microdata Sample; 2021 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,576	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2021-6/30/2022. Assumes each adult entrant equals one household.
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021. ²
Total			100,225

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them. An affordable and available unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

An “affordable” unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.³ Many “affordable” units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

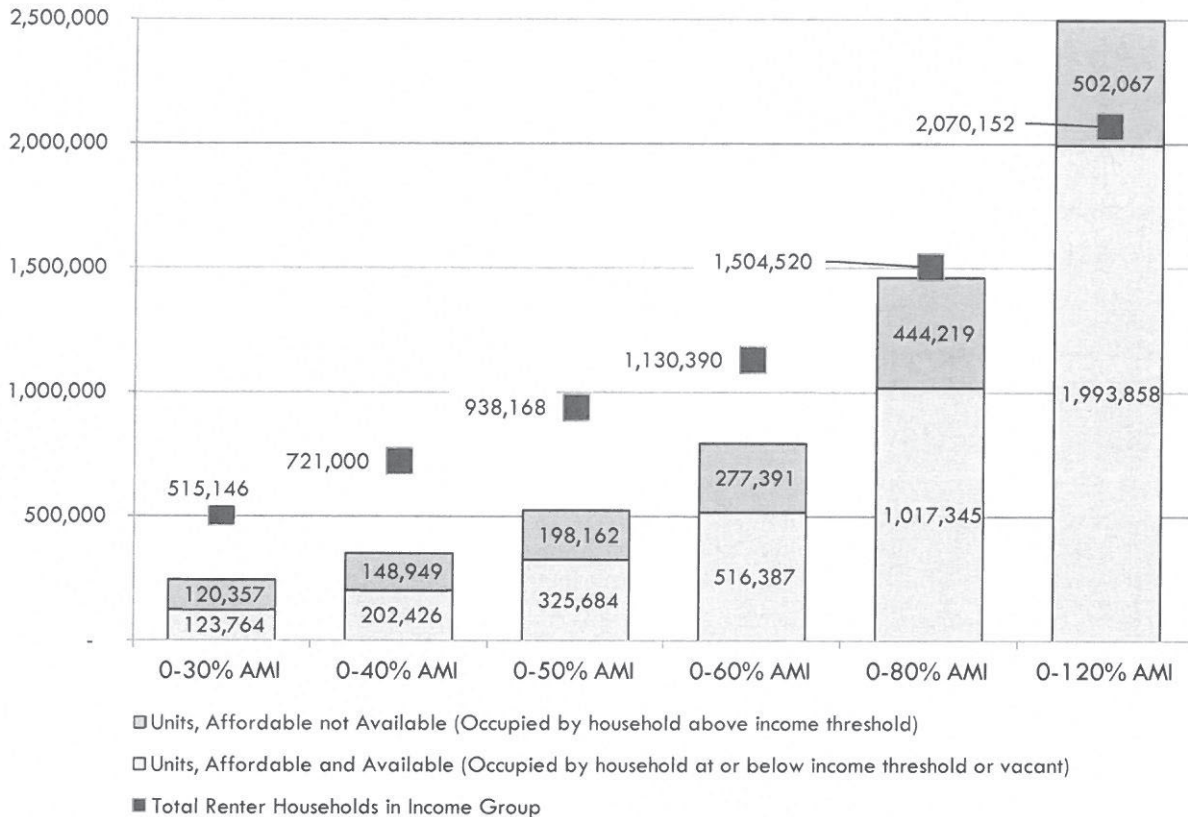
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

² Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

³ For more information about the affordable/available method and affordability thresholds, see the *2022 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2022



Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Figure 12 shows that for the 0-30 through 0-60 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-80 percent of AMI level, affordable units and renters are roughly in balance. However, there is still a shortage of affordable and available units, since nearly one-third of affordable units are rented by households with higher incomes. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level. Most of the deficit at 0-120 percent AMI is concentrated in Miami-Dade, Broward, and Palm Beach Counties; other regions show a surplus or slight deficit at this AMI level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the [Florida Housing Data Clearinghouse](#) under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center created a series of county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the [Shimberg Center's website](#).

The Center provided extensive technical assistance in the use of the Clearinghouse site and custom data requests and reports. Examples included creating a data report on housing needs of ALICE (Asset Limited, Income Constrained, Employed) households in Broward County for a United Way conference and guidebook; providing maps and data on farmworker housing needs in Southwest Florida to USDA staff planning for Hurricane Ian recovery; providing data and materials on the workforce and housing supply to the Florida Council of 100; and providing data and technical support to the Tampa planning staff for the city's ongoing housing needs assessment.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, UF's Florida Institute for Built Environment Resiliency (FIBER), and our peers at other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

In the aftermath of Hurricane Ian, the Shimberg Center provided housing data to HUD and USDA staff assigned to the interagency Federal Disaster Recovery Center in Southwest Florida. Shimberg Research Professor Maria Watson served on the Working Group of the Florida Disaster Housing Task Force convened by the Florida Department of Emergency Management and Florida Housing Coalition. Dr. Watson is continuing to collaborate with Oregon State University to track housing and business recovery from Hurricane Ian.

The Center works with Regional Planning Councils to improve disaster recovery and housing resilience. The Center updated data and mapping tools developed as part of the Tampa Bay Regional Planning Council's

REACH (Resilience and Energy Assessment of Housing and Communities) initiative. We also expanded an affordable housing analysis developed for the East Central Florida Regional Planning Council’s HARP (Housing Asset and Resilient Policy) initiative, funded by a resilience grant from the Florida Department of Environmental Protection (FDEP). Both projects involved multi-county assessments of flood hazard exposure for the affordable housing stock, including assisted housing, naturally occurring affordable housing, and mobile homes. The Center is currently working with the Apalachee Regional Planning Council and the Data Center (Southeast Louisiana) to develop new data-sharing tools for long-term disaster recovery and resilience, under a grant from the National Academies of Sciences, Engineering and Medicine (NASEM) Gulf Research Program (GRP). Calhoun and Liberty Counties are serving as pilot areas for the data platform.

At the local level, the Shimberg Center is collaborating with FIBER to analyze flood hazards in Cedar Key and Port St. Joe, with funding from FDEP. The Center and FIBER are developing vulnerability assessments and flood hazard adaptation strategies for community assets, including affordable housing and other residential properties. The assessments rely on building footprint data and multiple flood hazard datasets over three time periods (2022, 2040, and 2070). The projects have also included stakeholder and public outreach.

On the research side, the Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition were selected by HUD to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Our research objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. The Shimberg Center is taking primary responsibility for interviewing renters affected by disasters and documenting their experiences with CDBG-DR and other recovery programs.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida’s homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is also collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC’s efforts.

In 2023 the Center produced a Miami-Dade County Housing Needs Assessment on behalf of Miami Homes for All. The report shows that most Miami-Dade households with incomes below \$75,000 per year spend more than 30 percent of income for housing costs, including 90 percent of renters with incomes below \$50,000. The report found a gap of approximately 90,000 affordable and available units for renters with incomes below 80 percent of AMI. The assessment includes data on tenure, income, and housing cost burden for municipalities, the unincorporated area, and County Commission districts in Miami-Dade County.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible and inclusive for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

General Technical Assistance and Presentations

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2023 include:

- Assisting local government staff in Alachua, Brevard, and Orange Counties and the Cities of Winter Springs, Jupiter, Tampa, Gainesville, Apopka and Key West in preparing affordable housing assessments and plans.
- Providing data to support affordable development and philanthropic contributions by non-profits operating in Jacksonville, Deltona, Collier County, Port St. Joe, and Broward County.
- Providing data on condominium developments and affordable/available rental housing to Florida legislative staff and research offices.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2023:

- University of Florida Eyeopener Breakfast, Gainesville, February 2023
- Bright Communities Trust Homeownership Equity Initiative Kickoff, Orlando, February 2023
- Stakeholder Workshops for East Central Florida Regional Planning Council Housing Assets and Resilient Policy Phase II, Virtual, February - May 2023
- School of Landscape Architecture and Planning (SLA+P) Research Seminar Series, Gainesville, FL, February 2023
- Development of a resilience evaluation method of localities through operational continuity of hospitals as indicators, Virtual, March 2023
- Brevard County Affordable Housing Summit, Cocoa, May 2023
- Pinellas Historic Preservation Summit + Expo, St. Petersburg, May 2023
- Florida Bar Foundation Housing Umbrella Group, Gainesville, June 2023
- Hurricane Ian Data Workshop, Washington, DC, June 2023
- Gainesville Alachua County Association of Realtors, Gainesville, August 2023
- Big Bend Area ALICE Conference, Tallahassee, October 2023
- Association of Collegiate Schools of Planning, Chicago, October 2023
- National Association of Counties Rural Housing Project, Chicago and virtual, November 2023
- Tampa Bay Partnership, Tampa and virtual, December 2023

Teaching

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- DCP GulfSouth Studio (Architecture/Landscape Architecture/Urban Planning): undergraduate and graduate studio course addressing urban design, environment, and recovery in Cape Coral following Hurricane Ian. Sponsored by the National Academies of Science Gulf Research Program.

The Center is also working with Florida Sea Grant to develop students' leadership in resiliency science, planning, and design. "Capacity Building for Florida Sea Grant: Promoting Coastal Resilience, Adaptation, and Equity in Florida" is a grant to advance education, information, and professional development over the

2022-2023 and 2023-2024 academic years. The grant ultimately will fund a two-year graduate assistantship, 4-6 undergraduate terminal projects, and two design studio courses on these issues. In the first year, the grant funded undergraduate capstone research projects for two students.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2023

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	62,936	73%	7,186	23%	5,595	63%	1,608	5%	5,238	357	26,510
Baker	4,963	75%	0	0%	2,448	67%	55	2%	128	4	115
Bay	60,398	59%	19,326	9%	8,530	47%	1,965	17%	5,449	130	12,239
Bradford	5,924	73%	21	67%	2,640	63%	26	23%	61	14	-
Brevard	202,176	72%	35,915	37%	11,254	54%	2,982	23%	7,951	281	27,347
Broward	389,023	77%	253,262	42%	4,136	45%	16,461	16%	48,813	1,621	122,592
Calhoun	2,609	69%	0	0%	1,184	66%	13	23%	40	2	-
Charlotte	80,472	66%	14,441	36%	5,526	41%	1,483	15%	3,461	82	2,613
Citrus	58,137	73%	1,612	37%	15,688	54%	553	10%	1,588	43	1,385
Clay	65,360	75%	2,397	37%	9,487	61%	287	8%	1,003	55	6,043
Collier	104,693	66%	100,635	32%	3,517	37%	1,949	16%	6,118	119	13,849
Columbia	13,625	71%	48	42%	7,729	65%	228	5%	-	39	-
DeSoto	6,006	67%	605	45%	2,698	47%	258	12%	767	31	-
Dixie	2,940	58%	159	8%	3,844	59%	3	33%	6	1	-
Duval	283,283	67%	27,528	39%	9,331	47%	5,140	14%	15,542	695	-
Escambia	103,191	66%	10,415	16%	4,895	44%	4,568	31%	10,795	205	-
Flagler	47,722	75%	4,414	38%	1,665	62%	1,379	14%	-	18	206
Franklin	6,673	39%	432	9%	1,298	52%	7	0%	-	1	-
Gadsden	11,310	66%	0	0%	3,698	57%	149	23%	342	19	313
Gilchrist	2,851	75%	0	0%	2,924	68%	28	39%	69	2	61
Glades	1,820	59%	258	30%	2,210	49%	153	42%	318	1	-
Gulf	6,839	44%	239	2%	1,656	47%	22	5%	71	5	239
Hamilton	2,024	64%	0	0%	1,512	70%	146	60%	-	9	-
Hardee	4,313	67%	0	0%	1,671	47%	201	31%	-	17	-
Hendry	7,400	67%	281	19%	4,515	53%	369	29%	904	18	416
Hernando	68,099	70%	631	48%	11,981	56%	486	8%	1,246	64	3,942
Highlands	34,188	65%	1,345	38%	5,317	42%	799	10%	1,992	59	1,634
Hillsborough	377,627	73%	40,129	40%	13,665	54%	4,616	8%	12,826	878	132,927
Holmes	3,471	68%	0	0%	1,393	62%	15	20%	53	7	175
Indian River	57,444	73%	15,017	39%	1,086	44%	740	10%	2,029	51	3,613

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Jackson	10,324	66%	0	0%	3,107	65%	56	13%	217	60	-
Jefferson	2,867	71%	0	0%	1,307	63%	53	26%	178	15	222
Lafayette	1,019	67%	0	0%	826	57%	8	13%	14	1	-
Lake	119,692	74%	3,619	48%	16,301	59%	1,336	8%	3,553	176	15,215
Lee	248,337	66%	84,880	35%	15,789	37%	10,515	20%	23,845	289	33,004
Leon	73,488	71%	5,061	17%	6,747	55%	2,312	7%	6,556	362	32,159
Levy	8,058	72%	238	10%	9,562	62%	68	9%	209	12	423
Liberty	1,397	65%	0	0%	812	47%	61	69%	127	5	-
Madison	3,225	61%	0	0%	1,762	66%	173	57%	414	10	395
Manatee	116,866	70%	35,438	40%	4,679	38%	4,443	18%	10,076	170	21,717
Marion	124,806	70%	2,502	37%	24,737	52%	3,622	38%	8,997	109	8,669
Martin	49,949	77%	14,966	44%	2,933	52%	1,078	13%	2,827	64	4,905
Miami-Dade	383,127	76%	382,264	36%	300	17%	31,605	26%	85,188	3,599	192,751
Monroe	29,353	43%	6,962	18%	4,687	25%	1,759	26%	4,546	46	2,996
Nassau	29,836	74%	4,084	23%	6,274	64%	372	27%	891	27	-
Okaloosa	69,671	65%	13,590	12%	3,351	45%	758	6%	2,664	177	8,584
Okeechobee	7,478	70%	234	26%	5,853	47%	349	30%	896	10	367
Orange	335,605	69%	52,226	25%	6,159	52%	3,983	11%	9,853	1,110	158,879
Osceola	123,632	59%	13,695	15%	5,444	53%	1,044	9%	2,696	925	24,986
Palm Beach	377,170	73%	185,688	41%	3,671	32%	10,197	17%	28,510	855	75,777
Pasco	185,414	71%	11,844	44%	29,478	50%	3,158	38%	5,817	218	17,905
Pinellas	252,465	76%	103,994	47%	17,008	46%	12,435	29%	32,295	873	70,668
Polk	210,605	65%	8,497	32%	31,587	50%	6,706	18%	17,366	285	25,694
Putnam	17,160	66%	198	30%	15,393	53%	150	12%	380	30	1,287
Santa Rosa	63,909	74%	1,751	18%	6,492	49%	666	8%	1,687	57	2,805
Sarasota	155,601	68%	52,813	39%	11,888	40%	4,668	36%	10,857	190	16,936
Seminole	132,134	74%	15,139	35%	1,717	54%	1,148	11%	2,636	208	41,761
St. Johns	99,201	77%	14,562	37%	5,436	60%	1,618	43%	2,860	52	5,319
St. Lucie	117,429	74%	14,571	39%	4,536	51%	1,490	9%	3,385	78	6,351
Sumter	69,490	72%	512	59%	6,458	52%	104	7%	308	23	2,200
Suwannee	6,326	68%	0	0%	6,826	63%	57	2%	125	8	104
Taylor	5,488	58%	90	4%	3,231	52%	22	9%	69	11	344

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Union	1,406	81%	18	11%	1,201	70%	1	0%	-	15	-
Volusia	184,265	71%	28,414	30%	7,371	57%	2,594	15%	7,161	309	25,515
Wakulla	9,250	74%	278	44%	3,397	61%	31	3%	74	5	160
Walton	37,006	43%	10,736	6%	5,285	43%	638	42%	1,089	38	-
Washington	5,075	66%	0	0%	2,639	55%	27	4%	-	1	-
Florida Total	5,745,641	71%	1,605,160	37%	437,337	52%	155,994	21%	406,864	15,251	1,274,074

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Dwelling unit data may be missing for some multifamily developments. Dwelling unit counts are suppressed in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

b.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2022

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	905	0	56	16	15
Baker	86	0	35	0	0
Bay	2,012	0	236	14	8
Bradford	70	0	38	0	2
Brevard	4,045	151	75	5	3
Broward	1,809	156	21	31	14
Calhoun	19	0	37	0	0
Charlotte	2,429	292	38	69	1
Citrus	1,286	0	145	12	0
Clay	1,630	0	118	0	2
Collier	3,312	654	27	4	4
Columbia	184	0	107	0	0
DeSoto	74	0	17	0	0
Dixie	19	0	39	0	0
Duval	5,338	0	59	7	16
Escambia	1,994	28	48	13	6
Flagler	2,014	0	37	122	0
Franklin	129	0	24	1	0
Gadsden	149	0	57	2	0
Gilchrist	101	0	70	0	0
Glades	64	1	16	0	0
Gulf	320	0	53	0	0
Hamilton	28	0	20	0	0
Hardee	42	0	20	2	0
Hendry	434	25	77	22	0
Hernando	1,367	0	114	2	0
Highlands	488	0	22	3	1
Hillsborough	6,638	110	59	7	23
Holmes	33	0	31	0	0
Indian River	1,224	8	7	5	1
Jackson	76	0	62	0	0
Jefferson	69	0	12	0	0
Lafayette	4	0	15	1	0
Lake	4,089	42	114	13	7
Lee	7,432	176	82	183	8
Leon	479	92	32	2	4
Levy	112	0	122	2	0
Liberty	8	0	18	0	0
Madison	35	0	36	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	4,930	122	21	14	5
Marion	4,799	18	178	32	3
Martin	546	2	14	2	2
Miami-Dade	1,614	4,091	0	79	42
Monroe	291	124	2	3	2
Nassau	1,499	4	79	3	1
Okaloosa	1,146	32	72	4	3
Okeechobee	93	0	101	2	0
Orange	3,895	49	42	1	26
Osceola	5,778	118	21	17	11
Palm Beach	3,810	82	13	20	10
Pasco	7,019	8	177	0	6
Pinellas	957	143	43	70	11
Polk	9,235	5	200	21	10
Putnam	161	0	113	0	0
Santa Rosa	2,171	0	133	8	2
Sarasota	3,901	293	31	10	5
Seminole	1,026	0	9	1	5
St. Johns	5,638	27	72	3	5
St. Lucie	5,461	0	10	5	1
Sumter	4,003	0	27	0	2
Suwannee	84	0	116	0	0
Taylor	58	0	53	0	0
Union	31	0	16	0	0
Volusia	3,795	1	45	6	5
Wakulla	391	1	17	0	0
Walton	1,804	0	148	3	2
Washington	66	0	64	0	0
Florida Total	124,749	6,855	4,013	843	274

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2022. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2023 \$) BY COUNTY, 2022

County	Single Family			Condominium			Mobile Home					
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	4,020	\$232,841	\$328,047	\$434,636	776	\$129,356	\$167,387	\$201,795	216	\$117,455	\$165,576	\$206,970
Baker	248	\$263,886	\$313,042	\$402,556	0	\$0	\$0	\$0	63	\$121,077	\$165,058	\$214,214
Bay	5,235	\$269,060	\$351,848	\$475,927	2,100	\$320,803	\$424,288	\$579,463	371	\$93,136	\$155,227	\$201,795
Bradford	230	\$155,227	\$229,995	\$310,454	2	\$222,492	\$231,806	\$241,120	82	\$77,614	\$157,814	\$201,795
Brevard	14,008	\$284,583	\$359,092	\$465,682	2,456	\$181,098	\$269,060	\$444,985	719	\$113,833	\$165,576	\$201,795
Broward	21,258	\$398,416	\$532,947	\$770,134	18,132	\$155,227	\$226,632	\$340,465	291	\$131,426	\$173,854	\$217,318
Calhoun	73	\$144,879	\$195,586	\$264,921	0	\$0	\$0	\$0	10	\$72,439	\$113,833	\$181,098
Charlotte	6,133	\$310,351	\$397,382	\$519,494	1,529	\$191,447	\$284,583	\$388,068	338	\$134,427	\$170,750	\$222,492
Citrus	4,195	\$217,318	\$279,409	\$374,615	154	\$160,401	\$185,703	\$289,757	819	\$83,823	\$134,530	\$190,412
Clay	5,242	\$294,932	\$358,161	\$429,462	177	\$148,501	\$212,144	\$260,782	497	\$98,207	\$164,541	\$238,015
Collier	7,366	\$517,424	\$716,063	\$1,086,590	6,141	\$331,151	\$454,816	\$705,766	106	\$181,616	\$235,169	\$309,420
Columbia	709	\$181,616	\$263,886	\$336,222	11	\$139,704	\$150,053	\$159,367	294	\$92,101	\$155,227	\$222,492
DeSoto	319	\$205,935	\$264,921	\$388,068	47	\$186,273	\$222,492	\$248,364	69	\$124,182	\$165,576	\$217,318
Dixie	159	\$117,973	\$201,795	\$331,151	14	\$243,189	\$265,439	\$388,068	197	\$67,369	\$124,182	\$181,098
Duval	20,507	\$227,667	\$315,629	\$411,663	2,097	\$164,437	\$217,318	\$279,512	361	\$78,648	\$134,530	\$206,970
Escambia	6,771	\$211,626	\$294,828	\$372,545	508	\$170,750	\$325,977	\$627,635	92	\$46,827	\$87,962	\$138,411
Flagler	4,304	\$320,337	\$377,720	\$470,804	374	\$279,409	\$413,939	\$641,606	88	\$159,884	\$206,400	\$263,886
Franklin	382	\$274,235	\$517,424	\$909,631	44	\$283,031	\$341,500	\$574,858	44	\$62,091	\$116,420	\$179,805
Gadsden	424	\$137,117	\$222,492	\$315,629	0	\$0	\$0	\$0	76	\$62,091	\$95,723	\$159,108
Gilchrist	179	\$199,726	\$306,212	\$413,836	0	\$0	\$0	\$0	128	\$87,962	\$155,175	\$218,353
Glades	95	\$170,750	\$253,538	\$322,873	24	\$38,807	\$64,678	\$107,624	118	\$117,973	\$165,834	\$227,667
Gulf	569	\$351,848	\$491,553	\$765,684	8	\$427,392	\$517,424	\$777,792	64	\$62,091	\$113,833	\$188,860
Hamilton	68	\$113,833	\$181,098	\$254,573	0	\$0	\$0	\$0	37	\$113,833	\$144,879	\$181,098
Hardee	166	\$144,879	\$212,144	\$266,991	0	\$0	\$0	\$0	72	\$72,957	\$105,037	\$165,058
Hendry	624	\$201,795	\$258,660	\$310,454	33	\$170,750	\$205,417	\$231,082	144	\$119,008	\$170,750	\$238,015

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hernando	5,426	\$258,712	\$317,336	\$382,894	56	\$116,420	\$155,227	\$181,098	767	\$123,147	\$162,989	\$205,935
Highlands	2,097	\$182,133	\$243,189	\$315,629	152	\$109,435	\$150,053	\$187,307	313	\$66,230	\$92,101	\$133,495
Hillsborough	25,403	\$331,151	\$405,867	\$519,494	3,145	\$170,750	\$232,841	\$341,500	413	\$165,576	\$227,667	\$301,141
Holmes	123	\$103,485	\$160,401	\$222,492	0	\$0	\$0	\$0	31	\$36,220	\$77,614	\$111,246
Indian River	4,126	\$305,280	\$387,033	\$531,912	1,237	\$171,267	\$253,538	\$465,682	44	\$91,067	\$131,943	\$190,671
Jackson	409	\$119,008	\$181,098	\$258,609	0	\$0	\$0	\$0	73	\$72,439	\$129,356	\$170,750
Jefferson	149	\$191,447	\$289,757	\$410,628	0	\$0	\$0	\$0	47	\$71,922	\$165,576	\$227,667
Lafayette	51	\$103,485	\$180,064	\$300,106	0	\$0	\$0	\$0	28	\$49,673	\$129,356	\$199,208
Lake	7,753	\$312,524	\$388,068	\$481,204	403	\$98,311	\$164,541	\$258,712	889	\$124,182	\$175,924	\$227,667
Lee	21,010	\$330,106	\$418,079	\$616,252	6,367	\$239,050	\$328,254	\$454,298	988	\$103,485	\$150,053	\$211,626
Leon	3,991	\$191,447	\$284,169	\$406,695	524	\$103,537	\$154,192	\$235,428	175	\$55,882	\$87,962	\$131,426
Levy	465	\$188,342	\$259,747	\$384,225	35	\$150,053	\$240,602	\$331,151	445	\$84,858	\$134,427	\$191,447
Liberty	39	\$93,447	\$164,541	\$279,305	0	\$0	\$0	\$0	14	\$30,011	\$49,155	\$98,311
Madison	112	\$98,828	\$168,422	\$284,583	0	\$0	\$0	\$0	56	\$74,509	\$109,953	\$180,012
Manatee	10,751	\$398,416	\$500,866	\$683,000	2,879	\$219,905	\$320,803	\$455,333	300	\$95,723	\$139,704	\$196,518
Marion	11,371	\$228,805	\$286,653	\$362,197	303	\$103,485	\$124,182	\$150,053	1,070	\$77,614	\$130,391	\$186,273
Martin	2,870	\$388,068	\$517,424	\$816,288	997	\$191,447	\$251,365	\$362,197	185	\$155,227	\$195,586	\$243,189
Miami-Dade	15,438	\$450,159	\$569,166	\$827,775	28,436	\$276,304	\$403,591	\$615,735	1	\$150,053	\$150,053	\$150,053
Monroe	1,628	\$731,120	\$1,034,848	\$1,733,370	501	\$465,682	\$698,522	\$1,010,012	225	\$310,454	\$408,558	\$620,909
Nassau	2,735	\$369,441	\$444,467	\$605,386	284	\$417,561	\$606,680	\$833,053	238	\$141,774	\$212,661	\$258,712
Okaloosa	5,031	\$287,688	\$357,023	\$465,682	1,109	\$332,186	\$496,727	\$714,045	101	\$93,136	\$169,612	\$209,039
Okechobee	418	\$195,586	\$263,886	\$362,093	18	\$96,241	\$129,356	\$139,704	454	\$67,265	\$126,510	\$181,098
Orange	19,293	\$346,674	\$444,985	\$594,210	4,008	\$155,227	\$204,589	\$266,991	338	\$114,868	\$155,227	\$206,970
Osceola	13,266	\$354,435	\$418,079	\$516,389	1,478	\$191,447	\$258,712	\$331,151	329	\$144,879	\$206,970	\$274,235
Palm Beach	17,440	\$465,682	\$646,780	\$957,234	13,978	\$165,576	\$253,538	\$398,416	178	\$129,356	\$155,227	\$216,283
Pasco	17,762	\$284,583	\$379,220	\$488,448	1,113	\$119,008	\$155,227	\$204,900	1,858	\$77,614	\$122,112	\$181,098

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	12,786	\$331,151	\$426,513	\$594,934	7,497	\$186,273	\$259,643	\$429,462	977	\$93,136	\$134,530	\$175,924
Polk	20,853	\$288,723	\$341,603	\$403,591	786	\$124,182	\$158,177	\$217,318	1,828	\$93,136	\$142,033	\$196,518
Putnam	834	\$150,053	\$227,097	\$315,629	19	\$232,841	\$284,583	\$315,629	581	\$76,475	\$124,182	\$181,098
St. Johns	9,893	\$413,939	\$520,011	\$688,174	1,047	\$258,712	\$341,500	\$525,703	270	\$175,924	\$243,189	\$289,757
St. Lucie	10,797	\$334,152	\$396,761	\$468,890	1,148	\$186,273	\$284,583	\$491,553	211	\$150,053	\$201,795	\$248,364
Santa Rosa	5,205	\$294,932	\$363,697	\$467,648	143	\$341,396	\$486,379	\$746,125	205	\$81,753	\$124,078	\$175,924
Sarasota	10,491	\$388,068	\$497,762	\$683,000	3,752	\$284,583	\$380,824	\$620,909	592	\$133,495	\$167,697	\$212,144
Seminole	7,627	\$332,807	\$413,939	\$527,772	1,255	\$153,157	\$187,825	\$235,428	89	\$119,008	\$169,715	\$227,667
Sumter	7,817	\$330,634	\$405,453	\$512,250	32	\$129,615	\$230,202	\$243,189	305	\$79,994	\$139,704	\$196,621
Suwannee	312	\$159,884	\$230,254	\$300,623	0	\$0	\$0	\$0	276	\$89,514	\$155,175	\$221,975
Taylor	252	\$117,559	\$181,098	\$305,280	6	\$250,433	\$277,857	\$361,162	102	\$93,136	\$128,839	\$193,517
Union	44	\$202,830	\$243,189	\$324,942	0	\$0	\$0	\$0	32	\$71,922	\$152,640	\$187,463
Volusia	12,162	\$284,583	\$351,848	\$434,636	2,455	\$165,576	\$289,757	\$486,379	335	\$132,461	\$170,750	\$227,667
Wakulla	791	\$206,970	\$317,698	\$397,382	26	\$172,820	\$242,672	\$315,629	140	\$76,941	\$134,013	\$181,098
Walton	3,495	\$455,230	\$723,359	\$1,497,528	1,252	\$434,636	\$619,874	\$874,447	141	\$98,311	\$162,989	\$222,492
Washington	211	\$139,704	\$201,174	\$279,409	0	\$0	\$0	\$0	73	\$77,614	\$124,182	\$150,053
Florida Total	396,011	\$310,454	\$403,591	\$560,577	121,068	\$195,586	\$300,106	\$460,000	21,013	\$95,206	\$150,053	\$206,970

Source: Florida Department of Revenue, Sales Data File. Includes home sales that took place in 2022, the most recent full year with data available. Arms-length sales only. Home prices adjusted to 2023 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households						
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI	
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135	
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357	
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338	
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237	
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351	
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620	
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418	
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248	
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721	
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247	
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865	
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36	
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216	
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799	
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565	
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151	
Pensacola-Ferry Pass-Brenti, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612	
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683	
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579	
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057	
Sebastian-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10	

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Tallahassee, FL MSA (minus Gadsden, Jefferson & Wakulla)	Leon Hernando, Hillsborough, Pasco, Pinellas	-6,053	-7,018	-5,982	-2,315	540	2,293
Tampa-St. Petersburg-Clearwater, FL MSA	Pasco, Pinellas	-64,236	-81,384	-90,984	-83,379	-60,011	3,994
The Villages, FL MSA	Sumter	-630	-891	-962	-713	-839	387
West Palm Beach-Boca Raton	Palm Beach	-28,122	-37,675	-43,874	-45,133	-33,296	-7,728
State of Florida Total		-391,382	-518,574	-612,484	-614,003	-487,175	-76,294

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey. Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units.

RECEIPT		No. 453134	a.
DATE	7/15/24		
FROM	Cary Strzepek	\$ 50.00	
	for		DOLLARS
<input type="radio"/> FOR RENT	1622 Swann Ave	NOV	
<input type="radio"/> FOR		CK 24-00298	
ACCT.		<input checked="" type="radio"/> CASH	
PAID	50.00	<input type="radio"/> CHECK	FROM TO
DUE		<input type="radio"/> MONEY ORDER	BY
		<input type="radio"/> CREDIT CARD	
			A-1152 T-4161

Cary Strzepek
 1622 Swan Ave
 Belle Isle, FL 32809
 July 9, 2024

City of Belle Isle, Code Enforcement Division
 Via Email: mrabeau@belleislepolice.org
 1600 Nela Ave.
 Belle Isle, FL 32809
Re: Code Violation CE-24-0290 Parking-Prepared Surface

Dear City of Belle Isle, Code Enforcement Division:

Upon my return from a 4th of July week out of town vacation I discovered a July 2nd Notice and July 5th violation on my vehicle located at the home I own at 1622 Swann Avenue.

I wish to contest this violation for several reasons including the following:

- 1) My vehicle has been parked most days at this location for approximately two years without any prior notice that it was in violation to any code. Choosing to suddenly apply this violation during a week that many are out of town for vacations is a poor choice by the City and unfair to its residents.
- 2) Not knowing or understanding the violation, I moved the vehicle prior to measuring the distance of the ROW to confirm that it was in violation. If it was, it would only be a minor portion of the vehicle.
- 3) A reason that the area I park the vehicle on this mulched area and that it is not a "prepared solid surface" is to protect the roots of the significant historic oak adjacent to my home. If I paved this area with concrete it would destroy the roots and eliminate the ability to percolate water for the health of the tree.

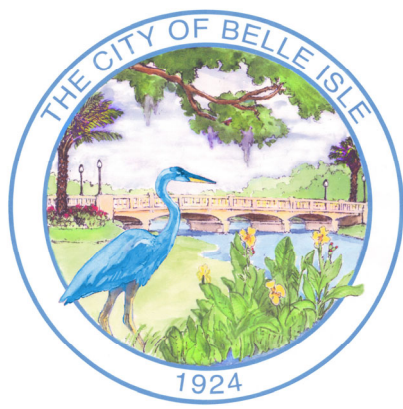
Please confirm receipt of this letter and schedule the hearing to contest this code violation.

Sincerely,



Cary Strzepek

City of Belle Isle 2025 Election Proclamation



By the authority vested in me, Nicholas Fouraker, as Mayor of the City of Belle Isle, Florida, do hereby proclaim and pronounce, as required by Ordinance No. 13-07, that a Municipal Election of the City of Belle Isle, Florida will be held Tuesday, March 11, 2025; said election to be held between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing individuals to represent Districts 2, 3, 4 and the Mayor’s Office, each to serve a term of three years beginning April 4, 2025.

Each candidate for such office shall file qualification papers and pay a qualifying fee to the City Clerk of the City of Belle Isle at City Hall, located at 1600 Nela Avenue, Belle Isle, Florida, at any time after 12:00 noon on Monday, November 11, 2024 and before 12:00 noon on Friday, November 15, 2024.

Candidates wishing to qualify for any office of Council must do so in compliance with the City Charter.

This election will be held at the following locations, respectively:

- Polling Place #9213 located at Belle Isle City Hall, 1600 Nela Avenue, Belle Isle, FL 32809
- Polling Place #9113 located at Pine Castle Lodge #368 F&M, 1216 Hoffner Avenue, Belle Isle, FL 32809.

So be it proclaimed this 6th day of August, 2024.

ATTEST: _____
Yolanda Quiceno, CMC-City Clerk

Mayor Nicholas Fouraker

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

Meeting Date: August 6, 2024
To: Honorable Mayor and City Council Members
From: Yolanda Quiceno, City Clerk
Subject: Cornerstone Charter Academy (CCA) Board Selection

Background:

The City of Belle Isle is responsible for nominating two candidates to the CCA Board of Directors. The CCA by-laws state that the CCA Board must confirm/ratify the City’s appointments.

Excerpt from the CCA By-Laws: ***Notwithstanding the foregoing, during the April 2017 meeting of the Board, the City Council of Belle Isle, Florida shall be permitted to nominate two (2) non-elected individuals, submitted for confirmation by the Corporation, to serve on the Corporation's Board of Directors. (Section 4.3(b), page 2)***

The current Directors appointed in April 2022 are Charlyne Cross and Ralph Armstead.

A Director shall be elected for a term of not more than three (3) years. The terms of the current appointees end in April 2025.

The next CCA Board Meeting is scheduled for Sept 18, 2024, and Jan 22, 2025.

Staff Recommendation: Advertise candidates for the positions and send the recommendations to the CCA Board for ratification before the Jan 22, 2025, meeting for an appointment in April.

Suggested Motion: **I move that we advertise for the CCA Board positions.**

Alternatives: Do not advertise and ask the current members to continue to serve another term.

Fiscal Impact: None

Attachments: None

**CITY OF BELLE ISLE
CITY COUNCIL MEMBER APPLICATION**

City council and candidates for any position of the city council shall have resided in a bona-fide residence in the city and the city district that they would represent at least one (1) year immediately before the date on which they apply to the city clerk for qualification to run for the office of commissioner or mayor; shall be a registered voter in Orange County with proof from the Orange County Supervisor of Elections; or as later designated, at an address within the city district for at least one (1) year immediately before the date on which they apply to the city clerk for qualification to run for the office of commissioner, or mayor; and shall meet and satisfy all qualifications to be a voter in the state of Florida. A residence shall be considered a bona-fide residence under this section if it is subject to a valid homestead exemption in the records of the Orange County Property Appraiser.

Please email the City Clerk a completed application, Resume, and Letter of Interest to yquiceno@belleislefl.gov.

Name: Chad Rocheford

Home Address: 7041 Lake Drive, Orlando FL 32809

Contact Number: 407-489-9078 Email: chad.rocheford@gmail.com

1. Will you have time to fulfill the duties of this Council? Yes No

2. Are you able to attend the necessary meetings? Yes No

3. Describe your community involvement and experience that would apply to this Commission.

River Oaks Community Association, Edgewood FL - Past President & Treasurer

Cornerstone Charter School - Current Volunteer & Parent

Active member of the Rotary Club of Dr. Phillips

Executive Board Member of Central Florida Hotel and Lodging Association

Local business owner

4. Describe why you are interested in serving on the City Council:

I am interested in running for city council to improve our community by

addressing local issues, promoting transparency, and ensuring that all

residents have a voice in our government.

5. Please submit a letter of interest with your application. Please use a separate page if needed.

By signing below, you affirm to the best of your knowledge that the information you provided on this form is true and complete.

Signature: Chad Rocheford

Date: 07/24/2024

Chad Rocheford
7041 Lake Drive
Belle Isle, FL 32809
chad.rocheford@gmail.com
407-489-9078
July 24th, 2024

Belle Isle City Clerk – Yolanda
Belle Isle City Hall
1600 Nela Avenue
Belle Isle, FL 32809

Dear Members of the Belle Isle City Council,

I am writing to formally express my interest in running for a position on the Belle Isle City Council. As a dedicated resident of Belle Isle, I am passionate about our community and am eager to contribute my skills, experience, and vision to help shape its future.

For approximately 8 years, I have had the privilege of calling Belle Isle my home. Throughout this time, I have been actively involved in various community activities and initiatives, which have allowed me to gain a deep understanding of the needs and aspirations of our residents. My background in business and community involvement has equipped me with the skills necessary to address the complex challenges our city faces and to collaborate effectively with diverse stakeholders.

My primary motivation for running for city council is to improve our community by addressing local issues, promoting transparency, and ensuring that all residents have a voice in our government. I am committed to fostering an inclusive and vibrant environment where everyone feels represented and valued. By focusing on sustainable economic development, enhancing public services, and protecting our natural resources, I aim to create a better quality of life for all Belle Isle residents.

I am particularly interested in advocating for aquatic safety for all residents, well maintained public areas around the city, growing our voice with the City of Orlando and Orange County, which I believe are crucial for the continued growth and prosperity of our city. I am confident that my proactive approach, combined with my strong work ethic and dedication to public service, will enable me to make a positive impact on the council and the community.

I am excited about the opportunity to serve the residents of Belle Isle and to work collaboratively with fellow council members to achieve our shared goals. Thank you for considering my candidacy. I look forward to the opportunity to further discuss my vision for Belle Isle and how I can contribute to its success.

Sincerely,

Chad Rocheford

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Please email the City Clerk a completed application, Resume, and Letter of Interest to yquiceno@belleislefl.gov.

Name: Julie Gillespie

Home Address: 7212 Lake Drive, Belle Isle

Contact Number: 407-683-2280 Email: ygillespie614@gmail.com

- 1. Will you have time to fulfill the duties of this Council? Yes No
- 2. Are you able to attend the necessary meetings? Yes No

3. Describe your community involvement and experience that would apply to this Commission.

As a resident for the last 11 years, we have attended all of the family friendly events that the City has held. For the last 6 years, I have been an active member on Cornerstone Charter Academy's PTSA Board of Directors, holding the positions of Treasurer (twice) and President (twice). I am a member of the Pine Castle Women's Club and have planned CCA's major fundraising event - Ducktoberfest for the last 3 years.

4. Describe why you are interested in serving on the City Council:

We have four children, and love our community. After talking with our neighbors I learned of the City Council opening. I value everything about our neighborhood, the City's history, and the future of Belle Isle. I'm invested in the community's quality of life, and growth. Raising our family in a City that values our natural surroundings has a wonderful school, and a quiet way of life is very important to me.

5. Please submit a letter of interest with your application. Please use a separate page if needed.

By signing below, you affirm to the best of your knowledge that the information you provided on this form is true and complete.

Signature: 

Date: 7/31/2024

Yolanda Quiceno, City Clerk
City of Belle Isle
1600 Nela Ave
Belle Isle, FL 32809

July 31, 2024

Dear Ms. Quiceno,

With great enthusiasm, I submit my resume and application for the Belle Isle City Council position representing District 3.

My name is Julie Gillespie. I've been married for 14 years, and we've lived in Belle Isle for the last 11 years, where we are raising our four children. I've been in significant leadership roles for most of my career, which has equipped me with the skills to engage, help, and listen to people. I feel that I can represent the families in Belle Isle who have decided to raise their families in this wonderful community.

I am running for City Council because I am deeply committed to using my experience with people, and nonprofits to get involved and help the city I love. I want to work with City leaders during this time of growth to help better our community.

Thank you for considering my application for Belle Isle's District 3 City Council position. I am truly grateful for this opportunity.

Warm Regards,

Julie Gillespie, MPA, MS

Julie M. Gillespie, MPA, MS
7212 Lake Drive, Belle Isle, FL 32809
(407) 683-2280
JGillespie614@gmail.com

As a management and fundraising professional, I have been responsible for securing grant funds from foundations, federal and state governments for nonprofits along with supervising and leading departments. I am recognized for my expertise in implementing best practices and my ability to provide compassionate oversight and leadership. I am skilled at working with sensitive matters, individuals from diverse backgrounds, and have empathy for all. I have been praised for my “can do” attitude, my flexibility and creativeness to work through issues, and conflict resolution.

EDUCATION

Suffolk University Sawyer Business School, Boston, MA 2003–2005
Degree: M.P.A., Master in Public Administration with a concentration in Nonprofits
Degree: M.S., Master in Science with concentration in Mental Health Counseling

Our Lady of Elms College, Chicopee, MA 1998-2002
Degree: Bachelor of Arts, concentration in Legal Studies
Certificate: Paralegal Certificate awarded on May 15, 2002

AREAS OF EXPERTISE

Strategic Planning and Board Relations	Grants Writing and Management
Government Relations	Database Management
Volunteer Management	Portfolio Implementing
Donor Cultivation and Stewardship	Team and Culture Building
Special Event Planning and Execution	Leadership
Donor/Prospect Research	Personnel Management
Program Improvement and Management	Moves Management
Community and Business Collaboration	Database Collection
Implementation of Comprehensive Fundraising Campaigns	Payroll Processing Case
Executive Management	Audit Preparations

RELEVANT EXPERIENCE

Vice President of Production

Pathways to Growth, Remote 9/2023-present

SUMMARY OF CONTRIBUTIONS: Supervise a team of 18 writers, 2 Team Leads, 4 researchers, 31 clients, and 4 reviewers. Analyze statistics monthly; attend weekly leadership meetings and team lead meetings. Lead sales for the company by working to ensure that 90%+ of current customers renew; and close 90% of sales calls. Provide leadership to team leads, work to resolve customer and writer conflicts. Ensure CRM quality control. Approve all invoices and contracts. Conduct discovery calls with new potential clients and onboard them. Provide in-depth grant research to prospective clients. Provide strategic direction to leadership based upon sales and current customers and writers. Lead grant presentations and attend community events.

Team Lead – Grants Specialist

Pathways to Growth, Remote

9/2020-9/2023

SUMMARY OF CONTRIBUTIONS: Supervise a team of 10 writers, 3 researchers, 16 clients, and 4 reviewers. Ensure quality control of the client management system (LACRM); attend client and writer meetings; assist with hiring new writers and onboarding process; provide quarterly check-ins with clients; maintain a weekly report that goes to the president; track percentage of contract progress compared to grants written and help writers trouble shoot when needed. Successfully secured over \$1.5M for clients when asked to step in and help with large grants.

Contract Grant Writer

onePULSE Foundation, Inc., Orlando, FL/Remote

10/2018-10/2022

SUMMARY OF CONTRIBUTIONS: Identify, research, write, and manage grant activities for organizations. Raised funds for programs, general operations, and capital campaigns. Research and write no less than 70 grants foundations and corporations for organizations annually. Able to evaluate complex grant solicitations and develop strategic partnerships with community agencies to enhance grant applications.

Executive Director

Heart to Heart: A Community Care Home, Inc., Winter Park, FL

7/2016 – 7/2018

SUMMARY OF CONTRIBUTIONS: Engaged over 20 new corporations and 6 new foundations to Heart to Heart. Leading the organization with new policies and procedures to streamline operations and efficiency, which included managing all City and County contracts. Planning two major events, including our 25th anniversary celebrations. Over \$150,000 pending in asks; and worked to manage the organizational budget to stay on track and task.

Senior Director of Capital Campaign, Grants & Research

Dr. Phillips Center for the Performing Arts, Orlando, FL

3/2013-6/2015

SUMMARY OF CONTRIBUTIONS: In 6 months, promoted to director of grants and research, and after 1 year promoted to Senior Director. Leveraged foundation and corporate relationships to help lead the fundraising team to raise over \$25M in 2 years for the capital campaign. Responsible for thank you and follow-up policies and procedures regarding donors and sponsors. Had 10 direct reports. Personally raised over \$2.5M from corporations, foundations, and the State of Florida. Hosted individuals and attended events as needed.

Program Manager Donovan House

Catholic Social Services, Fall River, MA, onsite

7/2010-6/2011

SUMMARY OF CONTRIBUTIONS: Responsible for the day-to-day operations of a home for homeless women and children. Organized all volunteers and events, approved payroll, and executed the budget. Spoke at community events about the House needs and ways groups could support. Managed all staff evaluations, and on-call schedules and covered shifts as needed. Provided guidance for the women when they encountered difficult and sensitive matters.

Contract Grant Writer

Catholic Social Services, Fall River, MA, remote

5/2004-6/2016

SUMMARY OF CONTRIBUTIONS: Annually submitted HUD and Commonwealth grants to support housing counseling and permanent supportive and coordinated entry programs. Typically submitted an average 8-10 CoC/HUD grants annually. Raised over \$30M. Helped maintain grants.gov, Dunns, Sam.gov and Esnap online systems.

VOLUNTEER EXPERIENCE:

Pine Castle Women's Club member	2018-present
PTSA Cornerstone Charter Academy Executive Board - President	2023-2024
PTSA Cornerstone Charter Academy Executive Board – VP of Middle School	2022-2023
Lasagna Love Volunteer	2020-2022
PTSA Cornerstone Charter Academy Executive Board - President	2020-2022
PTSA Cornerstone Charter Academy Executive Board - Treasurer	2018-2020
State of Florida Cultural Affairs Panelist – reviewed all Cultural Affairs Grants	2014-2016

AmeriCorps Mercy Corps Volunteer 2002-2003
St. Mary's Community Center, Savannah, GA

SUMMARY OF CONTRIBUTIONS: Provided blood pressure checks, food assistance, tax assistance, and participated in rebuilding together for the elderly community with the Sisters' of Mercy. Lived in a community with three other volunteers. Made presentations for hospital boards and the governing board regarding St. Mary's Community Center.

City Manager work plan list:

- 3904 Arajo condemnation:

Our attorney is working on this process for the property stated above. There are 2 mortgage companies involved and a letter is being sent to one of them notifying them of the situation. A letter will be sent to the property owner as well. We are moving forward with this, and it will come to the council once information has been gathered for the next steps.

- FY 2024-2025 Budget:

The final draft was discussed with the budget committee on July 12. Millage was left the same per the council vote @ 4.4018. We have a budget workshop on August 6th to discuss budget, CIP, and OCF increasing fire service millage.

- Annexation of the Publix Commercial area:

They are interested in being part of our city. Brixmor would like certain things to be guaranteed to them in making this move. We are ready to email them a proposal and then see what they say. Then this will be brought to the council for a workshop discussion.

- City Hall renovation:

We are currently using ARPA funds to renovate our current City Hall/Police. The old landscaping has been removed and the buildings are being painted on the outside. We still need inside painting, lighting, updates, and new landscaping.

- Property Acquisition/Municipal Complex

The council approved moving forward with an environmental study for the 20.5-acre property on Conway and Judge for a possible location for the Municipal complex. I have all the quotes to move forward with the study. The council also wants to look at a concept plan/rendering and cost for building a new Muni complex on the current city hall site.

- Comp Plan Update:

RVi is moving the Comp Plan forward. P&Z approved the plan to go to the council. All the elements will be presented at the August 6th meeting. Then there will be a hearing and approval to move forward with transmitting all this to the state.

- Centennial Celebration:

Our end-of-year Centennial Celebration will be on October 19th, 2024, from 4 pm to 10 pm. We will have a “street fair” type of gathering over at CCA on the streets and parking area. The tree plaque dedication at Venetian Park will be on September 7th at 10 am. More information to follow.

- Stormwater Grant:

Our stormwater project of \$750k was vetoed this year. The state water projects list was completely wiped out with applicants being directed to other grant programs. We are hoping for a \$4M federal flood mitigation grant through Congressman Soto's office in the future.

- Purchasing Policy

Continuing to work on updating our Purchasing Policy. We need to update it to keep current and to add or subtract any language as necessary. In progress.

- Disaster Debris Management Sites:

We have submitted our pre-authorization requests for the disaster debris management site(s) DDMS for the upcoming 2024 hurricane season. Waiting for a response.

- Resilient Florida Grant - 23PLN26, Belle Isle Vulnerability Assessment.

This is to develop a local mitigation strategy and to see how it works with our comp plan to address flood scenarios. We have submitted the FFATA form, SLFRF form, agreement contact form, and the grant work plan. This grant is funded at \$80k for the City of Belle Isle including a \$35k match.

- Judge/Daetwyler Dr. Transportation Grant:

Congressman Soto's office presented us with a check for \$745k for street improvements to improve and create a multi-use path(s) for golf carts, pedestrians and bicyclists. Maintenance, detour, and safety upgrades in the form of crosswalks have been made in preparation for the funding.

- Updating and closing previous grants and reimbursements from FEMA, Florida PA, and Florida DEP:

We have one going on since 2021 that we are trying to close out. There is another for SOL Ave. There are 2 small drainage project grants as well. I am working to provide information and update quarterly reports that have not been updated.

- Lancaster House Update:

The council on May 7th agreed and approved "carving out" the Lancaster House and property from the current CCA lease and having the city work on a lease agreement with Pine Castle/Pioneer Days for the restoration of the house. CCA has the updated agreement for their consideration.

- Duke Energy undergrounding/relocation and communication:

We have met with Duke Energy reps to discuss pole locations that cause hazards, provide an overview of the UG process, and determine the best areas for UG. Also, we discussed Duke Energy's storm protection initiatives now and going forward.

- Hoffner Ave Traffic Improvements Grant:

The city has the fully executed State Funded Grant Agreement, (SFGA agreement) between the city and the Florida Department of Transportation (FDOT) for **453225-1-54-01 (FY24) SFGA, Hoffner Ave Traffic Improvements, \$1.5M**. We will work with Orange County to give us access to make these improvements on Hoffner.