

CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers 1600 Nela Ave, Belle Isle, FL Held the 1st and 3rd Tuesday of Every Month Tuesday, January 21, 2025 * 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 – Danny Otterbacher | 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 Comm Jim Partin, District 7
- 3. Presentations
 - a. PD Good Citizen Award, Richard (Rick) Baines
- **4. Public Comments & Announcements** 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.
- **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. Approval of the January 7, 2025 Meeting Minutes
 - b. Approval of the 2025 OC Supervisor of Elections (SOE) Office Facility Use Agreement
- 6. Unfinished Business
 - a. Approval of Tree Board Ordinance and Fee Proposed Revisions-Continued, Richard Weinsier
 - D. ORDINANCE NO. 24-03: SECOND READING AND ADOPTION AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE TEXT OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE ELEMENT, CAPITAL IMPROVEMENT ELEMENT, CONSERVATION ELEMENT, HOUSING ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, INFRASTRUCTURE ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, RECREATION AND OPEN SPACE ELEMENT, PRIVATE PROPERTY RIGHTS ELEMENT, AND TRANSPORTATION ELEMENT; AMENDING THE FUTURE LAND USE MAP OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN AND A SERIES OF MAPS WITHIN THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

7. New Business

- <u>a.</u> Request for Sponsorship of Code Enforcement Officer Patrick Albery to Police Academy and Creation of a Police Cadet Position
- b. Approval of Bing Grant Application for Windsor PL HOA for Flock Safety Security Cameras/Readers
- c. Discussion on Wallace Field Interlocal Agreement
- d. Discuss and Approve Fishback Dominick Attorney Fees
- e. Approval of Storm Water Rate Study Contract with Willdan Financial Services
- <u>f.</u> RESOLUTION 25-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, TO ADOPT STANDARDS TO SAFEGUARD AGAINST CYBERSECURITY THREATS; ADOPTING THE METHODS AND STANDARDS SET FORTH IN VERSION 1.1 OF THE FRAMEWORK FOR CYBERSECURITY ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.
- g. RESOLUTION NO. 25-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE PURCHASING POLICY FOR THE CITY OF BELLE ISLE ADOPTED BY RESOLUTION NO. 20-08 AND PROVIDING FOR AN EFFECTIVE DATE.
- 8. Attorney's Report
- 9. City Manager's Report

[&]quot;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

- <u>a.</u> City Manager's Report
- b. Chief's Report
- c. Public Works Report
- 10. Mayor's Report
- 11. Commissioners Report
- 12. Adjournment

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

Meeting Date:

May 7, 2024

To:

Honorable Mayor and City Council Members

From:

Yolanda Quiceno, City Clerk

Subject:

Donation for Purchase of a Police Department Ice Machine

Background:

The City was notified that a group of residents wanted to donate funds necessary to purchase an ice maker for the Police Department. In accordance with the City's Donation Policy, unrestricted donations of more than \$5,000 and restricted donations of more than \$500 must be brought to the City Council for approval and acceptance.

The City has received \$1750 from the following individuals for the purchase.

Dennis Pomeroy

Angel Cabrera

Richard Baines

Caitlin Weitzel

Justin Maynard

Pam Lowe

Vincent Wolek

Scott Clements

Alan Rowe

Daniel McCartin

Pham Tuyen

Rafael Garcia

Brian Davidson

Heringhaus Family

Daniel Dawson

Michael Hards

Chris St. John

Staff Recommendation: Approve the donation.

Suggested Motion: I move that we accept the donations in the amount of \$1750 for the purchase of an ice machine for the Police Department.

Alternatives:

Do not accept the donation

Fiscal Impact:

\$1750 in revenue.

Attachments:

NA

BELLE ISLE POLICE DEPARTMENT

GOOD CITIZENSHIP AWARD



Presented to

RICHARD (RICK) BAINES

In appreciation of your invaluable assistance to the

Belle Isle Police Department



Chief Jeremy Millis

Date

District 5 Commissioner - Beth Lowell



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, January 07, 2025 * 6:30 PM

MINUTES

Present was: Absent was:

Mayor - Nicholas Fouraker

District 4 Vice Mayor - Jason Carson

District 1 Commissioner - Frank Vertolli

District 2 Commissioner – Holly Bobrowski

District 3 Commissioner - Danny Otterbacher

District 6 Commissioner - Stan Smith

District 7 Commissioner - Jim Partin

1. Call to Order and Confirmation of Quorum

Mayor Fouraker called the meeting to order at 6:30 pm, and the Clerk confirmed quorum. City Manager Rick Rudometkin, Attorney Dan Langley, Chief Grimm, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag - Commissioner Stan Smith, District 6

Comm Smith gave the invocation and led the Pledge to the Flag.

Mayor Fouraker called for a motion to excuse Comm Lowell for today's meeting.

Comm Smith moved to excuse Comm Lowell from the meeting.
Comm Partin seconded the motion, which passed unanimously 6:0.

3. Presentations

Chief Grimm presented

- a. PD Swear In Officer Doug Kimberlin
 Mayor Fouraker Swore in Officer Doug Kimberlin
- b. PD Awards Ceremony

Chief Grimm presented the following awards:

- Patrol Officer of the Year Officer Rodriguez
- Distinguished Officer of the Year Officer Shabaz
- Supervisor of the Year Sergeant Wasmund
- Community Service Award Jeffrey Hernandez
- Award of Accommodations Deputy Chief Millis
- Life-Saving Awards Officer Diaz and Officer Lopez
- The Chief's Award Office Lopez, Diaz, Burns, Rodriguez, Sgt Wasmund, and Sgt Ferraiuolo

Mayor Fouraker announced a Policeman Department Appreciation event on January 11th from 11 a.m. to 1 p.m. at Warren Park, sponsored by A&W Root Beer, A1 Septic, and Orange County Comm Uribe.

4. Public Comments & Announcements

Mayor Fouraker opened for public comments.

Anthony Carugno, residing at 2323 Hoffner Avenue, announced that the next ANAC meeting will be held on January 10th at 10 a.m. He noted that the Belle Isle representative seat for the ANAC Committee is up for reelection. Mr. Carugno asked for consideration of having the Mayor's Election in March as a mail-in ballot to save the City additional costs.

There being no further comment Mayor Fouraker closed public comments.

5. Consent Items

a. Approval of the City Council Meeting Minutes - December 17, 2024
 Comm Smith moved to approve the minutes of December 17, 2024, as presented.
 Comm Otterbacher seconded the motion, which passed unanimously 6:0.

6. Unfinished Business - na

7. New Business

a. Comp Plan Amendment - ORDINANCE NO 25-01 FIRST READING AND CONSIDERATION - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING A COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY FACILITIES WORK PLAN, PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Manager Rudometkin said the ordinance is for updating and incorporating the required Comprehensive Plan Task 8 Water Supply Facilities Work Plan.

The City Clerk read Ordinance 25-01 by Title.

Comm Smith moved to advance Ordinance 25-01 to Second Reading and Adoption at the next Council meeting. Comm Vertolli seconded the motion, which passed unanimously upon roll call 6:0.

b. JJ's Waste/Recycling Hurricane Helene/Milton debris clean-up invoices

Due to disaster debris blown down by Hurricanes Helene and Milton, JJ's was asked to go over and above the requirements of their city contract and keep track of the debris caused by these two hurricanes. We have paid them for this service in the past and discovered no language in their current contract stating that they are to be used for storm debris cleanup. This was an oversite and should have been addressed earlier. After talking with FEMA, we are not eligible for reimbursement since the disaster cleanup language and how it was procured were not done. The City Manager is requesting payment for Helene, \$14,190.16, and Milton, \$21,085.75, be paid this one time until contract language and a negotiated disaster clean-up cost are agreed upon.

Mayor Fouraker said the City had historically paid for additional pickups. He asked the Council what they believe they should limit the number of days hurricane storm debris picked up.

Comm Vertolli thanked JJs for their continued service. He said JJs is already contracted for pick-up yard services on Monday. He asked if there is a maximum amount to be picked up per household. He agrees that JJs worked additional time; however, he believes the City should be reimbursed for the missed contracted day's pick-up. Mayor Fouraker said it would be ideal to quantify a normal Monday pick-up versus the additional Hurricane pickup charge.

Comm Carson said he would like to see the differential between a regular Monday and Hurricane Monday pick-up totals.

Darren Bateson said he was called to pick up the excess waste from the City. The volume was outstanding. Numerous pickups were completed because each pickup had to be taken to the landfill before continuing the service. There was mixed vegetation and trash, and multiple trucks and staff were scheduled, with the City Manager's approval, to service the City.

Comm Partin said he would have liked the vendor to provide the truck videos of the pickups for the record.

Comm Otterbacher also asked if the vendors could return to the paperwork and footage to review the volume and quantify it between a regular day and a hurricane pick-up day.

Comm Smith said he thanked JJs for their continued service. In his opinion, since the City authorized the pickups, the City owes it to JJs to pay the invoices.

Comm Bobrowski said she understands the extra pick-ups and disposal of the potential projectiles. She agrees with Comm Smith, and if the City and JJs had the conversation, the invoices should be honored.

Phil Price, Public Works Director, said Milton fell on a Wednesday and does not believe JJs missed any pick-up days.

After discussion, Comm Bobrowski moved to approve the two invoices JJ's submitted for Hurricanes Helene and Milton, \$14,190.16 and \$21,085.75, to be paid one time until contract language and negotiated disaster clean-up costs are agreed upon. Comm Smith seconded the motion, which passed 5:1 with Comm Vertolli, nay.

City Manager Rudometkin said the staff would notify the residents and add language to the notices, posts, and electronic signs, stating that there would only be a specific hurricane pickup period and asking for Council approval before the clean-up starts.

c. <u>Hurricane Ian State DEP/FDEM, FEMA Reimbursement Information Update</u>

City Manager Rudometkin said the city has been waiting on the FEMA reimbursement as of October 2023 from the state (FDEM) for \$1,265,039.13 for debris removal from Hurricane Ian. The State Auditor KPMG requested documentation on tree removals and stump grinding and informed us that some load tickets did not match the vendor invoices. The staff found some issues, such as incomplete and incorrect load tickets, possible billing errors and double charges, and a possible significant discrepancy where we may have been invoiced for tree removals instead of logs. These discrepancies could result in overpayment to our vendor. With the issues found, the amount we could ask for reimbursement is significantly reduced. Additionally, we may still lack documentation even to be reimbursed for the items that have been substantiated. Mr. Rudometkin asked for the Council's direction on whether they would like him to investigate the possibility of overpayment or continue with FEMA and submit what we currently have to receive as partial payment.

Comm Otterbacher said that without trying, there would be zero reimbursements; he said it is the Council's duty to continue with FEMA and be reimbursed for half. Does the City have any repercussions if the forensic auditor finds cause but cannot prove it to FEMA? Attorney Langley said if the contract were overpaid, the City would have recourse for breach of contract.

City Attorney Langley asked what is the actual number that can be reimbursed for Hurricane Ian. Mr. Rudometkin said the total is \$740,000, and we are asking for reimbursement of \$580,000 with our current documentation. Attorney Langley noted that when dealing with requests from the State or a Federal agency, the staff does not request an amount exceeding the amount we can justify. Mayor Fouraker said the City could only apply for what we knowingly feel we owe and is short of the 1.65m; he does see why the Council would not investigate where the difference is.

Comm Partin shared his concerns and said having over \$500,000 that cannot be accounted for is a problem, and something needs to be done to recoup the funds. The City needs to investigate if it was an administrative mistake or something more nefarious underfoot.

Mayor Fouraker said this is the second time bad record-keeping has occurred since his tenure. We were not reimbursed during Hurricane Nicole, and the Council never authorized the six-figure payment. Mr. Rudometkin said we were not reimbursed because it was not a declared Hurricane. Mayor Fouraker asked if the city would be able to submit through the insurance company for errors and omissions due to the errors made by former staff. Attorney Langley stated that it is possible. If the contract was overpaid by mistake or intentionally, the City has a contract claim or equitable claim for reimbursement through a statute of limitations. Attorney Langley said he would look into it further.

Vice Mayor Carson said this is unacceptable, and something was dropped and should be investigated.

Comm Bobrowski is hesitant to spend the money on a forensic audit. She recommends the city manager perform an internal investigation and speak with the sitting Commissioners (Karl Shuck and Rick Miller). She stated that she remembers taking a training class, and when she called for duty, she was not needed. Comm Partin said the same thing was instructed to the City Clark

Comm Smith said we have submitted invoices and paid without the attached tickets. Mr. Rudometkin said a spreadsheet was created, and the documentation was not submitted. Yes, the invoice was paid without documentation in anticipation of the documents; the problem was if it would be the correct documentation. Comm Smith said we did poor documentation and cannot substantiate what we spent. Mr. Rudometkin said the State Auditor KPMG recently returned a spreadsheet noting the discrepancies and will not be eligible for reimbursement. Discussion ensued.

Chief Grimm stated that in 2023, he met with FEMA and reviewed the documents, and the City was obligated to pay the money. The invoices were paid way ahead of any submitted documentation, where the confusion begins. For Milton, City Manager Rudometkin said they did not pay any invoices until the paper was reconciled on both sides. The money for Nicole was obligated; however, the State Auditor KPMG, through further review, found discrepancies and revoked the obligation. In the next couple of meetings, the State may give us a deadline; if not met, they will close the application for reimbursement.

Attorney Langley said he does not believe there is anything more staff can do for an internal review. Currently, the City can only ask for \$550,000-\$580,000 from FEMA. Unfortunately, the next steps are (1) to get more reimbursement from FEMA and (2) to receive reimbursement for overpayments. We need to contract with an outside forensic auditor to see if we can provide more evidence to FEMA or reimbursement from the contractor. Once the results are received, the Council can decide.

Comm Partin said the City may also want to research previous Hurricanes voluntarily. He shared his disappointment with the events and felt defrauded.

Comm Bobrowski moved to direct the City Manager to speak with the vendor involved and the key players for Hurricane Ian. After the discussion, Comm Smith seconded the motion, which passed unanimously 6:0.

Comm Bobrowski moved to direct the City Manager and City Attorney to research the cost of a forensic audit for approval and discussion at the next council meeting.

Comm Smith seconded the motion, which passed unanimously 6:0.

8. Attorney's Report - na

9. City Manager's Report

a. <u>City Manager Task List Update</u>

City Manager Rudometkin summarized each task item in the January 7, 2025, list.

- Hoffner Grant- The council discussed staff speaking with the County regarding the design and improvements for funding.
 Mr. Rudometkin said he talked to the County, which has stated it will not contribute to the match for Hoffner
 improvements. The council agreed to have the Mayor contact Orange County representatives to discuss joint grantmatching options.
- Lancaster Updates Mr. Rudometkin received a response from the CCA Chair. They are awaiting 51% of the governing board to proceed with the CCA agreement.
- Sol Grant Finalizing document submittal to the State.
- Judge Daetwyler Grant Continued discussions with Congressman Soto's office regarding the awarded no-match grant.
- Vulnerability Assessment Grant Working with the vendor to implement the scope of work.
- Purchasing Policy/CC/Cyber Security Updating current policies and will formally bring to Council for consideration.
- Comp Plan Water Plan Amendment final approval in February.
- Property Acquisition Meeting with Bio-Tech on Jan 13, 2025, to review report/findings.
- City Hall Renovation Landscape, Painting, LED lights, and updated furniture.
- Annexation Drafting a planning agreement with Orange County to allow negotiations similar to those in Winter Park.
- Condemnation—The City will not receive a reimbursement. Bids will be on the next agenda for consideration.
- Revenue Streams & Road Show Budget Committee meeting scheduled for Jan 17, 2025.
- RFPS 2025 Lobbyists, IT Services and Auditing Services.
- Golf Cart Ordinance Update Mr. Rudometkin discussed the update to the golf cart ordinance. He mentioned a call from a
 resident who received a ticket from the Orange County Sheriff's Office for riding his golf cart on Conway Road. The staff is
 working on maps and handouts for information purposes.
- Stormwater Fees A meeting is scheduled with consultants on fee increases.
- Lot Splits Flag lot language under review and will be on the P&Z Agenda before April 2025.
- Tree Board amendments will be considered on the next agenda.

b. Chief's Report

Chief Grimm spoke briefly about the holiday events. He stated that the agency had retired the centennial badge and showed the new branding badge for the agency. He spoke briefly of the Chief's Conference and hurricane preparedness. As part of the Legislative Committee, he will be in Tallahassee lobbying for the Police Officer Safety Bill.

c. Public Works Report

Phil Price reported the projects are ramping up: Trimble Park, tree trimming, and City Hall updates.

10. Mayor's Report

Mayor Fouraker thanked the staff, residents, Boards, and Committees for the successful Holiday events. He reported the start of parking, pick-up, and drop-off on Wallace. He asked for assistance to eliminate traffic and place no-parking signs in the area.

Mayor Fouraker, what would be the process for reappointments to external Committees? CM Rudometkin said it would be up to the Council. Mayor Fouraker asked if the Council would like to reappoint Mr. Carugno to the Anac Committee.

Comm Smith moved to reappoint Anthonny Carugno to the ANAC Committee as the Belle Isle representative. Vice Mayor Carson seconded the motion, which passed unanimously 6:0.

Mayor Fouraker shared his frustration with the audio system and streaming meetings on Facebook. He asked staff to work towards a dependable communication channel since attendance at the meetings is low.

a.

Mayor Fouraker asked the Council if they would like to schedule a workshop to start in 2025. CM Rudometkin said he is not in favor of workshops. However, he will place no-vote action items for discussion following consent at the following meeting to allow residents to chime in on the debate.

Mayor Fouraker called for a motion to extend the meeting by 15 minutes.

Comm Vertolli moved to extend the meeting by 15 minutes. Comm Smith seconded the motion, which passed unanimously 6:0.

Mayor Fouraker spoke briefly on the Joint Agreement on Wallace Field. CM Rudometkin said CCA staff continues to work on permits, DEP, and bid trade pricing on the project. Mayor Fouraker said the project has been active for a couple of years and would like to move it forward quickly. After discussion, the Council agreed to add the discussion to the next meeting agenda.

The Mayor reminded everyone of the Meet the Officer Event at Warren Park on Saturday, Jan 11, 2025, from 11 a.m. to 1 p.m.

11. Commissioners Report

The Council thanked the staff and PD for their support and hard work.

12. Adjournment

There being no further business, Mayor Fouraker called for a motion to adjourn the meeting, which passed unanimously at 8:55 pm.

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

MEETING DATE: January 21, 2025

TO: Honorable Mayor and City Council Members

From: City Manager, Rick Rudometkin

SUBJECT: 2025 OC Supervisor of Elections (SOE) Office Facility Use Agreement

Background: The SOE has provided the Use Agreement for the 2025 Municipal Election, which will be held on Tuesday, March 11th, and, if necessary, a run-off on April 8, 2025.

This is a standard form for equipment and other election charges for the days noted above. Page 7 of the agreement asks for approval to have the City use current SOE Canvassing Criteria to canvass ballots.

The Municipal Election will have one election on the ballot for Mayor, and typically, in the past, the turnout is under 1,000 votes. To cut costs, the staff asks the Council if they would favor having one polling place at City Hall instead of two, including the Masonic Lodge.

Staff Recommendation: The staff recommends approving the County's Canvassing criteria and the Use Agreement for the 2025 Election and approving one voting location at City Hall Chambers for this Municipal Election.

Suggested Motion: I move to approve the 2025 Orange County Supervisor of Elections Use Agreement, the use of canvassing criteria, and one location, City Hall, 1600 Nela Avenue, for the mayoral election.

Alternatives: None

Fiscal Impact: TBD on locations, equipment used, and ballots processed

Attachments:

SOE Use Agreement Canvassing Criterion Other Election Fees



2024-2025 MUNICIPAL ELECTION VOTE PROCESSING EQUIPMENT USE AGREEMENT AND ELECTIONS SERVICES CONTRACT

ORANGE COUNTY SUPERVISOR OF ELECTIONS

This Vote Processing Equipment Use Agreement and Elections Services Contract (hereinafter referred to as the "Agreement") is hereby entered into by and between the **Orange County Supervisor of Elections Office**, (hereinafter referred to as "SOE") and the _________, **Orange County, Florida**, (hereinafter referred to as "MUNICIPALITY").

RECITALS:

WHEREAS, pursuant to Section 101.34, Florida Statutes, SOE is the legal custodian of certified vote processing equipment owned by Orange County, Florida and is hereby charged with the responsibility for custody and maintenance of said equipment; and,

WHEREAS, MUNICIPALITY desires, or is otherwise statutorily obligated, to conduct an election that requires the use of vote processing equipment to count ballots; and,

WHEREAS, all vote processing equipment requires specially trained and knowledgeable individuals to program, operate and maintain said equipment; and,

WHEREAS, The Orange County Board of County Commissioners has authorized SOE to provide any necessary terms and conditions for the use of such voting equipment; and,

WHEREAS, SOE can provide the necessary personnel to program, operate and maintain said equipment; and,

WHEREAS, MUNCIPALITY hereby acknowledges full responsibility for any and all applicable requirements under the Florida Election Code and any provisions of the city charter or municipal ordinances which may not be addressed or included in this agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual promises, terms and conditions stated herein SOE and MUNICIPALITY agree as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein.

SECTION 2. Agreement. SOE shall provide to MUNICIPALITY such necessary vote processing equipment and services according to the terms and conditions stated in this Agreement, for the purposes of conducting a General Election to be held on March 11, 2025, if necessary Run-off, to be held on April 8, 2025, along with the necessary equipment and services to facilitate any early voting sites and polling places as may be necessary and agreed upon by the parties.

SECTION 3. Operation and Programming Services.

3.1 DS300. For each precinct, MUNICIPALITY shall pay SOE Three Hundred Dollars and no/100 Cents (\$300.00) for the program and maintenance of one (1) DS300 tabulator and One Hundred Fifty Dollars and no/100 Cents (\$150.00) for each additional identically programmed tabulator. For Early Voting, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents (\$150.00) for the program, maintenance, and operation of each DS300 tabulator that is identically programmed and operated as the Early Voting DS300 tabulators.

- 3.2 ADA Equipment. For each precinct, MUNICIPALITY shall pay SOE Two Hundred Fifty Dollars and no/100 Cents (\$250.00) for the program and maintenance of one (1) ADA Voting machine and One Hundred and Fifty Dollars and no/100 Cents (\$150.00) for each additional identically programmed machine. For Early Voting, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents (\$150.00) for the program, maintenance, and operation of each ADA machine that is identically programmed and operated as the Early Voting ADA machines.
- 3.3 Vote-by-Mail Ballot Counting Equipment. For each election, MUNICIPALITY shall pay SOE Three Hundred Fifty Dollars and no/100 Cents (\$350.00) for the program, maintenance, and operation of any DS950 high-speed ballot counting equipment. Such fee shall include up to four (4) hours of tabulating time, election setup and coordination, programming of high-speed ballot counting equipment, and processing of envelopes through the automatic envelope openers. For each additional hour needed to provide the services described in this paragraph, MUNICIPALITY shall pay SOE Fifty Dollars and no/100 Cents (\$50.00) per hour.
- 3.4 ePoll Books. For each precinct, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents (\$150.00) for database setup and maintenance of two (2) ePoll books (check-in tablets) and one (1) HDOP tablet per precinct. Additional ePoll books will be charged at One Hundred Fifty Dollars and no/100 Cents (\$150.00) each.
- 3.5 Repairs. For any election, all maintenance, repairs, or other troubleshooting services for vote processing equipment, including any processors or tablets, will be performed exclusively by SOE and such services are included in all stated charges. However, SOE does reserve the right to seek reimbursement from MUNICIPALITY for any repairs or maintenance caused by any negligent or unauthorized acts by any employee or representative of MUNICIPALITY.

SECTION 4. Additional Early Voting Services for Off-Site Locations for Non-Ballot-on-Demand Method.

- 4.1. **Tablets.** For each Early Voting site other than the office of the SOE, MUNICIPALITY shall pay SOE Four Hundred Fifty Dollars and no/100 Cents (\$450.00) for the program and operation of two (2) check-in tablets and One Hundred Fifty Dollars and no/100 Cents (\$150.00) for each additional check-in tablet setup. Such a service fee includes the downloading or uploading of any necessary data. These charges are per election.
- 4.2 **Printers.** For each Early Voting site other than the office of the SOE, MUNICIPALITY shall pay SOE One Hundred Seventy-Five Dollars and no/100 Cents (\$175.00) for the programming, configuration, and setup of any connected printer. These charges are per election.
- 4.3 **Delivery.** For each Early Voting site other than the office of the SOE, MUNICIPALITY shall pay SOE Seven Hundred Dollars and no/100 Cents (\$700.00) for the delivery, setup, and/or pickup of any Early Voting equipment. These charges are per election.

SECTION 5. Other Election Charges.

- 5.1. Consumable Supplies. For each election, MUNICIPALITY shall pay SOE for consumable precinct supplies at a rate of One Hundred Fifty Dollars and no/100 Cents (\$150.00) for each precinct, and Two Hundred Forty Dollars and no/100 Cents (\$240.00) for each Early Voting site. SOE will arrange pickup of precinct supplies no later than the day after the election. MUNICIPALITY shall also identify and provide a secure place for precinct clerk(s) to return supplies and voted and unvoted ballots on election night.
- 5.2 Paper PL/PR. For each election, MUNICIPALITY shall pay SOE the actual costs incurred to produce, print, and

Revised: 1/13/2025 KM Effective: 10/01/2024

- bind Poll Lists/Precinct Registers ("PL/PR"), including any paper or delivery costs. SOE shall have sole discretion in selecting a third-party vendor to perform the requisite printing and binding services.
- 5.3 Communication. For each election, MUNICIPALITY shall pay SOE for any actual costs incurred by SOE from a third-party telecommunications provider for the setup, activation, use, and deactivation of any telephone or wireless internet lines which in the SOE's sole discretion are necessitated at any voting site. MUNICIPALITY shall also pay SOE for the cost incurred for paying Poll Workers for use of personal cell phones as needed for Election Day communication. Selection of the third-party telecommunications providers shall be the preference of SOE.
- 5.4 **Indexes.** For any Street Indexes ordered or required, MUNICIPALITY shall pay SOE Nine Dollars and no/100 Cents (\$9.00) as a setup fee, plus Twenty-Five Cents (\$0.25) for each printed page.
- 5.5 Vote-by-Mail Ballots. For each election, MUNICIPALITY shall pay SOE One Dollar and Ninety-Five Cents (\$1.95) for each Vote-by-Mail Ballot request processed plus actual postage costs. MUNICIPALITY shall also pay SOE Ten Cents (\$0.10) for each Vote-by-Mail Ballot signature verified. MUNICIPALITY may choose to pay return postage for Vote-by-Mail Ballots at the actual cost incurred.
- 5.6 Early Voting. MUNICIPALITY shall reimburse SOE for any overtime hours by SOE staff due to weekend hours for Early Voting sites including any hours accrued by SOE staff at the offices of SOE. SOE may elect to evenly apportion the costs for early voting overtime hours among various municipalities, if appropriate, but in no event shall SOE be obligated to apportion such costs. SOE shall ensure that experienced SOE personnel staff reach each Early Voting site, in accordance with Florida law.
- 5.7 **Notices.** For each election, MUNICIPALITY shall pay SOE Twenty-Five Cents (\$0.25) for each Notice of Election that is mailed to each eligible voter, plus actual postage costs.
- 5.8 Fee Schedule. For each election, MUNICIPALITY shall pay SOE for any other goods or services not specifically provided for in this Agreement but that may be described or listed in the latest Municipal Fee Schedule as distributed to MUNICIPALITY. MUNICIPALITY agrees that the Municipal Fee Schedule and the prices contained therein are subject to change.
- 5.9 **Other.** For each election and upon proper notice to MUNICIPALITY, MUNICIPALITY shall pay SOE for any other election services not contemplated herein which may be needed to conduct an orderly election.
- **SECTION 6.** Term. For each election, the terms of this Agreement begins on the Effective Date and concludes when ballots have been processed, election results have been certified, all vote processing equipment has been returned to the SOE's warehouse, and an audit, if applicable, has been completed. In the event of an election contest or challenge, SOE agrees to cooperate in complying with court orders, and providing any public records which the SOE maintains or otherwise controls.
- SECTION 7. Applicable Requirements of Florida's Election Code. MUNICIPALITY shall properly call the election in accordance with any Florida Statutes, applicable charter provisions, or city ordinances. MUNICIPALITY agrees that the Municipal Clerk is responsible for the conduct of the city's elections and for ensuring compliance with all applicable Florida Statutes, including the Florida Election Code and any municipal charter provisions and ordinances. Any obligations or duties not set forth in this Agreement shall be the sole responsibility of MUNICIPALITY. To the extent that the SOE is contractually assisting the MUNICIPALITY per this agreement, SOE shall maintain compliance with each of the statutes, codes, municipal charter provisions, and ordinances referenced above. MUNICIPALITY and SOE agree that the terms of this contract may require

modification to allow compliance with any new legislation or rules promulgated by the Division of Elections as a result of any new enactments by the Florida Legislature pertaining to the Florida Election Code.

- SECTION 8. Notice and Advertisement of Elections. MUNICIPALITY shall prepare and arrange for publication of all legal advertising required by state and federal statutes, city charter, and city ordinances. MUNICIPALITY agrees that all advertisements of elections conducted in Orange County shall be published in both English and Spanish and that MUNICIPALITY shall be responsible for the accurate and complete translation of any such notices. SOE shall, if available, provide samples of required advertising upon request.
- **SECTION 9.** Qualifying Candidates. MUNICIPALITY may provide qualifying packets to candidates. MUNICIPALITY shall accept and process all qualifying papers and fees. For audio ballots, MUNICIPALITY shall collect pronunciation guides from candidates at the time of qualifying and shall submit them to SOE at the close of qualifying.

If petitions are part of qualifying process, MUNICIPALITY shall pay to SOE Ten Cents (\$0.10) per name checked to verify any signatures on qualifying petitions. SOE agrees to verify any signatures for any qualifying petitions submitted by MUNICIPALITY.

In no event shall SOE issue any recommendations or make any legal determinations as to the qualifications or eligibility of any candidate for municipal office.

SECTION 10. Printing of Ballots and Ballot Services. MUNICIPALITY shall place an order for a sufficient quantity of Election Day ballots with a third-party printer as selected exclusively by SOE. MUNICIPALITY shall provide prompt payment to the third-party printer for the cost of any printed ballots or election materials.

MUNICIPALITY shall also pay SOE a per ballot fee for each Vote-by-Mail and Early Voting ballot printed.

MUNICIPALITY shall furnish, immediately upon the conclusion of the qualifying period, all ballot information in English and Spanish including the names of the candidates as they are to appear on the ballot; the name of the Municipality; the name of the election; the title of office and/or referendum title; explanation; and questions.

SOE agrees to provide the layout of the ballot(s) based on the information furnished by MUNICIPALITY and deliver ballot layout to the approved printer. MUNICIPALITY will place the ballot order with the approved printer. Both SOE and MUNICIPALITY must sign off on ballot proof(s).

Once test ballots are received from the printer, SOE will test all vote processing equipment in accordance with the standards established by the Florida Division of Elections and any applicable Florida Statutes. Upon receipt of the printed ballots from the printer, SOE shall receive, securely store, and account for all ballots until disbursed to Early Voting locations or to poll clerks. SOE shall also control and limit all access to unvoted ballots while in the possession of SOE.

SECTION 11. Poll Workers. SOE will select poll workers from a group of experienced poll workers. SOE will assign backup poll workers to be available on Election morning. SOE shall provide MUNICIPALITY with a list of poll
workers and Adopt-A-Precinct organizations and will train all poll workers in accordance with the Florida
Election Code and other guidelines, procedures or regulations as followed or adopted for the conduct of
elections in Orange County. Clerk for MUNCIPALITY, or a representative, shall be in attendance for poll
worker training sessions, at minimum the Poll Clerk training. SOE shall distribute all necessary supplies and
ballots at poll worker training sessions. MUNICIPALITY shall pay poll workers directly for their services at pay
rates previously established by SOE.

SOE will select and train early voting staff. SOE will pay early voting staff directly for their services.

MUNICIPALITY will be billed for any overtime charges incurred due to Early Voting. If additional staff through a temporary employment agency is required for Early Voting sites located at the SOE office, SOE will recruit staff through the agency and MUNICIPALITY will be billed directly for the cost incurred.

Selection of Polling Places and Early Voting Sites. SOE shall approve any Polling Place(s) and Early Voting site(s) intended for use as a voting location. SOE shall provide MUNICIPALITY with contact information for any established County polling places. Each location shall meet the necessary ADA requirements. MUNICIPALITY shall conduct an onsite inspection of all polling places, including any early voting locations used other than the office of SOE, and confirm that such locations are accessible to disabled voters. SOE reserves the right to select a suitable alternative if any proposed site fails to meet SOE approval. MUNICIPALITY shall provide a list of proposed polling places and early voting sites no later than Thirty-Five (35) Days prior to the date of the election. MUNICIPALITY shall enter into polling place agreements, if needed, and pay any rental fees or usage fees directly to the polling place.

MUNICIPALITY shall notify SOE in writing if any tables or chairs will be required. Note that each polling place must, as determined by SOE, provide a minimum number of tables and chairs. MUNICIPALITY shall pay any rental fees incurred by SOE for tables and chairs.

- SECTION 13. <u>Sample Ballots.</u> SOE shall lay out, check, and deliver sample ballot layout to a third-party vendor for distribution to registered voters. MUNICIPALITY shall review the sample ballots and confirm the accuracy of the election date, office, candidate names, polling place, and all other information contained therein. SOE shall coordinate the mailing of the sample ballots to all registered voters in the municipality prior to the election including accurate polling place information. MUNICIPALITY shall reimburse SOE for all costs incurred in producing and mailing sample ballots.
- SECTION 14. Vote-by-Mail Ballots. MUNICIPALITY shall refer all requests for Vote-by-Mail Ballots to SOE. Unless MUNICIPALITY or the Clerk for MUNCIPALITY provides written directions to the contrary, SOE agrees to accept all requests for Vote-by-Mail Ballots by telephone, mail, or in person. SOE also agrees to mail Vote-by-Mail and overseas ballots as requested by registered voters, receive, and securely store any voted Vote-by-Mail Ballots. SOE will verify the signatures on any returned voted Vote-by-Mail Ballot certificates based on current canvassing criteria and notify voters of any issues that may be susceptible to "cure" as provided by Florida law, and to account for all Vote-by-Mail Ballots.

MUNICIPALITY shall provide adequate staff assistance for the opening and handling of Vote-by-Mail Ballots during the counting process and shall coordinate a date for the opening and counting of such Vote-by-Mail Ballots with SOE.

- SECTION 15. <u>Transportation of Elections Equipment and Supplies.</u> SOE will be responsible for delivery and pickup of any voting equipment. Either the Friday or Monday prior to Election Day, voting equipment will be delivered by SOE, or a third-party representative of SOE. The Wednesday following Election Day, voting equipment will be picked up by SOE, or a third-party representative of SOE. MUNICIPALITY shall reimburse SOE, for any and all costs incurred for equipment delivery and pickup. SOE shall have full discretion and authority to hire and employ any outside third parties to assist with or perform delivery and pickup of voting equipment.

 MUNICIPALITY IS NOT PERMITTED TO DELIVER ANY ELECTION EQUIPMENT.
- **SECTION 16.** Location and Storage of Voting Equipment. All voting equipment shall be stored, maintained, and located in a well-protected, secure, temperature-controlled indoor room or facility. Once the voting equipment is

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- delivered to a Polling Place or Early Voting site, no equipment shall be relocated without the prior written approval of SOE.
- SECTION 17. Canvassing of Election Results. MUNICIPALITY shall schedule and coordinate the date on which the municipal canvassing board is to assemble to canvass the results of the election. If applicable, MUNCIPALITY shall coordinate for the use of SOE facilities to conduct the canvassing board activities. MUNCIPALITY shall notice and advertise, as needed, the dates of any canvassing board meetings. SOE shall provide the canvassing board with information and documents necessary to canvass the results of the election. MUNICIPALITY shall convene the canvassing board to determine which voted Vote-by-Mail Ballots are to be tabulated.
- **SECTION 18.** <u>Audits.</u> MUNICIPALITY shall provide necessary personnel to conduct the audit as prescribed by law. MUNICIPALITY agrees to pay SOE for any additional costs as may be necessary, including overtime expenses, for conducting the audit.
- **SECTION 19.** <u>Post-Election Records Retention.</u> SOE shall process affirmation forms and sort, inventory, and pack all election materials for pick up by the Municipal Clerk for retention and disposition. MUNICIPALITY shall store or cause to be stored all necessary election records and ballots until expiration of retention period as prescribed by applicable Florida Statutes and rules.
- **SECTION 20.** <u>Voter History.</u> SOE will make arrangements for recording voter history. The date selected for undertaking this activity may occur subsequent to the conclusion of all election dates and outside of the terms of this agreement; provided however, recording voter history will be completed in a timely manner.
- **SECTION 21.** Other Necessary Costs. Any additional costs or fees that may be incurred by SOE in compliance with the Florida Election Code and as a direct result of either any Election, if necessary, that are not specified in this contract shall be paid for by MUNICIPALITY at rates and fees as established by SOE. Examples of such additional costs or reimbursements include, but are not limited to, the following:
 - A. **Recounts.** Any expenditure for conducting a recount, including any overtime expenses for reprogramming voting equipment, and other expenses as may be necessary to conduct a recount; and,
 - B. **Attorney's Fees and Costs.** Actual attorney's fees and costs incurred by SOE for research on any election related matter shall be invoiced by SOE for reimbursement by MUNICIPALITY.
 - C. Law Enforcement Officer Labor Costs. Actual labor costs incurred by law enforcement officers present during the VBM ballot opening process and the transport of voted ballots.
- SECTION 22. Hold Harmless Covenant. MUNICIPALITY shall at all times hereafter indemnify, hold harmless and, at SOE's option, defend or pay for an attorney selected by SOE to defend SOE, its officers, agents, and employees against any and all claims, damages, injuries, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, arising out of or resulting from any or all acts of omission or commission of or by the MUNICIPALITY, its officers, agents, or employees, with respect to any election conducted pursuant to this Agreement. MUNICIPALITY also agrees to indemnify SOE against any administrative challenges, civil suits, or other legal challenges or appeals that may arise, including all attorney's fees and costs, from the contest of election results or the validation of any candidate qualifications.

Parties recognize that MUNICIPALITY is a Florida municipal corporation and SOE is a state agency or subdivision as defined in Section 768.28, Florida Statutes and that nothing herein is intended to serve as a

waiver of sovereign immunity by either party for acts or omissions to which sovereign immunity applies. Furthermore, nothing herein shall be construed as consent by SOE, as a state agency or subdivision of the State of Florida, to be sued by third parties in any matter arising out of any contract.

- SECTION 23. Entirety and Amendments. The Agreement embodies the entire agreement between SOE and MUNICIPALITY and supersedes all prior agreements and understandings relating to the conduct of elections. No modification, amendment or alteration to this Agreement shall be effective or binding unless submitted in writing and executed by duly authorized representatives of both SOE and MUNICIPALITY.
- **SECTION 24.** Effective Date. The Effective Date of this Agreement shall be the latest date of execution by duly authorized representatives of SOE and MUNICIPALITY as shown on the signature page hereto.

Please initial in the appropriate columns	YES	NO
MUNICIPALITY will use current SOE Canvassing Criteria (provided).	V	

IN WITNESS WHEREOF, we, the undersigned, do hereby state that we have the authority to bind and obligate as promised herein, SOE and MUNICIPALITY for purposes of executing this Agreement on the dates set forth below.

Signature	Signature
Karen Castor Dentel	
Name (Printed or Typed)	Name (Printed or Typed)
Orange County Supervisor of Elections	
Title	Title
Date	Date
Witness Signature	Witness Signature
Witness Name (Printed or Typed)	Witness Name (Printed or Typed)

Canvassing Board Criteria Chart

Vote-by-Mail	Accept	Reject	Case by Case	CB Review?
No Signature [101.68(2)(c)1], if left uncured		* X		
No signature, with cure affidavit [101.68(4)(b)]	Х			
Signature does not match** [101.68(2)(c)1] [98.077(4)(a), 101.65-must match the signature on file upon return of ballot], if left uncured or incomplete cure		* X		
Signature does not match, received completed cure affidavit 101.68(2)(c)1]	Х			
Signature printed and does not match the signature on file [101,68(2)(c)1] [98,077(4)(a), 101.65], if left uncured/or incomplete cure		* X		
Signature printed does not match, with completed cure affidavit [101,68(4)(b)]	Х			
Voter signed someone else's envelope, both voters had a request on file (only one envelope returned)	Х			
Voters signed each other's envelope, both voters had a request on file (both envelopes returned)	Х			
Certificate envelope has two signatures and both voters requested ballots, and both received the same card numbers	х			
Voter sends ballot in blank envelope that does not have the oath [101.64(2)]		Х		
Voted wrong ballot card (voter has moved/party change, only one ballot card returned) [101.045] If two ballot cards returned, refer to Special Instances.		х		
Voter deceased or canceled since ballot returned [101.68(2)(c)2] (postmarked)	Х			
Late return of vote-by-mail ballot (Except UOCAVA voters) [101.67(2)]		Х		
Voted early or at the polls [101,69]		Х		
Two or more vote-by-mail ballots for the same election are returned in one mailing envelope [101.68(1)(c)]		х		
Vote-by-Mail - Cure Affidavit				
Cure Affidavit received with Tier 1 Identification [101.68(3)(a)]	Х			
Cure Affidavit received with Tier 2 Identification and the cure signature matches a signature on record. [101.68(3)(b)]	х			
Cure Affidavit received with Tier 2 Identification and the signature on the cure does not match** a signature on record.		* X		
Cure not received prior to 5PM on the 2nd day after the election.		Х		
First time voters who registered by mail - Special Vote-by-mail	Accept	Reject	Case by Case	
Voter provides proper identification or indicates exemption [101.6923]	Х			
Voter does not provide proper identification or indicate an exemption by 7 pm [101.6923]		Х		

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Provisional Ballots [F.S. 101.048]	Accept	Reject	Case by Case	CB Review?
Voter is eligible, signature matches, correct precinct	Х			
Voter is eligible but did not have proper ID - Signature matches that on file	Х			
Voter given the provisional in errorshould have voted a regular ballot	Х			
Voter's application was not verified by State, voter furnished additional information prior to 5 p.m. of second day. Voter deemed eligible	х			
Ballot cast in wrong precinct		Х		
Voter name not found - not registered to vote		Х		
Voter moved into county- Eligible, signature matches, correct precinct [101.045]	х			
Voter moved out of county		Х		
Voter was canceled as a Felon or for other reasons		X		
Voter registered after the books closed		Х		
Voter's application was not verified by State, voter did not furnish additional identification by 5 p.m. of the second day		х		
Voter's application was incomplete so not eligible to vote		Х		
Voter's signature does not match** and voter does not sign "Signature Differs" Affidavit; but signature on Provisional matches that on file in the SOE office	x			
Voter's signature does not match and voter does not sign "Signature Differs" Affidavit; but voter completes the cure affidavit	х			
Voter's signature does not match and does not sign "Signature Differs" Affidavit; but left uncured/incomplete		х		
Voter had been sent a vote-by-mail ballot, did not surrender it, but vote-by-mail ballot not received by SOE	х			
Voter's right to vote has been challenged			Х	
[PPP or Primary Only] Voter has disputed party affiliation; provisional ballot is the wrong party according to SOE research		х		
Voter has already voted by vote-by-mail or at an early voting center		Х		
Voting hours extended - voter is eligible and in the correct precinct [101.049]	Х			
Voting hours extended - voter is eligible and NOT in the correct precinct		Х		
Absentees from Overseas Voters (10 days after the election)	Accept	Reject	Case by Case	
No Postmark or date [101,6952 and 1S-2.030]		х		
Dated or postmarked on or by election day [101,6952 and 1S-2.030]	х			
Dated on or before election day but postmarked later or no postmark	х			
Dated and postmarked after election or dated after election with no postmark		Х		

Canvassing Board Criteria Chart

State Write-In Ballot 101.6951	Accept	Reject	Case by Case	
Wait to see if we have requests - never had one			Х	
Special Instances				
Voter submitted a voted sample ballot with clear voter intent, inside of their Certificate Envelope that has a valid signature. Duplicated ballot created.	х			
Voter's ballot delayed due to staff error,			X	
Voter changed address, sent two ballots in separate envelopes; both ballots received, correct ballot accepted	х			
[PPP or Primary only] Voter changed political affiliation, sent two ballots in separate envelopes; both ballots received, correct ballot accepted	х	-		
Segregated vote-by-mail received from voter pending felony final determination. Voter contact attempted. [101.67(1)(b)]			х	
Voter leaves unscanned ballot***	Х			
Federal Write-In Absentee Ballot [F.S. 101.6952, 102.166]	Accept	Reject	Case by Case	CB Review?
Not a registered voter in the county		Х		
Signed the FWAB and the signature verified, no other issues	Х			
No date and no postmark - received after election day		Х		
Dated or postmarked on election day or earlier	Х			
No request received, FWAB returned		Х		
Challenge of overseas voter based on not meeting definition of [97.021(24)]			Х	
Not registered by deadline - all voters		Х		
Signature Issue - Refer to vote-by-mail Section				

10-Day Extension for Overseas Voters: A federal write-in absentee ballot may not be canvassed until 7 p.m. on the day of the election. A federal write-in absentee ballot from an overseas voter in a presidential preference primary or general election may not be canvassed until the conclusion of the 10-day period specified in subsection (5). Each federal write-in absentee ballot received by 7 p.m. on the day of the election shall be canvassed pursuant to ss. 101.5614(5) and 101.68, unless the elector's official absentee ballot is received by 7 p.m. on election day. 101.6952 (2)(a) An absent uniformed services voter or an overseas voter who makes timely application for but does not receive an official absentee ballot may use the federal write-in absentee ballot to vote in any federal, state, or local election.

*Provisional Rejection: Per F.S. 101.68(4) until 5pm on the 2nd day after the election, the supervisor shall allow an elector who has returned a vote-by-mail ballot that does not include the elector's signature or whose signature does not match to submit an affidavit with copy of identification to cure.

**Beyond reasonable doubt; a finding by the Canvassing Board that an elector's signatures do not match must be by majority vote and beyond a reasonable doubt. [101.68 (2)(c)]

***any races marked with clear voter intent are counted as votes, any unmarked races are counted as undervotes

Date Adopted:		County Canvassing Board
	County Judge	
	County Commissioner	
	Supervisor of Elections	

Revision Adopted : October 23, 2023



2024-2025 MUNICIPAL ELECTION FEE SCHEDULE

ORANGE COUNTY SUPERVISOR OF ELECTIONS

Fee schedule is only applicable to actual charges for services or goods provided by the Supervisor of Elections Office. If additional services or goods are subcontracted to another party or entity, actual costs incurred will be charged.

ELECTION DAY SERVICES

1. POLLING PLACE ELECTIONS

- A. \$300.00 per precinct for election and programming services, which includes ballot layout and testing, printer liaison, one (1) tabulator, eight (8) voting booths, one (1) emergency ballot box, and one (1) precinct sign
- B. \$150.00 per each additional tabulator that is identically programmed
- C. \$250.00 per precinct for the first programmed ADA Voting Equipment
- D. \$150.00 per each additional ADA Voting Equipment that is identically programmed
- E. Actual costs incurred for equipment delivery and/or pick-up (if applicable)
- F. \$150.00 per precinct for tablet setup, which includes two (2) ePoll Books and one (1) HDOP tablet per precinct
- G. \$150.00 per each additional tablet setup
- H. \$52.50 per precinct for Internet Mifi hotspot access
- \$5.00 per precinct for Election night results moderning
- J. \$25.00 per Poll Worker reimbursed for personal cell phone usage
- K. \$65.00 per precinct for iPad mini setup (used by Line Walker; only if requested by the municipality)

VOTE-BY-MAIL SERVICES

2. VOTE-BY-MAIL (VBM) BALLOT COUNTING

- **A.** \$350.00 per election, which includes programming of high-speed ballot counting equipment, processing of envelopes through automatic envelope openers, election setup and coordination, up to four (4) hours of tabulating time
- B. \$50.00 per each additional hour of tabulating time

3. MAIL BALLOT ELECTIONS

- A. \$350.00 per election, which includes programming of high-speed ballot counting equipment, processing of envelopes through automatic envelope openers, election setup and coordination, up to four (4) hours of tabulating time, printer liaison
- B. \$50.00 per each additional hour of tabulating time

EARLY VOTING SERVICES

4. EARLY VOTING (EV) SITES

- A. \$450.00 per EV site, which includes programming and functionality of two (2) check-in station tablets, services for downloading or uploading of any necessary data
- B. \$150.00 per each additional check-in tablet setup
- C. \$175.00 per EV site for the programming, configuration, and setup of any connected printer
- D. Actual costs incurred for ballot-on-demand (BOD) printing, cost of paper, and toner
- E. \$52.50 per EV site for Internet Mifi hotspot access
- F. \$700.00 per EV site for the delivery and/or pick-up of any Early Voting equipment

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Effective: 10/01/2024

OTHER ELECTION CHARGES

5. BACK-UP POLL LIST / PRECINCT REGISTER (PL / PR)

- A. Actual costs incurred by a third-party print vendor
- B. \$150.00 per precinct setup service
- C. \$0.20 per page printing cost if done in-house, plus any paper costs

6. VBM AND EV BOD BALLOTS

- A. \$0.2675 per ballot for 8.5" x 11" single-sided ballots
- B. \$0.3075 per ballot for 8.5" x 11" double-sided ballots
- C. \$0.2775 per ballot for 8.5" x 17" single-sided ballots
- **D.** \$0.3175 per ballot for 8.5" x 17" double-sided ballots

7. VBM BALLOT MATERIALS AND HANDLING (IN-HOUSE)

A. \$1.95 per voter processed plus actual postage costs incurred

8. VBM BALLOT MATERIALS AND HANDLING (OUTSOURCED BY SOE STAFF BASED ON WORKLOAD)

A. Actual costs incurred by a third-party print vendor plus actual postage costs incurred

9. VERIFYING VBM SIGNATURES

A. \$0.10 per each signature checked

10. SAMPLE BALLOTS

A. Actual costs incurred by a third-party print vendor plus actual postage costs incurred

11. CONSUMABLE SUPPLIES

- A. \$150.00 per precinct for signage, forms, labels, etc.
- B. \$240.00 per EV site for BOD toner

12. NOTICE OF ELECTIONS

A. \$0.25 per notice for all military and overseas voters plus actual postage

13. ELECTION SUPPORT OUTSIDE OF OFFICE HOURS

A. Direct staff costs will be charged for any extra hours not otherwise specified herein as determined by the SOE

14. ATTORNEY'S FEES AND COSTS

A. Actual attorney's fees and costs incurred by the SOE office will be invoiced for reimbursement to the municipality

SALE OF VOTER LISTS

15. MAGNETIC MEDIUM

A. \$10.00 per CD

MUNICIPAL ANNEXATION BALLOT OR SPECIAL DISTRICT ISSUE

16. DIRECT STAFF COSTS

A. \$30.00 for each hour or partial hour of SOE Staff member that provides services for the election; staff time charges for street changes in annexation ballot issues are directly proportional to the number of changes required and the research time for the street number ranges for each election

17. COUNTY CANVASSING BOARD ADS

A. Actual costs incurred for any advertisement in connection with the election

18. IF THE ANNEXATION PASSES: VOTER INFORMATION CARDS

A. Actual costs incurred for voter information cards plus actual postage costs

OTHER MISCELLANEOUS SERVICES AND CHARGES

19. CANDIDATE PETITION VERIFICATION

A. \$0.10 per name as provided for in Section 99.097(4), Florida Statutes

20. INITIATIVE PETITION VERIFICATION

A. \$0.40 per name as provided for in Section 100.371(11)(b), Florida Statutes

21. COPIES

- **A.** \$0.15 per one-sided copy, 8.5" x 14" max size
- B. \$0.20 per two-sided copy, 8.5" x 14" max size

22. CERTIFIED COPIES

A. \$1.00 per page

23. PRECINCT WALL MAPS

A. Cost determined by size per map

24. VOTING BOOTH SERVICE FEES

- A. \$6.00 for one (1) to three (3) voting booths
- B. \$2.00 for each additional voting booth

25. EMERGENCY BALLOT BOX (EBB) SERVICE FEES

- A. \$5.00 for one (1) to five (5) emergency ballot boxes
- B. \$1.00 for each additional emergency ballot box

26. TABLE AND CHAIR RENTALS

- A. \$12.00 for each table
- B. \$2.00 for each chair

Revised: 4/22/2024 KM Effective: 10/01/2024

Orange County Supervisor of Elections Updated Pay

Role	Old Pay	New Pay
Clerk	\$350.00	\$500.00
HDOP	\$300.00	\$450.00
VSI	\$275.00	\$425.00
ePoll Book Inspector	\$250.00	\$400.00
Deputy	\$200.00	\$350.00

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

Meeting Date: November 19th, 2024

To:Honorable Mayor and City Council MembersFrom:Richard Weinsier, Tree Board ChairmanSubject:Two-Prong Approach to Our Tree Canopy

Tree Advisory Board - Council Presentation Information for Nov. 19th meeting

We are taking a two-prong approach to our tree canopy.

- 1. Encourage residents to improve their tree canopy by:
 - a. Providing new residents with two free trees
 - b. Raffling off a \$1000 oak tree trimming on Arbor Day
 - c. Raffling off trees at different BI events
- 2. Reconsiderations of the tree removal permit (attached) and fines (chart below)
 - a. Minimally increase tree removal permit fee from \$25 to \$35
 - b. Majorly increase fines for residents that do NOT follow our tree ordinances

ZONING FEES - CITY CODE OR ORDINANCES				
		Zoning Permit		
Permit type	Code Section	Fee/Review	After the Fact Permit	
Tree Removal Permit	48-63 / CS/HB 1159	\$35	\$70	
Tree Removal (Private/Public)				
Without a Permit		DBH of 4" to 24"	\$100 per inch of DBH	
Tree Removal (Private/Public)			\$200 per inch over DBH of	
Without a Permit		DBH greater than 24"	24"	
Planting in the Right of Way		Pay for cost of removal		
Replacement tree - Failure to		\$100/month until		
plant		replaced		
Replacement tree - Died prior to		\$100/month until		
a year		replaced		
Tree Trust Fund - Replacement				
per tree Option		\$250		

New Residents Program to begin in January 2025.

- 1. Create each quarter (previous 3 months) a list of new homes bought in Belle Isle.
- 2. Each commissioner will receive the list of the new resident's addresses in their district.
- 3. The Commissioner will share the following upon visiting the new resident.
 - a. A Tree City informational sheet with two coupons for free trees on the front, which will be paid for from the Tree Board's budget. (See sheet attached.)
 - b. On the back, it will list all the basic Belle Isle information.
 - c. Attached to the sheet will be a flash drive provided by JJs in the form of a trash truck, which contains the new resident information from our website and the website information for more up-to-date information.
 - d. A goodie bag that will contain promotional coupons from several of our local business establishments.

Suggested Tree Ordinance Changes

Sec. 48-63 Tree Protection

- (d)(1) No tree with a DBH of six (four) inches or greater shall be removed from any developed property.
- (d)(2) Land clearing for development shall occur in the city without (only after) the owner first obtaining (obtained) a permit from the City.
- (d)(3)d. Identify the location, DBH, names, and height of all individual trees, which are six (four) inches DBH or greater.
- (d)(3)h. All trees scheduled ...
 - In the last part of this section, it states that any resident that is denied a permit for removal of a tree by the City Manager can come to the Tree Board for an appeal.
 Remove this section from the ordinance.
- (d)(4) Use of unregistered tree service. Change the last sentence to read: "... as an irreversible violation subject to the imposition of a fine not to exceed \$5,000.00 per violation (according to the fee schedule for tree removal without a permit)."
- (d)(7) Replacement of trees. Reword paragraph to: "Any REQUIRED replacement tree(s) MUST be done in accordance with this chart."
- (d)(7) Chart: Number of Replacement Trees (ADD the following: "each with a minimum DBH of four (4) inches")

The Tree Board would like to add the following to our Tree Removal Permit Application-Developed Property.

• Removal of a legacy tree with a DBH greater than 24 inches MUST have the approval of the Tree Advisory Board before receiving a Tree Removal Permit for a Developed Property.

Solid Waste and Recycling program

- 1. Continuation of our twice-a-year Electronic Recycling Event.
- 2. Continuation of our recycling of dead non-rechargeable alkaline batteries and florescent bulbs at City Hall office on any day that it is open.
- 3. NEW— "Cheaper By The Dozen" paper bags for residents to put their leaves or other yard waste in. These bags will be recycled with our Monday pickup and will not go into the landfill.
 - a. Tree Board will buy 30-gallon paper bags and then sold to residents at \$5/dozen
 - b. Cost to the City will be approximately \$30 per year

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

Meeting Date: November 19th, 2024

<u>To:</u> Honorable Mayor and City Council Members <u>From:</u> Richard Weinsier, Tree Board Chairman

Subject: New Resident Program

As a new resident of Belle Isle, we want you to know that you are now living in a Tree City.

The Tree City USA program provides a four-step framework for maintaining and growing our tree canopy. It also gives us an avenue to celebrate our work, showing residents, visitors, and the entire country that we are committed to the mission of environmental change.

Belle Isle was awarded the Tree City USA certification by fulfilling these standards:

- An active Tree Board.
- A tree care ordinance.
- A community forestry program with an annual budget of at least \$2 per capita.
- An Arbor Day observance and proclamation.

To help us improve our Belle Isle tree canopy, consider using these coupons to request one or two free trees for your home.

Congratulations on being a new resident of Belle Isle.

This is COUPON #1 for you to receive a free tree for your home.

Please come to a Belle Isle Tree

Board meeting to receive information on acquiring your tree.

Congratulations on being a new resident of Belle Isle.

This is COUPON #2 for you to receive a free tree for your home.

Please come to a Belle Isle Tree

Board meeting to receive information on acquiring your tree.



Belle Isle information

New Resident informational website:

https://www.belleislefl.gov/community/page/new-residents

*Use this website to get all the latest new-resident information. *

Belle Isle website address:

www.belleislefl.gov

*Use this website to get the latest updates on events and activities. *

Rick Rudometkin, City Manager: rickr@belleislefl.gov

Nicholas "Nick" Fouraker, Mayor: <u>mayor@belleislefl.gov</u>

Yolanda Quiceno, City Clerk: yquiceno@belleislefl.gov

Belle Isle front office phone: (407) 851-7730

Address: 1600 Nela Avenue

Belle Isle, FL 32809

Attached to this sheet is our Belle Isle Waste Provider's flash drive, which is a trash truck. On the flash drive, you will find the many services and opportunities presently available in our beautiful Tree City of Belle Isle.

- 0. Belle Isle Informational Websites
- 1. Welcome from our City Mayor
- 2. A brief history of our past 100 years
- 3. Meet your Mayor and District Commissioner
- 4. How to Stay Connected with happenings in your City
- 5. Learn about the City Manager and his Administration
- 6. Belle Isle's own Police department that keeps us safe
- 7. The Public Works department that keeps us moving forward
- 8. Code Enforcement that keeps us honest
- 9. Committees that you can volunteer to serve on
- 10. Solid Waste and Recycling program that keeps us clean
- 11. List of Parks and Lake Ramps for your enjoyment
- 12. Knowledge about required PERMITs
- 13. Belle Isle District Map, so you know your District number
- 14. Watering restrictions from the St. Johns River Water Management District, so we don't waste water

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

Meeting Date: November 19th, 2024

To: Honorable Mayor and City Council Members Richard Weinsier, Tree Board Chairman From:

Subject: Requested Changes to the Tree Removal Application

Tree Removal Permit Application - Developed Property

Tree Removal permits are required to meet the conditions under the Ordinance CH 48, ART III, SEC 48-63 - HB 1159

Tree Protection - <u>www.municode.com</u>			
Parcel ID	Permit #		
Property Owner's Name	Owner's Phone Number		
Property Address			
Party Responsible for Tree Removal	Contractor Phone Number		

Fine for an UNAUTHORIZED removal of a HEALTHY tree with a Diameter at Breast Height (DBH) from 4" to 24" is \$100 PER INCH. For a LEGACY tree with a DBH over 24" is \$200 PER INCH.

This permit needs Tree Board approval to remove a HEALTHY tree with DBH of 24" or more.

Reason for Removal Request

Attach to this permit

- 1. \$35 fee.
- 2. ISA Certified Arborist/Landscape Architect report with species and DBH of tree(s) to be removed.
- 3. Map/Survey showing location of tree(s) to be removed.

Submit to City

1. Plan specifying location and type of replacement tree(s), if required.

Commercial Tree Service must

- 1. Be registered with the City before doing any work. Registration application form is available at www.belleislefl.gov.
- 2. Remove all tree debris.

Understand that

- 1. This entire permit must be posted at a job site that is valid for six (6) months.
- 2. If a City Arborist is required, resident will bear the cost.
- 3. City Arborist's report will certify whether the criteria for tree removal are met.
- 4. City Arborist's fee is non-refundable whether the permit application is approved or denied.
- 5. Tree(s) requested for removal must be visibly marked with large red "X" for identification.
- 6. Replacement tree(s) must be planted while this permit is valid, inspected by Code Enforcement, and meets the requirements of the Belle Isle ordinance.
- 7. Replacement tree(s) will be inspected by Code Enforcement one (1) year after replacement date.
- 8. The fine for a violation of the Tree Ordinance:
 - For a tree with a DBH from 4" to 24" is \$100 per inch.
 - For a tree with a DBH over 24" is \$200 per inch.

APPLICANT CERTIFICATION (Owner or Applicant acting as Owner's Representative): I certify that all information supplied with this application is true and accurate to the best of my knowledge and belief.

Revised 09/01/2024

Owner - Print	Owner's Signature	Date
FOR OFFICE USE		

Arborist / Hazardous Tree Report Received	YES	NO	ZONING APPROVED SIGNATURE	APPLICATION FEE: \$35
If yes, no application fee is required.ISA #				TYPE OF PAYMENT

Please refer to the Code of Ordinances of Belle Isle, Florida, at www.municiode.com to view a full copy of the City Ordinance Chapter 48, Art 111, Section 48-63(d). Tree Protection – HB 1159.

NO permit/fee is required if a report or documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect is provided that demonstrates the tree's danger to person or property. Documentation must be provided to the City within ten days of receipt.

A HEALTY tree CANNOT be removed unless one of the following circumstances exists:

- 1. The location of the tree restricts the opening of a street or road right-of-way.
- 2. The location of the tree restricts the construction of utility lines or drainage facilities.
- 3. The location of the tree restricts access to the property.
- 4. The area of the tree restricts the use of the property consistent with all other city regulations.
- The selective removal of up to 25% of existing trees with a diameter at breast height (DBH) of less than four inches to provide increased light and air circulation.
- Removal of the tree is required, in writing, by the homeowners' insurance company or proposed insurance company.

Replacement Trees MUST have a minimum DBH of four inches and be done according to this chart.

DBH of Removal Tree	Number of
	Replacement Trees
4' up to but not including 12"	1
12' up to but not including 18"	2
18-inches or greater	3

Restricted Tree List

- Brazilian Pepper and Camphor
- Chinese Tallow

Revised 09/01/2024

• Melaleuca (Paper Bark) and Mimosa (Silk Tree)

Suggested	Tree Lis	st ¹
		•

¹ Additional varieties of trees are suitable for Central Florida. Please contact UF/IFAS Extension Orange County Office at 407-254-9200 or orange@ifas.ufl.edu

Tall Shade Trees (mature height of 50-70+ feet)

- Bald Cypress
- Hickory
- Oaks (Sand Live, Shumard, Swamp Chestnut, Willow, Nuttal, Overcup)
- Podocarpus
- Pond Cypress
- Red Cedar
- Red Maple and Cultivars
- Southern Live Oak and Cultivars
- Southern Magnolia and Cultivars
- Sugarberry
- Tulip Poplar
- Sweetgum
- Sycamore
- Pine (Longleaf, Slash)

Medium Trees (mature height of 30-45 feet)

- American Hornbeam
- Cherry Laurel
- Elms (Allee, Drake, Winged)
- Dogwood
- Jerusalem Thorn
- Magnolia (Bracken Brown, Beauty, Little Gem, Sweet Bay)
- Redbud
- Riverbirch (Duraheat)
- Southern Red Cedar
- Tabebuia (Pink Trumpet) and Fringe

Understory Trees (mature height of 15-25 feet)

- Bottlebrush
- Crape Myrtle
- Plum (Chicksaw, Flatwoods)
- Japanese Blueberry
- Ligustrum
- Orchid Tree
- Tabebuia (Golden Trumpet)
- Tibouchina (Purple Glory Tree) Walter's
- Viburnum and Wax Myrtle
- Weaver's White Flowering Dogwood
- Holly (Dahoon, Yaupon, Eagleston)

Thee at 407 234 3200 or orange with a sum cuu

ORDINANCE NO 24-03

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING
THE TEXT OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN TO
AMEND THE FUTURE LAND USE ELEMENT, CAPITAL IMPROVEMENT
ELEMENT, CONSERVATION ELEMENT, HOUSING ELEMENT,
INTERGOVERNMENTAL COORDINATION ELEMENT, INFRASTRUCTURE
ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, RECREATION AND
OPEN SPACE ELEMENT, PRIVATE PROPERTY RIGHTS ELEMENT, AND
TRANSPORTATION ELEMENT; AMENDING THE FUTURE LAND USE MAP OF
THE CITY OF BELLE ISLE COMPREHENSIVE PLAN; PROVIDING FOR
SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, § 2, Constitution of the State of Florida, as revised in 1968, grants to municipalities those governmental, corporate and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and further authorizes such municipalities to exercise any power for municipal purposes, except as otherwise provided by law;

WHEREAS, Chapter 166, Fla. Stat., the Municipal Home Rule Powers Act, further affirms the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes the home rule authority of such municipalities; and

WHEREAS, Chapter 163, Fla. Stat., Part II, known as the Community Planning Act (the "Act"), requires, authorizes, and empowers municipalities to prepare, adopt, amend, and enforce Comprehensive Plans to guide development within the City and further authorizes the City Council of the City of Belle Isle to plan for the City's future development and growth, to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations, and to establish, support and maintain procedures to carry out the provisions and purposes of such Act; and

WHEREAS, the City finds it is in the City's best interest to amend the text of certain goals, objectives, and policies set forth in the Future Land Use Element, Capital Improvement Element, Conservation Element, Housing Element, Intergovernmental Coordination Element, Infrastructure Element, Public School Facilities Element, Recreation and Open Space Element, and Transportation Element of the City of Belle Isle Comprehensive Plan, as fully described in Section 2 and Exhibit A ("Comprehensive Plan Amendments" or "Amendments"); and

WHEREAS, the Amendments adopted by this Ordinance are internally consistent with the City of Belle Isle Comprehensive Plan and its goals, objectives and policies and are in compliance with the Act; and

WHEREAS, this Ordinance is to be transmitted to the State of Florida Department of Commerce in accordance with general law; and

WHEREAS, the Planning and Zoning Board in its role as the City's local planning agency held the required public hearing for the adoption of the proposed Comprehensive Plan Amendments to receive and consider comments related to the Amendments and to give its recommendation concerning the same to the City Council; and

WHEREAS, the City Council held the required public hearings for the adoption of the proposed Comprehensive Plan Amendments to receive and consider comments related to the Amendments; and

WHEREAS, based on the matters of record received by the City Council at the required public hearings after proper notice and finding that the proposed Amendments meet the requirements of the Act, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt these Amendments to the City's Comprehensive Plan.

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

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

SECTION 2. TEXT AMENDMENT ADOPTION. The City of Belle Isle hereby amends the text of the Future Land Use Element, Capital Improvement Element, Conservation Element, Housing Element, Intergovernmental Coordination Element, Infrastructure

Element, Public School Facilities Element, Recreation and Open Space Element,
Private Property Rights Element and Transportation Element of the City of Belle Isle
Comprehensive Plan as set forth in Exhibit "A" attached hereto and incorporated
herein by this reference (words that are stricken out are deletions; words that are
underlined are additions; provisions not included are not being amended).

SECTION 3. MAP AMENDMENT. The City of Belle Isle hereby amends the Future

Land Use Map of the City of Belle Isle Comprehensive Plan as set forth in Exhibit

"B" attached hereto and incorporated herein by this reference.

SECTION 4. EFFECTIVE DATE. The effective date of the Comprehensive Plan Amendments, if the amendments are not timely challenged, shall be 31 days after the State Land Planning Agency notifies the City that the Comprehensive Plan Amendments package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency, or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 5. CONFLICTS. In the event of a conflict or conflicts between this Ordinance and any other ordinances or part thereof, this Ordinance controls to the extent of the conflict.

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

FIRST READING/PUBLIC HEARING was held on September 17, 2024.

1	SECOND READING/PUBLIC HEARING AND ADOPTED at a regular meeting of the City Council					
2	of the City of Belle Isle, Florida, held in City Hall, Belle Isle, on this					
3	day of,	, 2024.				
4		YES	NO	ABSENT		
5	Frank Vertolli					
6	Holly Bobrowski					
7	Danny Otterbacher					
8	Jason Caron					
9	Beth Lowell					
10	Stanley Smith					
11	Jim Partin					
12						
13			CITY OF BELLE ISLE			
14	ATTEST:					
15						
16	Yolanda Quiceno, City Clerk		Nicholas Fouraker, Mayor			
17						
18	Approved as to form and legality					
19	For use and reliance by					
20						
21						
22	Daniel W. Langley, City Attorney					
23						
24						

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

Meeting Date: January 13, 2025

To: Mayor and City Council

From: Alexis Crespo, AICP & Patrick Murray, AICP

RVi Planning & Landscape Architecture

Subject: Comprehensive Plan Update – Adoption Hearing

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. Minor updates to the report occurred after state agency review to extend the data and analysis in the Assessment Report through 2045.

Following a public workshop on the Preliminary Assessment, the Consultant Team prepared an updated Comprehensive Plan to address changes to Florida Statutes, as well as changed conditions in the City of Belle Isle. The Council voted to transmit the amendment relating to the Comprehensive Plan Update on September 17, 2024.

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 quasigovernment 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 its 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
 - o 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

- Objective 1:
 - New Policy. Septic system requirement for lots under 1 acre
 - Updated policies to address changes to state statues relating to septic tanks.
- 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.

State Review: The amendment was transmitted to the Department of Commerce for Coordinated State Review in September 2025. As outlined in the attached letter to the Department of Commerce, the City received comments requesting the amendment be updated to address the following:

- Extend the Plan's planning horizon to a minimum of 2045;
- Amend various Elements for consistency relating to septic tank permissions and changes to state law.
- Update references to State and County Road names in Infrastructure,
 Transportation and Capital Improvements Elements.
- Adopt an updated Water Supply Facilities Work Plan.

The attached updated Comprehensive Plan addresses the above comments, as well as direction of City Council to include aspirational (non-regulatory) policies to address protection of the neighborhood character and historical context of the City's neighborhoods.

Staff Recommendation: Staff recommends approval to ADOPT the proposed amendments.

Attachments: Updated Comprehensive Plan in strikethrough/underline format, updated Preliminary Assessment and Department of Commerce Response Letter.



CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

Assessment Report/Plan Framework

Decemeber 23, 2024



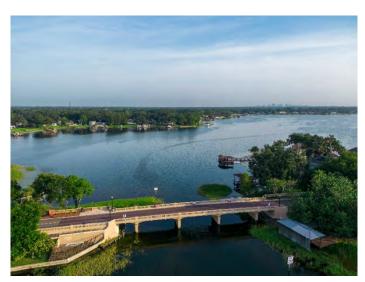
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EXECUTIVE SUMMARY

The purpose of this **Preliminary** Assessment Report is to provide a comprehensive analysis of the existing City of Belle Isle Comprehensive Plan. The following discussion establishes the foundation for the preliminary assessment and provides a series of observations and recommendations for subsequent amendments. This document is intended to start the conversation about possible changes to the Plan, and not dictate or prescribe specific amendments or plan changes. Any subsequent amendments will require



considerable vetting by the public, the Planning & Zoning Board and City Council.

The Comprehensive Plan ("Plan") is the long-range framework for the planning of activities that affect the local government – the City's "blueprint" for growth and guiding future decisions. It is the foundation upon which all land use decisions in the City are based.

The principles and strategies contained in the Plan are expressed through goals, objectives, and policies (GOPs), which inform the City's decisions. The GOPs in the Plan ensure that the City is prepared to meet challenges today, and in the future.

The City's Plan should provide for sound land use planning from a long-term perspective. This includes the provision of public services and infrastructure to maintain and improve the City's natural and built environments and residents' quality of life. The Plan's alignment with the City's vision is critical as it provides the means by which to achieve its goals.

This Preliminary Assessment Report provides an analysis of changes in Belle Isle since 2010 when the current Comprehensive Plan was adopted. With a few exceptions, the Plan has not been substantially updated since that time. The preliminary assessment includes profiles of the City, population, education, economics, and housing. It reports on existing land use and summarizes any improvements or policy changes since the last Evaluation and Appraisal Report conducted in 2008. Two significant supplementary documents are provided in this Preliminary Assessment that will help to shape later possible amendments: A State Consistency Review (Appendix A) and an "Element – by – Element" review the Comprehensive Plan to evaluate consistency with changes to Florida Statutes since the last update.

This Preliminary Assessment Report concludes that: 1) the Comprehensive Plan must be amended to reflect changes in state requirements since the last update; 2) some policies are out of date and have been accomplished or should be re-directed to address current needs; and 3) trends and conditions in the City of Belle Isle suggest updates to the Elements in order to strengthen the community vision for preservation of small-town charm and quality of life. It is noted that the City did update the Plan in 2010 and 2011 to reflect changes to the Capital Improvement Element and 5-year Capital Improvements Plan, as well as in 2021 to adopt the state-mandated Private Property Rights Element.

Following input and direction on the recommendations of this Report, the Consultant anticipates leading the process of amending the Comprehensive Plan, which will include public engagement and oversight by key stakeholders. This process will include local review by the public, Belle Isle Staff, the Project's Steering Committee, and City Council. Following Council transmittal, amendments are reviewed by the state agency Florida Department of Commerce and other reviewing agencies such as the Department of Environmental Protection and the Department of Transportation.

Upon receipt of state comments, the final step is formal adoption of the amendments through final public hearings. Full implementation of an amended plan would necessitate further changes to the City's Land Development Code (LDC).

Background and Planning Context

Belle Isle History

Belle Isle is a strategically located Central Florida community where peaceful, lakefront living provides a unique residential living opportunity that is buffered from surrounding metros. Originally established in 1924 to protect Lake Conway and the surrounding chain of lakes, the City has grown from its humble beginnings of a town of 160 people, to a beautiful and unique suburb of Orlando. ¹ Belle Isle's local government works continuously to preserve the environment that its original residents helped to create - the more than 7,000 residents that now call Belle Isle home.

Belle Isle was founded by Central Floridians in 1924 to protect Lake Conway and its chain of lakes. Town supporters resisted a plan by Orange County's to use the lakes for drainage by forming their own municipality. Belle Isle's first citizens, and then-interim Mayor C.H. Hoffner, unanimously voted on the city's name, which resembles the French phrase for "beautiful island." Arthur Q. Lancaster later served as the first elected mayor.



https://www.belleislefl.gov/sites/default/files/fileattachments/community/page/9986/2 a brief history.jpg

¹ U.S. Census 1930 data from https://www2.census.gov/prod2/decennial/documents/03815512v1ch03.pdf

² City of Belle Isle History

In 1928, Belle Isle was annexed back into Orange County. However, residents rallied against another attempt by the County to use the lakes for drainage in 1954, and the local government was reinstated. Almost twenty years later, in 1972, the State of Florida later recognized the City of Belle Isle's.

In the early 2000s a council-manager form of government was adopted to better serve Belle Isle residents. Since that strategic governance effort, the City has flourished. Annexations, the establishment of a Belle Isle Police Department, and an agreement to open Cornerstone Charter Academy mark Belle Isle's largest achievements in recent years.³

Today, despite the ever-growing influx of new residents to the State of Florida, and mounting development pressures particular to the Central Florida area, the City of Belle Isle remains an enclave of predominantly single-family residential neighborhoods centered around the Conway Chain of Lakes. This Comprehensive Plan update looks to maintain those unique characteristics and provide guidance and strategies to plan for the next century of history in order to retain the small-town character, quality of life and critical natural resources that served as the founding vision for establishment of Belle Isle.

City Description

The City of Belle Isle is located in central Orange County, adjacent to the City of Edgewood, Orlando, and the neighborhoods of Pine Castle and Conway. The City is proximate to the Orlando International Airport – a huge driver of growth in the immediate area. The current population estimate is 7,032 people according to the Shimberg Center for Housing Studies.

Of the City's roughly 5.18 square miles, over half is made up of waterbodies. Little Lake Conway, which is the northern boundary of the City, and Lake Conway, which sits in middle and southern portion of the City, are the two major bodies of water in the City. The eastern border of the City is generally located adjacent to S. Conway Rd., and the western boundary is slightly east of S. Orange Avenue. State Road 528 acts as the main southern boundary of the City, and separates Belle Isle from Orlando International Airport; however there are some parcels at the southwest quadrant of SR 528 and Boggy Creek Road.

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³ City of Belle Isle History https://www.belleislefl.gov/community/page/history

Two local roadways bisect the Conway Lakes: Hoffner Avenue and Nela Avenue. Both roads provide meandering travel to vehicles and pedestrians and are lined with heritage trees that accentuate established homes and neighborhoods that sit on both lakes. Hoffner Avenue was recently studied by the City for a number of pedestrian and vehicular safety improvements. These proposed improvements will assist with vehicular speed as well as pedestrian crossings connectivity. Similarly, Avenue. also has planned improvements that will assist with



Source: Guidefishing.com

vehicular flow while maintaining community character.

Nela Avenue features the picturesque Nela Avenue Bridge, which is embroidered with the City's seal. This bridge, which is finished with brick pavers and decorative lightning, provides an important vehicular and pedestrian connection, as well as a community character piece, over Little Lake Conway.



Source: Orlando Sentinel

The City has retained an established small-town residential atmosphere thanks to the Conway Lakes and platted residential neighborhoods, such as Nela Isle, Venetian Gardens, and Oak Island, that date back to the 1920's. Commercial uses are generally limited to the borders of the City adjacent to and south of SR 528. The City's private Charter School, Cornerstone Academy, is a major community amenity bound by Hansel Avenue, E Wallace Street, and Waltham Avenue. In order to increase the City's tax base, but maintain the small-town atmosphere, strategies are being reviewed to encourage annexation of existing commercial and

residential properties, as well as researching vacant land in the area that may be able to be developed in the traditional character of Belle Isle's neighborhoods.

Adopted Comprehensive Plan Vision

The current Comprehensive Plan was adopted in 2010 and was based upon an Evaluation and Appraisal Report process conducted in 2008. While the Plan provides no explicit vision or mission statement, the Plan's Future Land Use Element provides the following context for the document as its first goal:

"To enhance the Quality of Life for the citizens of the City of Belle Isle by effectively providing public facilities and services, directing quality infill development, and preserving natural resource areas by regulating development through implementation of the following policies."

This goal relates well to the updated Vision Statement realized in the 2019-2020 Strategic Plan:

"A Safe, Serene Florida Community Where Families Desire to Reside, Raise a Family, Enjoy our Natural Surroundings, Excellent Schools And Quiet Way of Life"

Through the efforts that will be realized during this major undertaking, updates to the Vision and Mission may be appropriate. While the nature and character of the City may not have changed, the new and unique outlooks of fresh leadership in the City provide for a timely opportunity to revisit previous decisions and outlay what the future holds.

Along with a strong future-centric vision, the recommendations of this Assessment outline the amendments needed to the Comprehensive Plan to ensure the City continues to thrive during its next 100 years. The following section reports on the changes that have occurred, both characteristically and legally, in the City since the last Plan was adopted in 2010. The goal of this section is to highlight what areas of the Plan may need to be amended based on these changes.

CHANGED CONDITIONS SINCE PLAN ADOPTION

Background of Comprehensive Plan Updates

Florida Statutes require municipalities and counties to adopt and implement a local comprehensive plan to describe how they will provide the required services to meet the current and future needs of the community, while protecting the natural environment. A comprehensive plan is a policy document that is intended to provide a coordinated approach to making the many decisions regarding land use. For example, plans should guide decisions about the location of development, the expansion of urban services, the placement of community facilities, adaptation to climate change impacts, and more.

The City's current Comprehensive Plan was last updated in 2010. The 2010 Plan identified a planning timeframe for the next ten years (until 2020) as reflected on the adopted Future Land Use Map and Future Land Use Policy 3.1.3. It is composed of ten (10) elements that each contain goals, objectives, and policies (GOPs) organized by topic area. Each element's GOPs are based upon data and analysis including demographics, infrastructure calculations, environmental data, and property information. The most recent Element to be adopted by the City is the Private Property Rights Element, which was required to be created as a result of changes to Florida Statute 163.3177(6)(i)(2).



The City's Plan also contains a map series that generally describes Source: City of Belle Isle existing or future conditions related to the elements. One of the most important maps is the City's Future Land Use Map (FLUM), which depicts future land use designations that specify what general range of uses are allowed on each property. The FLUM is implemented through the Zoning Map and the Land Development Code.

Local comprehensive plans in Florida are required to meet a number of requirements, in particular Chapter 163.3177, F.S. The statutes require that comprehensive plans provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.

Chapter 163.3177, F.S. also requires that comprehensive plans identify procedures for monitoring, evaluating, and appraising the implementation of the plan. Historically, this process was known as the Evaluation and Appraisal Report, or "EAR". Statutes require the EAR to be conducted every seven (7) years by a jurisdiction to ensure the adopted GOPs are still relevant and appropriate. Belle Isle last conducted a full EAR in 2008.

Effective June 2, 2011, local governments have more discretion in determining whether they need to update their local comprehensive plan.

As such, local governments no longer need to submit EARs to the Department of Economic Opportunity (now known as FloridaCommerce) for a sufficiency determination. Instead, local governments may undertake an update outside the EAR process and transmit the new adopted plan as a city-initiated amendment, or amendments.

While this Comprehensive Plan Amendment process is not considered an EAR, it is functioning as the City's first large scale Comprehensive Plan review and amendment process since the last EAR process completed in 2008, and complies with the breadth and depth of analysis undertaken with an EAR. The key difference is if a local government conducts an EAR, all recommended amendments to the Plan must be submitted to the state for review within one year of the EAR adoption. This assessment process provides all the benefits of an EAR analysis, without often cumbersome timeframes.

Preliminary Assessment Process: Purpose and Outcomes

The first step in the process of updating the Comprehensive Plan is assessing the current GOPs in relation to local changes, as well as changes at the state-level. In the process of updating the Comprehensive Plan, the City of Belle Isle identified the following major goals:

- Identify changes in state requirements that necessitate changes in the Plan.
- Identify changing conditions and trends affecting the community that should be reflected in the Comprehensive Plan, including development and redevelopment, community character, resiliency, and environmental considerations.
- Conduct a review of implementation of the existing Comprehensive Plan and the degree to which plan objectives have been achieved.
- Assess successes and shortcomings of the plan.
- Vacant Land Availability/Build Out Analysis and Annexation Strategies.
- Understand the current and future demographic mix and how it may impact strategic decisions determined by the Comprehensive Plan.

Following the issuance of this Assessment Report the City Council will provide recommendations and direction to begin the Plan update process, including the drafting of updated elements, and their respective GOPs. These amendments will be transmitted to FloridaCommerce and applicable state agencies under the State's Expedited Review Process. Following comments from the State, the City Council may then conduct final adoption hearings to ratify the amendments. Full implementation of the amended Comprehensive Plan will require amendments to the City's Land Development Code. Figure 1: The Comprehensive Plan Update Anticipated Timeline, graphically represents this process.



Figure 1: The Comprehensive Plan Update Anticipated Timeline

The next section presents data that the City can use as part of its Plan update and will provide context for some of the recommendations and observations that appear later in this Report.

Population Demographics

By the end of 2040, there are several population-related changes that may need to be considered by the City as a result of projected population projections. In general, Central Florida has been a rapidly growing region for decades. The impact of that population growth is far reaching from community characteristics, housing availability, and public infrastructure needs. The following datasets detail the overall demographics of the permanent population in the City of Belle Isle.

Population Growth

The following estimates are generated from the Shimberg Center for Housing Studies and is based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research (BEBR) at the University of Florida. ^{4 5 6} Shimberg and BEBR both provide data on the permanent population. Shimberg focuses on municipalities, while BEBR typically provides estimates at the county level. As a point of information, during the course of this analysis, the projected population for 2045 went from 9,196 to 7,623. This was due to the utilized sources updating their data to include results from the 2020 U.S. Census. This much more conservative estimate shifted a number of the recommendations that were originally projected while this analysis was being conducted.

Table 1: Permanent Population Estimates

Year	2010	2020	2025	2030	2035	2040	2045
Permanent Population	5,988	7,032	7,229	7,466	7,586	7,624	7,623

Population Growth and Implications for Housing

The City is expected to grow from the current 2020 estimate of 7,032 to 7,623 by 2045, an increase of +/- 8%. Assuming 2.85 Persons per Household, the growth of 591 residents may imply that an additional 207 housing units may be needed to accommodate the growth of permanent residents. If the City were to try and meet the demand of this type of population increase, new housing strategies may be required. Annexation of developed, or vacant land, may provide solutions. ⁷

⁴ Shimberg manages the Florida Housing Data Clearinghouse and provides population estimates for household projections at the sub-county (e.g., municipal) level, while BEBR generally provides population estimates at the county level.

⁵ For more information about the BEBR methodology to estimate population, please see https://bebr.ufl.edu/articles-publication/behind-the-numbers-the-population-estimation-process/

⁶ The data used for this analysis appears is available through the Florida Housing Data Clearinghouse managed by the Shimberg Center. Please see: http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4812

⁷ The U.S. Census Quick Facts estimates 2.85 Persons per Household for the City of Belle Isle. These estimates may vary based on the availability of information from the Census. For more information, please see: https://www.census.gov/quickfacts/fact/table/belleislecityflorida.

Population Age

The age of the population may also impact the decisions made by the City as the amendments move forward. According to the Shimberg Center for Housing Studies, the most significant population shifts will occur between the 35 to 54-year-old range. According to the analysis provided in Table 2 below, the percent of residents aged 35-54 will grow from approximately 35% of the community to approximately 34%.



Source: City of Belle Isle

Table 2: Population as Percent of Total

Age / Year	2010	2020	2030	2040	2045
0-14	16%	15%	18%	18%	18%
15-34	18%	21%	20%	18%	18%
35-54	33%	28%	31%	35%	35%
55-64	15%	17%	10%	11%	11%
65 and older	18%	19%	21%	19%	19%

Housing Characteristics

The Shimberg Center for Housing Studies also provides estimates for housing conditions in Florida's communities. Based on the U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates, Shimberg calculates the tenure and age of householders. In this estimate, home ownership in Belle Isle is at 94% on average with only 150 rental units in the City. This is significant and a relatively unique metric, demonstrating very high level of stability for Belle Isle neighborhoods and minimal transient residents. This metric also indicates limitations on affordability, as the vast



Source: Homes.com

majority of new residents must be financially able to purchase a home. This is also to be expected given the size and limited land area within the City, coupled with highly desirable quality of life.

Table 3: Home Ownership by Age 2017-2021 Estimate 8

Age of Householder	Owners	Margin of Error (+/-)	Renters	Margin of Error (+/-)	Home Ownership Rate
15-34	163	87	108	71	60%
35-54	900	226	14	32	98%
55-64	486	132	18	35	96%
65 and older	758	191	0	35	100%
Total	2307	195	140	82	94%

The housing units by type according to the Shimberg Center for Housing Studies appears in Table 4 below ⁹. It is also significant that 95% of the housing stock is single-family detached dwelling types. This also inherently limits affordability. Again, due to the size and constraints of Belle Isle, the City will continue to rely on other areas of Orange County to supply housing diversity and workforce housing.

Table 4: Housing Units by Type, 2014-2018 5-Year Estimates

Single-Family (1-att./detach.)	Multi-family (2 or more)	Mobile Homes	Other	Total
2,493 (95%)	134 (5%)	-	-	2,627

Other notable statistics for housing may be important as the City develops its amendments:

- The overall home ownership rate in 2017-2021 was 93%, which rose from 87% in the year 1990.¹⁰
- The median gross rent in Belle Isle is \$1,227 per month.
- The median monthly owner costs with a mortgage is \$2,222.00 per month.¹¹
- Almost 86% of residents live in the same house as 1 year ago, compared to 80% in City of Orlando.
- Approximately 155 renter households pay more than 50% of their gross income on rent.
 (Cost Burden by Income for Renter Households)
- Approximately 537 of owner households pay more than 30% for housing (Cost Burden by Income for Owner-Occupied Households)

https://www.census.gov/quickfacts/fact/table/belleislecityflorida

⁸ See: http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4812

⁹ All estimates provided by Shimberg Center for Housing Studies analysis of the 2018 American Community Survey. See: http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=4812

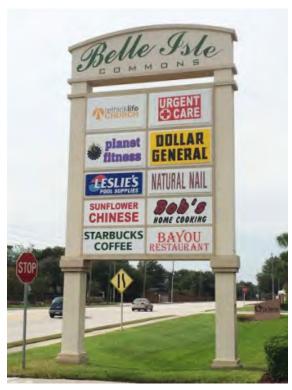
¹⁰ All estimates provided by Shimberg Center for Housing Studies analysis of the 2018 American Community Survey. See: http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=4812

¹¹ From the U.S. Census Quick Facts for Belle Isle. See:

Economic Characteristics

The U.S. Census provides information using a 5-Year Estimation process between census years. The most recent 2017-2021 estimations show that the median household income in Belle Isle was \$113,309.00.¹² This is considerably more than the median wage of \$69,021 in the U.S, and the median wage in the City of Orlando, \$58,968¹³ ¹⁴. There are 10.4% persons in poverty on Belle Isle, as compared to 11.4% nationally, and 15.5% in City of Orlando. This metric aligns well with the above data relating to home ownership, and indicates the City is quite wealthy in comparison to other areas in Orange County.

According to the Bureau of Labor Statistics for the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, 13.3% of the total area's employment work is in the Office and Administrative Support major occupational group (compared to 12.6% nationally). This occupational group is the highest in the area, followed by sales and related, and food



Source: Homes.com

preparation and serving (both of which are at 11.4% percent of total employment).15

Education Characteristics

For Belle Isle, the U.S. Census estimates that 96.2% of the population over 25 years of age are high school graduates, while 52.6% also have a Bachelor's degree or higher. This is significantly higher than the United States education rate of 88.9% of the population over 25 years of age have obtained a high school degree and 33.7% who have achieved a Bachelor's degree or higher. In the City of Orlando, 91.6% of the population over 25 years of age have obtained a high school degree and 40.1% have achieved a Bachelor's degree or higher.



Source: Cornerstone Charter Academy

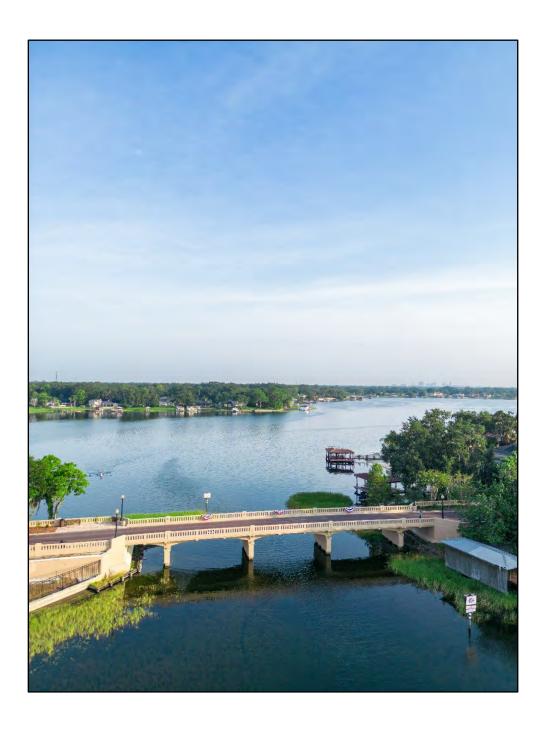
¹² See: https://www.census.gov/quickfacts/fact/table/belleislecityflorida

¹³ See: https://www.census.gov/quickfacts/fact/table/US/SEX255222

¹⁴ See: https://www.census.gov/quickfacts/fact/table/orlandocityflorida,belleislecityflorida/PST045222

¹⁵ See: https://www.bls.gov/regions/southeast/news-release/occupationalemploymentandwages_orlando.htm

In sum, Belle Isle is affluent and well-educated. The population is steadily growing and the evenly distributed in terms of age. High rates of homeownership, extremely low availability of rental units, and predominance of single-family detached housing stock pose issues for affordability on a local level. The characteristics also uphold the City's vision for high living standards, stable population levels, and protection of existing, low-density single-family neighborhoods.



Existing Land Use, Development Potential, and Annexations

Existing Land Use

The Future Land Use Element within the Plan identifies the types, densities and intensities of various land uses in the City of Belle Isle, and specifies where these land uses are permitted within the City's ten-year planning horizon. The Future Land Use Map and supportive Future Land Use Goals, Objectives & Policies provide the framework for implementing the City's Zoning Map and the Land Development Code (LDCs). The LDCs provide the details of specific allowable uses for each parcel of land within the City, along with the form of allowable development based upon setbacks, maximum building height, lot coverage, and other spatial elements. The result of the Future Land Use Map and Zoning Maps is realized through the built form of Belle Isle. The existing land use pattern is predominantly single-family residential. Single-family residential appears along the local and major collector roadways throughout the City, as well as adjacent to the Conway Chain of Lakes. Small commercial nodes are focused primarily on the western edge of the City adjacent to S. Orange Avenue and Hoffner Avenue; the southern edge adjacent to McCoy Road.; and the western intersection of S. Conway Road, and Hoffner Avenue. The City's only industrial land is located on the southside of SR 528, along Boggy Creek Road.

Table 5: Total Land Area by Future Land Use below summarizes the distribution of the adopted future land use categories based on the Future Land Use Map data as of July 2023. The table indicates the largest land use allocation within the Low-Density Residential designation, representing approximately 1,039.2 acres, or 80.6%, of the City's total acreage. Industrial is the next largest future land use represented on the City's Map with 84.79 acres or 6.6% of the total land area. While the Medium Density Residential category only represents 38.9 acres, or 3%. Between the LDR and MDR future land use categories, over 85% of the City is designated as residential.

Table 5: Total Land Area by Future Land Use

Total Land Area by Future Land Use						
Future Land Use Category	Total Acreage	% of Total Land				
		Area				
Low Density Residential	1032.2	80.6%				
Medium Density Residential	38.9	3%				
Commercial	73.55	5.7%				
Industrial	84.79	6.6%				
Professional Office	1.54	0.1%				
Professional Business	6.55	0.5%				
Conservation	8.76	0.8%				
Recreation	14.87	1.1%				
Unclassified	20.46	1.6%				
TOTAL	1,288.62 Acres	100%				

¹⁶ The 2010 Comprehensive Plan planning horizon was to end in 2020.

¹⁷ Land development regulations are documented in the City's Land Development Code (LDC).

Vacant Land

An additional analysis was conducted on vacant lands in the City. Below, Table 6: Vacant Land by Future Land Use, provides a breakdown of vacant acreage and density potential within each future land use designation. The table correlates the vacant lands to the potential density of its assigned Future Land Use designation.

This analysis indicates there are approximately 75.7+/-acres of vacant lands within the City boundaries representing approximately 6% of the land area. In effect the City is built out with very limited land available for new development. The Low Density Residential future land use designation contains approximately 45.64 vacant acres or 60% of the available vacant lands. These lands are platted single-family lots that are vested for density, meaning that their future use (a single-family dwelling unit) is generally known from a development standpoint, unless multiple lots were assembled and rezoned for different uses. Based on the analysis, this implies, purely from a future land category standpoint, an estimated remaining unit potential of 86 dwellings in the Low Density Residential (LDR) Future Land Use Category.¹⁸

Of note is a vacant +/- 30 acres on S. Conway Ave., adjacent to the Belle Vista and Lake Conway East subdivisions. This parcel is family owned, but given its size, has the highest level of development potential of all vacant land in the City. Given its existing Future Land Use designation of LDR, in its current state, the maximum residential development that could be developed is 165 dwelling units per the Comprehensive Plan. However, additional land use and engineering analysis would be required to best understand the true potential of the parcel.

It is evident that the City has little remaining land for new development and the trends over the next 20-year planning horizon suggest a focus on redevelopment. This also lends to discussing annexation strategies in order to continue to stimulate tax base growth for the City and/or accommodate demand for housing in the City.

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¹⁸ Deed restrictions or other covenants may impact the possible build out scenario.

Table 6: Vacant Land by Future Land Use

Vacant Land by Future Land Use							
Future Land Use Category	Maximum Allowable Density	Vacant Acres	% of Total Land Area	Estimated Remaining Unit Potential			
Low Density Residential	5.5 du/acre	45.64	60%	251			
Medium Density Residential	10 du/acre	11.34	15%	113			
Commercial	N/A	5.25	7%	0			
Industrial	N/A	4.09	5%	0			
Professional Office	N/A	0.65	1%	0			
Public Buildings	N/A	N/A	0%	0			
Conservation	N/A	8.76	12%	0			
Recreation	N/A	N/A	0%	0			
Unclassified	N/A	N/A	0%	0			
TOTAL		75.7 Acres	100%	364 DU			

Annexations

Since the adoption of the current Comprehensive Plan in February 2010, there has been (3) three annexations of land into the City. The first annexation under Ordinance No. 16-07 is known as

Brighton Park. The City acquired these 16+/- acres and classified the lands as Medium Density Residential (MDR) on the Future Land Use Map.

The second annexation occurred in 2021 and consists of 9+/- acres of right-of-way along Daetwyler Drive (CR 528A), approved per Ordinance 21-05. The latest annexation occurred in 2022, when the City of Belle Isle obtained 7+/- acres of developed residential lands known as Sienna Place.



Source: Zillow.com

Through Ordinance 22-01, Sienna Place was annexed into the City and previously designated Medium Density Residential under Orange County's Comprehensive Plan. Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing City limits. Due to the City's geographic location and proximity to neighboring municipalities, expansion of the city boundary would most likely occur to the north or southwest.

- 16-07 Brighton Park (16+/- Acre Residential)
- 2020 Interlocal Agreement Transfer of Jurisdiction Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive, and Judge Road
- 21-05 Daetwyler Dr Right-of-Way (9+/- Acre Right-of-Way)

• 22-01 Sienna Place (7+/- Acre Residential)

Infrastructure Analysis & Capital Improvements
Previously, § 163.3177, F.S. required that cities annually update their Capital Improvements
Element (CIE) and Five-Year Schedule of Capital Improvements. However, Chapter 163.3177 was modified in two important ways upon passing of the 2011 Community Planning Act.¹⁹

First, Section 163.3117(3)(a)(4) previously required that the capital improvements element cover a 5-year period and identified whether projects were



Source: PMA Consultants

funded or unfunded and be accompanied by a priority. This section of Florida Statutes no longer requires the demonstration of financial feasibility.

Second, Section 163.3177(3)(b) modifies the requirements for local governments to annually review the capital improvements element. The City is no longer required to transmit the adopted amendment to the state land planning agency, adopt a long-term concurrency management system, or to address financial feasibility.

Water, Sewer & Reclaimed Water

The City does not own, operate, or maintain any of the water supply facilities or transmissions mains servicing the City. The City's potable water and wastewater service is provided by two (2) water suppliers: Orlando Utilities Commission (OUC) and Orange County Utilities (OCU). According to the 2006-2016 City of Belle Isle Water Supply Facilities Work Plan, "the City is not a consecutive system and the water suppliers and service is not recorded by a master meter. OUC and OCU do not consider the City a separate system and information specific to the City is not kept on file. OUC and OCU meter each connection. Therefore, the historical water consumption is not readily available. The City of Belle Isle is included in their projected demand in their water supply plans and is included in their consumptive use permits.

Similarly, the City does not have a reuse pipe distribution system, nor does it plan to retrofit within the next ten (10) year horizon 2006-2016. The City's potable water providers do not have reuse water available nearby and there are no plans by OUC or OCU bring reuse water service to the City.

A spatial analysis was completed to advise/prioritize septic tanks as required by the new Clean Waterways Act. As required by the new law, all partners within a BMAP must submit a wastewater treatment/septic tank plan by February 1, 2024. The City of Belle Isle is named as a partner in the Lake Okeechobee Basin Management Action Plan (BMAP)²⁰ and as such, must submit a plan to address septic tanks in the City that are within ½ mile of an existing sewer line.

¹⁹ The Community Planning Act was pursuant to House Bill 7202.

²⁰ https://floridadep.gov/dear/water-quality-restoration/content/basin-management-action-plans-bmaps

The initial analysis found that \pm 85% of the land in Belle Isle is within ¼ mile of a sewer line, including over 1,000 existing septic tanks and all of the undeveloped parcels, which will be required to be on sewer.

Prioritizing and developing a plan for retrofitting septic tanks is a significant issue that the City will need to consider moving forward and is covered in brief in the Critical Community Issues section of this Analysis. Federal and state funding mechanisms and grants are available to assist in these important infrastructure projects, which the Plan update can help target.

Orlando Utility Commission (OUC) 21

OUC is the municipal utility of the City of Orlando that provides water, electric, and chilled water services. OUC's water service area is approximately 200 square miles which includes the Cities of Orlando, Edgewood, and Belle Isle, in addition to large portions of unincorporated Orange County.

There are seven water supply/treatment facilities within the OUC water service area. Each facility includes wells, ozone generating equipment, ozone contact tanks, chemical feed equipment, ground storage reservoirs, high service pumps, control equipment, and emergency power facilities to run the plant in the event of an extended power outage. OUC's Southeast facility repumps water in the distribution system to maintain pressures in the extreme Southeast portions of the service area, including Lake Nona.

All OUC wells tap into the Lower Floridan aquifer. The only constituent in the raw water that requires treatment is hydrogen sulfide, a gas with an offensive odor that is easily removed by the ozone treatment equipment. OUC performs rigorous testing of the water it pumps from the aquifer to make sure that it is free from contaminants and suitable for treatment using the ozone treatment process.

OUC has three emergency interconnects with OCU which provide emergency sources of water in the event one utility unexpectedly experiences extensive loss of supply sources or treatment facilities. The water can flow either way through an emergency interconnect, depending on which utility needs the water. They are intended to be used only in an emergency and require the cooperation of both utilities to activate them during an emergency.

There are approximately 1,800 miles of transmission/distribution pipes ranging in size from 2 inches to 48 inches. One of the functions of this network is to interconnect all the water supply/treatment facilities with each other. There are three elevated water storage tanks connected to the transmission/distribution system. These tanks help maintain minimum acceptable pressure in the pipe network and supply water into the pipe network during peak demand periods.

RVi Planning + Landscape Architecture || City of Belle Isle

 $^{{}^{21}\} Source\ material:\ \underline{https://orangecountyfl.net/Portals/0/Resource\%20Library/planning\%20-\%20development/2022-1-\underline{WSFWP-1BCCTRANSMITTALBOOK-CERT.pdf}$

Orange County Utilities (OCU)²²

Treatment Facilities

OCU is the largest wastewater utility and reclaimed water provider in unincorporated Orange County. As of the end of 2020, the OCU Water Reclamation Division provided wastewater collection and treatment service to over 164,000 connections in unincorporated Orange County and portions of several municipalities through the operation and maintenance of wastewater collection systems, Water Reclamation Facilities (WRFs,) and reuse distribution systems.

OCU owns and operates four active regional WRFs: the Northwest WRF, the South WRF, and the Eastern WRF. The Hamlin Water Reclamation Facility, formerly known as the Southwest WRF opened in 2023 and provides services to the County's Southwest service area.

Reuse Facilities

OCU beneficially reuses 100 percent of its reclaimed water from the Eastern, South, Hamlin and Northwest WRFs. OCU reuses reclaimed water for aquifer recharge through rapid infiltration basins (RIBs), public access irrigation, and lake augmentation; for industrial uses through the Curtis H. Stanton Energy Center cooling water; and for wetlands enhancement. These and other reclaimed water reuse systems are permitted as part of the wastewater operational facility permits issued by the Florida Department of Environmental Protection. For each WRF, the County documents the planned end use of the reclaimed water produced. Each issued permit lists both treatment capacity and reclaimed water management (reuse) system capacity as summarized in Table 7 below.

In 2020, OCU used approximately 10,302 million gallons (MG) of reclaimed water to irrigate golf courses, residences, citrus groves, and commercial businesses. The County recharged approximately 5,945 MG of water into the aquifer through wetlands, RIBs, and augmentation of lakes; and provided approximately 2,564 MG of cooling water to the Curtis H. Stanton energy facility.

 $^{{}^{22} \} Source \ material: \underline{https://orangecountyfl.net/Portals/0/Resource\%20Library/planning\%20-\%20development/2022-1-\underline{WSFWP-1BCCTRANSMITTALBOOK-CERT.pdf}}$

Table 7: Orange County Utilities Reclaimed Water Permitted Capacity and Flows

Water Reclamation Facility	Current Permitted Treatment Capacity (mgd AADF)	Current Permitted Reuse Capacity (mgd AADF)	2020 Reclaimed Water Flow (mgd AADF)	Projected 2035 Reclaimed Water Flow (mgd AADF)
South	56.0	68.1	26.0	41.3
Eastern	24.0	31.3	19.4	24.2
Northwest	11.25	16.0	6.1	9.0
Southwest (1)	NA	NA	0.0	4.2
Totals	91.3	115.4	51.5	78.7

⁽¹⁾ The Southwest WRF is a future 5 mgd facility with two planned 5 mgd increases during Phases II & III. NA = Not applicable.

Table 8 below represents the City's 10-year project water demands, based on the existing Level of Service (LOS of 350 gallons a day for residential use.

Table 8: Potable Water Level of Service and Capacity

	Potable Water LOS					
	2020 Est. Population	LOS Standard	LOS Needed 2020	2040 Est. Population	LOS Needed 2040	
Residential	7,032	350/GPD/capita	2.58M GPD	7,747	2.7M GPD	

Table 9: Wastewater Level of Service and Capacity

		Wastewater LOS					
	2020 Est. Population	LOS Standard	LOS Needed 2020	2040 Est. Population	LOS Needed 2040		
Residential	7,032	300/GPD/capita	2.2M GPD	7,747	2.3M GPD		

^{*}Only takes into account the worst-case scenario for residential, which is single-family.

Stormwater

The City has a stormwater initiative that aims to reduce the amount of pollution entering the stormwater system. The City is a National Pollutant Discharge Elimination System (NPDES) copermittee with Orange County.

^{**} Source material 23

See: https://www.orangecountyfl.net/Portals/0/Resource%20Library/planning%20-%20development/2022-1-wsfwp-1BCCTRANSMITTALBOOK-CERT.pdf

This permit regulates what can be discharged into City waters and delegates compliance enforcement to the City. The Permit requires the City to control and reduce pollutants entering the storm drain system from residents and businesses.

As part of the federal Clean Water Act, the U.S. Environmental Protection Agency regulates the operation of most municipal drainage systems (pipes, drains, ponds, canals, etc.). In addition, they also regulate all industrial activity with any potential to affect surface water quality. Included in the definition of industrial activities are any land-disturbing activities or construction. The City of Belle Isle is required to operate a compliance inspection program to ensure that activities within the City do not negatively impact surface water quality.

All other non-storm substances discharged into the City's storm sewer system are to be considered illicit discharges that would pose a threat to the health, safety, and welfare of the public and are hereby prohibited.

The current Level of Service (LOS) standards for water quality on all new drainage systems are as follows: 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 St. Johns River Water Management District (SJRWMD).

The water quantity LOS 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 25-year external to development Cross drains and storm sewers 10-year Roadside swales, drainage internal to 10-year development or individual house Detention basins/retention basins with 25-year positive outfall Retention basins without positive outfall 100-year Note: All design storms are 24 hours in length.

Table 10: Design Storm Standard per Facility

Solid Waste

As of October 2019, the City of Belle Isle utilizes JJs Waste and Recycling Services as the sole provider of solid waste, yard waste, and recycling pick up. Orange County controls landfill operations within the County at their 1,500 acre landfill facility located at 5901 Young Pine Road, Orlando, Florida²⁴. The landfill contains both Class I and Class III disposal areas and receives roughly 3,000 tons of solid waste per day.

²⁴ City of Orlando Solid Waste Element: https://www.orlando.gov/files/sharedassets/public/v/1/documents/city-and-district-plans/comprehensive-plan/support-documents/solid-waster-water-support.pdf

The City's current adopted LOS 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.

Parks & Recreation



The City of Belle Isle Public Works Department is responsible for the administration of the City's parks and recreation programs. Currently, there are over 20+/- acres of park facilities in the City, excluding boat ramps.

The City has 15 total parks, 10 of which are smaller facilities referred to as "pocket parks". Each pocket park is created with the specific interests and needs of the contiguous community – that is, the nearby individuals and families.

A pocket park is a small park accessible to the general public, and are frequently created on small, irregular pieces of land, in vacant lots, and do not have parking or bathroom accommodations. Warren Park is the largest park that borders the City limits and is managed by Orange County. This park has parking and bathrooms and can be reserved ahead of time by residents. The updated Parks and Boat Ramps Map shows the City's 15 parks as well as four boat



ramps: Venetian, Perkins, Randolph, and Ferncreek.

Policy 1.3.2 of the Recreation and Open Space Element establish a LOS standard of 1 acres per 1,000 people. Goal 2 and Objective 2 establish a LOS standard of one public boat ramp per 3,000 residents, and public canoe launces of one canoe launch per 1,500 residents. There are currently four boat ramps in the City: Venetian, Perkins, Randolph, and Ferncreek.

Based on the current population estimate of 7,032, the LOS standard requires 7.3 acres of park land. Currently there are 20+/- acres in this category. Based on the current population projections, the City of Belle Isle will continue to exceed its LOS for community parks and boat ramps.

Table 11: Parks and Recreation Facilities Inventory

Park Name	Park Type	Approximate Acreage
1. Cross Lake Beach	Passive Park	0.15 AC
2. Regal Park	Passive Park	0.51 AC
3. Warren Park (Owned by Orange County with canoe launch)	Active Park (Sports Courts, Playground, etc.)	7.64 AC
4. Burbank Avenue Open Space (Natural Preserve-Not Maintained)	Passive Park	4.0 AC
5. Trimble Park	Passive Park	3.48 AC
6. Swann Beach (Be Bateman Park)	Passive Park	0.46 AC
7. Conway Circle (Pocket Park)	Passive Park	0.1 AC
8. Lesser Park (Pocket Park)	Passive Park	0.05 AC
9. Holloway Park (Pocket Park)	Passive Park	0.49 AC
10. Delia Beach	Passive Park	0.18 AC
11. Wallace Field	Passive Park	2.41 AC
12. LaBelle Beach	Passive Park	0.13 AC
13. Peninsular Park	Passive Park	0.22 AC
14. Venetian Park	Active Park (Boat Ramp)	1.32 AC
15. Gilbert Park	Passive Park	0.11 AC
	Total Acreage	20.8 Acres

Table 12: Boat Ramp Inventory

Boat Ramp	Acreage
1. Venetian Boat Ramp (No public parking)	0.22 acres
2. Perkins Boat Ramp (Parking by Permit Only)	0.46 acres
3. Randolph Ramp (Orange County)	0.54 acres
4. Ferncreek Ramp (Orange County)	0.26 acres
Total Acreage	1.48 acres

Transportation

Policy 1.3.1 of the Transportation Element establishes a roadway level of service (LOS) for all City roadways. The City, adopted a peak LOS that is consistent with Orange County's adopted LOS for the following County Roads that are in and adjacent to Belle Isle as follows:

Table 13: Adopted County Roadway LOS

Roadway	Classification	LOS
Gondola Drive/Matchett Road	Local Street	С
Daetwyler/Judge/Conway Roads	Urban Collector	Е
Hoffner Avenue	Minor Arterial	Е
Nela Avenue/Seminole Drive	Urban Collector	Е

Policy 1.3.3 adopts a LOS standard that is consistent with Florida Department of Transportation (DOT) LOS standards for State roadways that are adjacent to Belle Isle as follows:

Table 14: Adopted State Roadway LOS

Roadway	Classification	LOS
Conway Road (North of Hoffner)	Minor Arterial	D
Orange/Hansel Avenues	Principal Arterial	D

In addition to the LOS standards adopted above, the City has adopted a LOS standard of 3,530 vehicles per peak hour for four-lane divided minor arterial, McCoy Road.

In 2022, the City worked with a third-party consultant to review the City's Transportation Systems Plan (TSP). This coordinated effort involved working with MetroPlan Orlando and Orange County, in order to identify transportation systems, as well as outlines policies and strategies necessary to meet existing and future travel needs (motor vehicle, pedestrian, bicycle, and transit) based on projected population growth and community aspirations.

Four major roadways were focused on during this project: Hoffner Avenue, Nela Avenue, Daetwyler Road, and Judge Road. Plans were developed that improved pedestrian safety and connectivity, traffic control, and traffic circulation. The plan documents are attached to this document for reference and show a commitment by the City to improve its historical residential roadways in a manner that promotes pedestrian friendly corridors and improved vehicular operations. These improvements may improve current LOS standards which may also impact how future roadways are planned and other development opportunities that may occur within the City.

In 2023, City staff coordinated with Congressman Darren Soto's office in obtaining a \$745,000 grant for improvements to Daetwyler Drive which is a co-jurisdictional roadway with Orange County. The purpose of the grant is to provide widen the street, and creative muti-use paths for pedestrian and bicyclists from Conway Road. to McCoy Road.

Additionally, MetroPlan Orlando, along with its government partners, has been awarded a \$3.79 million federal grant. MetroPlan Orlando and VHB is working with the City to develop a Vision Zero Safety Action Plan.

The intent is to make streets and roads safer, specifically addressing roadway injuries and fatalities. The City is going to continue discussions on this specific item with MetroPlan Orlando and VHB as it will continue the recent trend of roadway safety improvements occurring within the City.

Schools

Since the 2009 Comprehensive Plan was adopted, Florida Statutes no longer requires local comprehensive plans to include a Public School Facilities Element and maintain an adopted Level of Service for these facilities. The current Comprehensive Plan adopted school facilities policies into several Elements of the Plan, including the Future Land Use, Intergovernmental Coordination and Capital Improvements Elements. These provisions are no longer required by the State of Florida.

Belle Isle works jointly via an interlocal agreement with Orange County, the City of Orlando, the City of Edgewood, and the Orange County Public School District (OCPS) to address adequacy of school facilities. The City is also home to Cornerstone Charter Academy, a SACS Accredited, tuition free, K-12 Public Charter School.

The City of Belle Isle is serviced by the following public schools through OCPS:

Grade LevelSchoolLocationK-8Pershing School1800 E. Pershing Avenue, Orlando, FL 32806ElementaryShenandoah4827 S. Conway Road, Orlando, FL 32812MiddleConway4600 Anderson Road, Orlando, FL 32812HighOak Ridge700 W. Oak Ridge Road, Orlando, FL 32809

Table 15: Public Schools serving Belle Isle

OCPS publishes an Enrollment Summary By School, which was last updated on 10/2/23. The Total enrollment and capacity statistics for the schools detailed above, are shown below ²⁵:

^{*}Dependent on school capacity, residents may not be limited to the schools that are located within their specific zone. Adjacent Concurrency Service Areas may have capacity which allows for students to attend other schools within the zone.

²⁵

Table 16: Public Schools Enrollment

School	Total Enrollment By Student	Total Capacity By Student	Available Capacity by Student
Pershing School	1,089	1,211	122
Shenandoah	417	539	122
Conway	708	926	218
Oak Ridge	2,583	2,208	-375

Cornerstone Academy Charter and Cornerstone Charter Academy High School do not provide total capacity information. However, as of 10/2/23, their enrollment was 987 students (Academy Charter) and 571 students (Academy High School), respectively.



Source: Orange County Public Schools

OCPS also provides Ten-Year Enrollment Projections ²⁶:

Table 17: OCPS Ten-Year Enrollment Projections

School	Permanent Program Capacity (2022)	2023-2024	2028-2029	2033-2034
Pershing School	1,211	1,130	1,095	998
Shenandoah	539	439	474	503
Conway	520	493	421	444
Oak Ridge	2,208	2,521	2,586	2,683

Additional schools will be needed, or expansions to existing schools to manage the long-term needs of the growing population in Belle Isle and neighboring municipalities and unincorporated areas. Of note is that the Cornerstone Charter Academy is currently undergoing an expansion project and received the relevant zoning approvals to expand

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https://www.ocps.net/UserFiles/Servers/Server_54619/File/Departments/Student%20Enrollment/Demographics/22_23TenyearProjections_022223.pdf

Overview of 2019-2020 Strategic Plan

Another layer of information that should be incorporated in the Comprehensive Plan is the City's past work in visioning and strategic planning. Typically, visioning is a process that can define the desired future of a community. Visioning can capture citizens' long-term aspirations and empowers the community to effectively realize its goals. In August 2019, the City worked through a two-day intensive public workshop to create the City's first adopted Strategic Plan. This guided process helped ensure the City had a road map for maintaining and achieving the Vision for the City.

As part of this intensive process, the Strategic Plan documented an updated vision and mission statement to help guide the new vision for the City. The new Vision statement reads:

"A safe, serene Florida community; where families desire to reside, raise a family; enjoy our natural surroundings, excellent schools and a quiet way of life."

The Mission Statement was similarly updated to adequately convey the purpose and direction of the organization:

"The City of Belle Isle continuously preserves our natural resources and enhances our quality of life through intelligent, inclusive leadership and outstanding municipal services."



From these updated mission and vision statements, the City was able to establish a set of twelve (12) values that would help to drive the execution and implementation of the City's decisions, programs, and services:

Belle Isle Strategic Plan Guiding Values		
Accountable	Ethical	Excellence
Inclusive	Leadership	Open and Transparent
Quality	Responsive to Public	Selfless
Solvent	Stewardship	Trustworthy

The resultant discussions about creating a new mission, vision, and values, led to a focused quadrant of goals that became the framework for the Strategic Plan's Objectives and Strategies. These four goals can be used broadly for all policy documents and decisions that the City is undertaking during this period of growth and review. The Goals were established as follows:

- 1. To improve communication and relationships with all stakeholders, internally and externally.
- 2. To maintain and enhance city infrastructure (including facilities, utilities, roads, sidewalks, and parks)
- 3. To maximize all of the City's resources to accomplish the mission, vision and goals efficiently and effectively.
- 4. To manage growth.

This effort, while not originally connected to a Comprehensive Plan Update process, helps to underscore the community's values and can help guide the current Comprehensive Plan Update. In order to translate these broad strategic goals into the Comprehensive Plan's Goals, Objectives, and Policies (GOPs), amendments to the Plan can be guided by such questions as, "What current policies are in place that may limit or seem to limit interaction with vital stakeholders? Are there opportunities for infrastructure improvements that may have a high return for all City residents? If the City wishes to grow its boundaries while managing growth pressures that may not exist today due to land limitations, are new policies needed to balance what may result from geographic growth? What type of legal agreements are needed to nurture adjacent agency relationships to create positive outcomes from new growth management objectives?"

Before turning to specific observations of strategies to amend the current Plan, the following section summarizes the public outreach component of the process that informed the observations.

Summary of Public Outreach Approach



Due to the impact of a comprehensive plan on citizens, public outreach is a key component of a community planning process. A comprehensive plan has broad influence that touches all aspects of the community, from aesthetics and the character of existing neighborhoods, to planning for new growth and development.

Belle Isle's City Council has further emphasized the importance of community engagement in this Comprehensive Plan assessment and update process through the project scope. The scope calls for a coordinated and transparent outreach program that includes community meetings, steering committee input, and other avenues of obtaining public input to arrive at a final product.

The process was structured to ensure early and continuous public involvement throughout the lifecycle of the project. The following is a summary of the public outreach strategies utilized for preparation of this assessment and the forthcoming Comprehensive Plan amendments.

- ✓ City Council "Kick-Off" Workshop
- ✓ City Council Workshop to present Preliminary Assessment Report
- ✓ Collaboration with a local Steering Committee throughout the project
- ✓ Online Community-Wide Planning Survey distributed on City website and via social media
- ✓ Project Website https://www.belleislefl.gov/planning/page/so-what-comprehensive-plan-update-take-survey
- ✓ Public Hearings for Transmittal & Adoption

Steering Committee

The Consultant Team and City Staff have identified key stakeholders representing diverse interests and expertise who invited to serve as the project's steering committee. The Committee will be engaged in bi-monthly meetings over the course of the project to provide input on work product, guide the critical community issues addressed in the Plan, and offer invaluable local knowledge and context to assessment.

Community Survey

In addition to the meetings, an on-line survey was developed. The purpose of the survey was to expand the opportunities for public input. The sample survey is provided in Appendix C and will guide the amendment process relating to small-town character, protection of the environment, connectivity, and public safety.

Community Workshop & Public Hearings

Following publication of this Preliminary Assessment Report and issuance of the community survey, the Consultant Team will conduct a broadly advertised Community Workshop to solicit direct conversations with the community and ask direct questions that will guide updates to the Comprehensive Plan Vision and implementing Goals, Objectives and Policies. Following the workshop, additional publicly advertised hearings will occur to allow for additional public comment and feedback on the proposed amendments.

Critical Community Issues

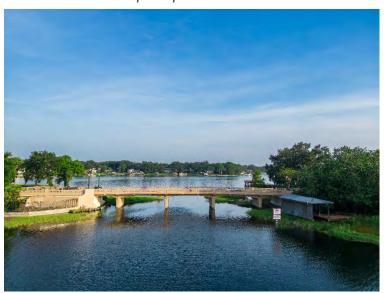
The following discussion highlights several critical community issues that were identified in the planning assessment and the development of this Report. These issues help to frame the recommendations for later Plan amendments.

Available Land and Annexation

The City Council has expressed a desire to review annexation strategies that would assist in the delivery of services, as well as grow the City's tax base. As a smaller City, with less than 40 acres of available vacant land for new development, annexation is generally a popular strategy to grow in size, tax base, and residential population. However, in a review of surrounding parcels and land use maps, annexation may not be a fully realized strategy that would be a great benefit to the City. There are many issues to consider such as: cost of service delivery, availability of vacant land in target annexation areas, jurisdictional issues with existing infrastructure, shifts in political dynamic, and value of taxation of new properties. For example, with regards to taxation, if a City were to annex primarily residential property, the cost of delivering services to those newly annexed properties may far exceed the revenue generated for the new tax roll. Other types of land uses, though, such as commercial or industrial, may provide for a healthier recovery of cost.

It is strongly recommended that the City do a full analysis, that may be separate from this review and update of the Comprehensive Plan, to better vet and understand this complicated issue. High functioning collaboration and relationships with neighboring governments, such as City of Edgewood, City of Orlando, and Orange County, would help to generate fruitful initial meetings for such an undertaking.

Environmental and Open Space



The City's lakes are a very unique and valuable asset to everyone within the City. The City also values it's parks and open space, and provides a wide range of park types and locations throughout the City. The policies related to Conservation, however, require updating to meet current standards that better reflect the value these assets have. Those recommended updates can be seen in Appendix "B". A broad plan for improvement and enhancement of the City's parks is encouraged. Many parks are designed as

neighborhood pocket parks, with limited amenities. With vacant land in short supply, redevelopment strategies, such as public open space and amenity requirements for new development, are encouraged in order to keep public costs down.

As mentioned earlier in the Report, in 2020 the State of Florida adopted SB 712, known as the Clean Waterways Act. This Senate Bill is now adopted as Chapter 2020-150 in the Laws of Florida ²⁷. As required by the law, all partners within a BMAP must submit a wastewater treatment/septic tank plan by February 1, 2024. The City of Belle Isle is named as a partner in the Lake Okeechobee BMAP and as such, must submit a plan to address septic tanks in the city that are



within ¼ mile of an existing sewer line. It will be a substantial burden on the City to address the septic tanks. Prioritizing and developing a plan for retrofitting septic tanks is a significant issue that the City will need to consider moving forward.

Neighborhood Character/Built Form

Based on kickoff meetings with City staff, the City Council, and initial feedback from the Community Survey, maintaining the character of Belle Isle and existing neighborhoods are of critical importance to the City. The American Planning Association defines community character as the distinct identity of a place. Belle Isle is surrounded by the City of Orlando, City of Edgewood, and unincorporated Orange County. It is vital to the City and its residents to create a quaint residential enclave among all of those external uses that impact the community.

With that context in mind, the Future Land Use, Transportation Housing, Parks and Open Space, and Conservation Elements can better provide for the protection of established neighborhoods through an integrated set of policies. Meaningful additions may include policies that support thoughtful planning for redevelopment of existing homes and commercial areas, transitional site design that can allow for diverse uses to complement each other, and provisions for neighborhood protection.

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 $^{^{27}\} https://www.floridahealth.gov/environmental-health/onsite-sewage/_documents/new-law-2020-150.pdf$

Comprehensive Plan Element Review

This Element Review section includes a comprehensive examination of all of the existing goals, objectives and policies of each Element of the Comprehensive Plan ("Plan"). The purpose of this review is to determine the continued applicability of the Plan's goals, objectives and policies as they relate to the City's vision, stated priorities, and compliance with Florida Statutes. The following section also inventories amendments adopted to the Plan since 2010 and an annexed lands analysis.

Subsequent to adoption of the 2010 Comprehensive Plan, there have been significant changes to Florida Statutes that have resulted in a "deregulation", or pre-emption, of compliance requirements and significant changes to how local governments can handle concurrency, or the timing of infrastructure to serve existing and future development.

The state-mandated or "state consistency" review subsection under each Element below is a summary of the Comprehensive Plan changes required for compliance with Section §163.3191(2)(f), Florida Statutes. This Section is supplemented by the State Consistency Review and Policy-by-Policy review that appears later in this Report.

The majority of recommendations below relate to "general" amendments that would be required to align the Plan with the public input received to date and the strategic priorities identified by City Council. This includes priorities relating to the protection of Belle Isle's neighborhoods through the proper planning of pedestrian scale transportation improvements and natural resource protection (including waterways).

Plan Changes Since 2010 Adoption

To understand the processing of Comprehensive Plan changes since the last adopted Comprehensive Plan of Belle Isle, the following analysis documents changes that have been made since 2010. This analysis will help guide the update process and provides key indicators on where revisions are needed to address changing conditions.

Comprehensive Plan Amendments

Since adoption of the Current Comprehensive Plan, there have been relatively few amendments to the Plan. The majority of amendments were "housekeeping" in nature – or state-required updates relating to capital improvements and the creation of a Private Property Rights Element.

Table 18: Comprehensive Plan Amendments Since 2010

Ordinance No.	Summary
Ordinance 10-01	Adopting amendments and revisions to the Comprehensive Plan as recommend by the 2008 EAR
Ordinance 10-02	Amending the text of the Capital Improvements Element and adopting the 5-year CIP
Ordinance 10-05	Amending the text of the Capital Improvements Element and Public Schools Facility Element
Ordinance 10-06	Designation of future land uses to nineteen (19) annexed parcels to Commercial, public Building, and Medium Density Residential.
Ordinance 11-03	Amending the text of the Capital Improvements Element and adopting the 5-year CIP
Ordinance 21-09	Adoption of the Private Property Rights Element

Annexations

Since adoption of the current Comprehensive Plan in 2010, there have been three (3) annexations of land into the City:

- 16-07 Brighton Park (16+/- Acre Residential)
- 2020 Interlocal Agreement Transfer of Jurisdiction Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive, and Judge Road
- 21-05 Daetwyler Drive Right-of-Way (9+/- Acre Right-of-Way)
- 22-01 Sienna Place (7+/- Acre Residential)

Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing city limits. The City is also considering strategic annexation initiatives that may increase the tax-base, such as existing commercial centers in unincorporated Orange County on the east side of the City. It is recommended that further analysis be done to better understand the financial impacts to the City and its delivery of services prior to annexing additional lands.

Element-By-Element Review

The following section provides an "Element-by-Element" review that summarizes the overall analysis that is detailed in Appendix A. Each section is generally organized into four parts: Key recommendations to consider, state-consistency amendments, general amendments, and map amendments. Note that these observations are in their initial stages. As the project moves into the amendment phase (Phase II), these recommendations will be reviewed through public constituencies and committees, including the Planning Board, Steering Committee, staff, and public. These should not be considered to be a final list of amendments to be undertaken.

Overall Observations

The following are overarching observations relating to the Plan as a whole:

- The planning horizon should be extended to 2045 to align with the latest population projections.
- The Comprehensive Plan should include an aspirational statement to guide the Plan as a whole.
- The concept of "Community Character" and "Neighborhood Protection" should be defined due to nature of the community and its desire to maintain natural state.
- Broad goals for annexation should be considered based on the City Council's desire to better understand the impacts of such plans.
- Transportation policies related to complete streets should be strengthened in order to
 promote such investment within the City's neighborhoods. Partnerships will be required
 due to jurisdictional and ownership boundaries of certain roadways within the City.

Future Land Use Element

Key Recommendations

- Create a new, broader and complete Future Land Use Element Goal to address all aspects relating to land use and livability.
- Integrate the Future Land Use Element with Infrastructure, Transportation and Housing Elements through additional policies.
- Strengthen policies related to infill and redevelopment to ensure the character of established neighborhoods are preserved in order to protect character of the community.
- Create a comprehensive table that more succinctly details the maximum densities and intensities allowed in each FLU category and which zoning districts comply with the respective FLU categories.
- Consider the incorporation of mixed-use densities.

 Include language that provides policy support for code enforcement mechanisms in the Code of Ordinances for uses that are either undesirable or cause negative impacts to neighborhoods.

State Consistency Amendments

 Consider creating a Glossary to define new terms that may be related to new requirements or changes to Florida Statutes.

General Amendments

- Incorporate descriptions of each Future Land Use Category under Objective 1.1 and clarify/simplify intent in terms of allowable land uses, densities, intensities and other relevant elements.
- Streamline existing objectives and policies to avoid repetition and provide clearer direction when addressing the City's intent to limit sprawl, desired density/intensity, the timing of development with available infrastructure, and achievement of a highly livable built environment.
- Consider rewriting noted Objectives to be more concise in some cases and broader in others.
- Consider removal of Land Development Code-level of regulations from some policies, where appropriate, and move the regulations to the Land Development Code (LDC).
- o Remove or revise policies that had timelines/deadlines that have expired.
- Provide cross-references to policy language that is repeated in other Elements to create clear connections.
- Consider revising Policy 1.11.1 to address flexibility for mixed-use development patterns, live/work scenarios, and other emerging land use innovations.
- Strengthen linkage between land use and community resiliency.

Map Amendments

- o Map 1: Update Date, Review and Update Vacant Lands.
- Map 2: Update Date, Review and Update Existing Land Use areas.
- Map 3: Ensure Zoning Districts are accurate based on approvals since 2009.
- Map 4: Make Horizon Year 2045 and ensure FLU Categories are accurate based on approvals since 2009.
- Map 5: Update Date and review all adjacent existing land uses.
- Create a new map of strategic annexation areas.

Transportation Element

Key Recommendations

 Strengthen and improve coordination between land use and transportation planning, in the development review process as well as in capital funding decisions.

- Continue to coordinate and collaborate with key strategic partners in the region to obtain funding for transportation projects.
- o Emphasize safety and complete streets concepts throughout the Element.

Consider whether to maintain transportation concurrency. Provide tools and techniques to address the application of transportation concurrency, if maintained. Tools and techniques may include but are not limited to: proportionate-share formula, which deducts costs of providing for "transportation deficiencies"; transportation sufficiency plans; and development patterns that encourage multi-modal transportation systems.

General Amendments

- o Integrate a multi-modal Objective to address the City's vision for bicycle, pedestrian, boating and other forms of transportation as appropriate for the City.
- Adopt policies related to future improvements for bicycle and pedestrian safety and show on a map.
- Consider integration of appropriate and context sensitive transit options.
- Integrate and emphasize safety and health for all users and age groups. Consider incorporating a new Goal with supportive objectives and policies.
- Consider addressing innovation and technology regarding potential for accommodating autonomous vehicles in the future.
- Consider adopting a 2045 Transportation Master Plan map by reference.

Map Amendments

- Create a road, sidewalk, and path network map
- Create a multi-modal master plan map
- Consider creating a transportation districts map
- Create a future based transportation improvements map

Housing Element

Key Recommendations

- Strengthen policies relating to protection of neighborhoods and community character in concert with Future Land Use Element changes.
- Clarify how affordable housing units are supported through policies and the Land Development Code.
- Move zoning requirements to the Land Development Code but provide for policies that allow and encourage LDC variety for certain types of housing.
- Encourage policies related to aging-in-place, given the population projections.

- Amendments to comply with HB 1339 passed in 2020, which requires local governments to fully offset all costs to the developer for any requirements to provide affordable housing.
- Consider revisions provided for under HB 1339 to allow affordable housing on any land zoned for residential, commercial or industrial use and allow accessory dwellings in areas zoned for single-family use.
- Consider policies related to the Live Local Act.
- Consider policies related to the promotion of aging-in-place, based on the population projections given.

• General Amendments

- Update Horizon Year for preserving affordable housing sites.
- Policies 1.1.3 and 1.1.4 should be reviewed for applicability given their relationship to the LDC.
- LOS delivery policies should be the same in all neighborhoods, not called direct attention to some more than others.
- Provide more accurate definitions and direction on moderate and low-income neighborhoods. Also show this information on the Future Land Use map as detailed in existing policies.
- o Policy 1.2.2 can be connected to the Live Local Act.
- o Update the amount of acreage needed for residential population growth.
- o Review sustainability goals and horizon year, as shown in Policy 1.5.1.

Map Amendments

 Consider a Live Local Map that shows non-residential FLU categories where Live Local projects may be considered.

Infrastructure Element

Key Recommendations

 Develop a general infrastructure goal with supportive objectives and policies that state its purpose of providing public facilities and services to serve the existing land uses as well as targeted redevelopment. These should promote public health, environmental protection, operational efficiency, and economic opportunity.

State Consistency Amendments

 Amendments to comply with HB 1339 passed in 2020 to require local governments to provide impact fee reporting in their annual financial audit to the Department of Financial Services.

General Amendments

- Several policies require updating to address current status of plans/studies, and update timeline/deadline references throughout. Capture relevant policies relating to the water quality and stormwater management study underway.
- Updates required throughout to address regular monitoring.
- Revise Element to make Objectives and Policies more specific, as opposed to generic for any municipality, by listing specific agencies and coordination processes required to be met.
- Provide and update map related to aquifer recharge areas as noted in Policy 2.1.1.
- Review all specific LOS standards references, including decision on whether to retain or modify optional concurrency standards for roads, public schools, and parks.
- Incorporate the latest stormwater management master plan that is referenced in Policy 3.1.5.
- Consider additional policies to limit public expenditures for sanitary sewer that would have the effect of directly subsidizing private development.
- o Include by reference an updated Water Supply Facilities Work Plan per Policy 5.1.1.
- Address alternative energy in infrastructure planning.

Map Amendments

Update Public Infrastructure Maps as necessary.

Conservation Element

Key Recommendations

- Reorganize the existing Conservation Element, adding more targeted goals to address specific conservation needs. Consider aligning objectives and policies under one or more of the five Conservation Element Sections recommended by the Florida Department of Environmental Protection (FDEP) listed below:
 - Water Supply and Wetlands
 - Mineral, Soils, and native vegetative communities, including forests
 - > Fisheries, wildlife, wildlife habitat, and marine habitat
 - Hazardous waste
 - Air Quality
- Create a new goal that supports and promotes public access to greenway and waterfront areas by residents and visitors.
- Consider policies that include an approach to the promotion of open space and conservation. This would include policies to support community gardens, public pathways, shade for walkability, and air quality.

- Provide guidance for addressing State requirements to address wastewater and onsite sewage treatment & disposal systems (OSTDS) required by the 2020 Clean Waterways Act (SB 712).
- o Incorporate updated Water Supply Plan by reference.

General Amendments

- Review Policy 1.1.1 to determine if it is the most efficient way to review business impacts to air and water quality.
- Consider update to Policy 1.2.2 to be similar to Orange County Comprehensive Plan Policy.
- Ensure Policy 1.1.5 is consistent with goals and objectives of Future Land Use Element and Transportation Element.
- o Consider adoption of Land Development Code (LDC) regulations related to policy 1.2.2.
- Policy 1.2.5 references several LDC updates that may or may not have already been completed.
- Update Policy 1.3.1 to reflect the intent of the now adopted conservation ordinance that is in the LDC.
- Consider policies addressing fertilizer practices.
- Provide guiding policies to achieve septic to sewer conversions.
- Consider sub-policies to Policy 3.1.4 that better define approaches to green infrastructure and Low-Impact Design.
- Address alternative energy sources relating to environmental protection.

Map Amendments

- o Update Map 6, Belle Isle Wetlands
- Update Map 7, Belle Isle Floodplains
- Update Map 9, Belle Isle Water Service Areas
- Update Map 10, Belle Isle Central Sewer Service

Parks and Open Space Element

Key Recommendations

- Consider a level of service system that addresses both acreage-based standards and amenity-based such as baseball fields, swimming pools, and trails.
- Emphasize recreational opportunities to support programs that meet the community's interests.

Consider whether the Level of Service (LOS) standards are an appropriate tool for meeting the City's goals for parks and recreational facilities. Concurrency for parks and recreational facilities are no longer required by Florida Statutes. If concurrency is maintained, appropriate tools are required.

General Amendments

- Many policies require updating, as they refer to facilities or enhancements that have been achieved.
- Broaden policies to address the Citywide benefit of parks with regard to quality of life, economic feasibility, community needs and desires, changing demographics, and evolving trends in recreation.
- o Address the role of parks and open space in achieving community character.

Map Amendments

Provide updated Parks map.

Intergovernmental Coordination

Key Recommendations

- Broaden Goal 1 to include issues related to growth, water quality, transportation, and schools.
- Given the City's goals related to annexation, specific policies related to coordinating with neighboring agency staff on Belle Isle specific issues is recommended.

State Consistency Amendments

o None

General Amendments

- Detail which governmental agencies provide services in Belle Isle in Objective 1.1.
 - Update governmental names and include new organizations.
 - Reference specific agencies and coordination goals and procedures rather than generic references applicable to any municipality.
 - While Orlando International Airport is not in the City limits, consider policies to strengthen intergovernmental coordination with the Greater Orlando Aviation Authority (GOAA).

Map Amendments

No Map changes are required.

Capital Improvements Coordination

Key Recommendations

 This Element could use broad updates related to timelines, prioritized improvements, and reporting.

- Transportation concurrency standards must be removed or revised to comply with changes to Florida Statutes.
- The City may elect to maintain optional concurrency standards for public schools contained in this Element.
- Public School Facilities Element and supportive Goals, Objectives and Policies are now optional. Consider elimination based upon changes to Florida Statutes and/or streamlining to address readily understandable and meaningful policy directive.

General Amendments

- o Updates to the CIP.
- o Review and analysis public service providers and their plans and update accordingly.

Map Amendments

No Map changes are required.

RECOMMENDATIONS FOR PLAN UPDATES

There are several more general observations that apply to the Comprehensive Plan as a whole. These include leveraging the Plan as a vision tool that speaks to the unique community charm of Belle Isle; creating linkages between land use, environment, and infrastructure throughout the Plan; and eliminating accomplished tasks, as well as outdated or detailed timeframes.

The Plan as a Vision Document

The existing Plan acts as a goals and objectives document and does not provide any guidance as to what the community's vision is, nor does it provide information on the unique community character Belle Isle provides to its residents and business owners. The Plan should provide clear context and meaning of what Belle Isle's community character is, and how it plans to maintain it, to effectively achieve this outcome.

Conversely, some of the elements contain policies that are more consistent with a regulatory code, rather than a visionary tool. Many communities choose to place these regulations in the Land Development Code (LDC) where they can implement the vision that is established in the Plan.

An example of this is in the Future Land Use Element Policy 2.4.3, which details the specific landscape buffer requirements between commercial and industrial uses. A better approach would be to provide a policy statement that states the desire to have appropriate buffering between commercial and industrial uses that ensure green open space between uses in order to avoid complete non-residential communities with high level of impervious space, which does not contribute to the green spaces and natural environment of Belle Isle. This approach strengthens the Comprehensive Plan as a tool to achieve community outcomes.

Creating Linkage Among Plan Elements

Another area of focus in the Comprehensive Plan Update involves strengthening the continuity between all elements. The different elements of the Plan should work together to reflect the community vision. The interrelationship and consistency among Plan elements ensures that the vision is accomplished. For example, Policy 2.4.5 of the Future Land Use Element provides direction on requiring "sidewalks and/or bikeways between new residential areas and educational facilities as development occurs". There is a similar policy in the Transportation Element, 1.4.3., that has the same language, but then goes further to include recreational facilities, and commercial areas. Additionally, Policy 1.1.3 in the Recreation and Open Space Element is similar in nature, but only discusses residential areas and recreation sites. These three policies can be cleaned up to include language that all uses be interconnected via vehicular and pedestrian improvements. This will improve the Comprehensive Plan elements by having that policy guidance and consistency throughout the Plan.



Policy Dates and Timeframes

Historically, comprehensive plans were used to "promise" completion of requirements that were either desired or mandated. This was commonly reflected through the inclusion of specific timeframes or completion dates in policies. There are many policies that reference start dates for requirements of the City. For example, Policy 1.1.7 in the Infrastructure Element, states that as of June 2004, the City shall coordinate with the Orange County Health Department about septic tank failures. While that may have been the initial start date of the policy, and timely at the time the policy was written, it can be confusing to readers as to why the policy started at that specific time and was not a long-term policy previously. This update does remove those types of dates, if possible, without moving away from the intent of the policy that was originally written.

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX A

APPENDIX A: STATE CONSISTENCY REVIEW

The following analysis was conducted utilizing all of the changes that have occurred to the State Comprehensive Plan since February 2010, when the City adopted its most recent Comprehensive Plan. Where inconsistencies were identified, such as a requirement not currently addressed in the City of Belle Isle Comprehensive Plan, the appropriate Element is identified for update. Where changes to the State Comprehensive Plan do not apply to the City, such as Sector Planning or Rural Land Stewardship legislation, "Not Applicable" has been denoted in the "F.S. Change Applicability to Belle Isle" column.

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element				
2009 [C	2009 [Chapters 2009-85 and 2009-96, Laws of Florida]								
1	Changes "Existing Urban service area" to "Urban service area" and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29) [Revised]	Not Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary				
2	Adds definition of "Dense urban land area." Section 2, Chapter 2009-96, LOF.	163.3164(34)	Not Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary				
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be financially feasible. Section 3, Chapter 2009- 96, LOF.	163.3177(3)(b)1.	Applicable	Not Addressed	Can be addressed in an Administrative Section and/or Capital Improvements Element				
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	Applicable	N/A	Future Land Use Element Intergovernmental Coordination Element				
5	Requires the intergovernmental coordination element to recognize airport master plans. Section 3, Chapter 2009- 85, LOF.	163.3177(6)(h)1.b.	Applicable	N/A	Future Land Use Element Intergovernmental Coordination Element				
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c	Applicable	Not Addressed	Intergovernmental Coordination Element				
7	Requires the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1. d.	Applicable	Not Addressed	Intergovernmental Coordination Element				
8	Defines "rural agricultural industrial center" and provides for their expansion though the plan	163.3177(15)(a) [New]	Not Applicable	N/A	N/A				

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	amendment process. Section 1, Chapter 2009-154, LOF				
9	Allows a municipality that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	Not Applicable	N/A	N/A
10	Allows a county that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)3.	Not Applicable	N/A	N/A
11	Requires local governments with state identified transportation concurrency exception areas to adopt land use and transportation strategies to support and fund mobility within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.	Applicable	Not Addressed	Future Land Use; Transportation and Infrastructure Element
12	Except in transportation concurrency exception areas, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the Strategic Intermodal System. Section 4, Chapter 2009- 96, LOF	163.3180(10)	Addressed	Transportation Element	Consider updates to Transportation Concurrency per changes to F.S.
13	Defines a backlogged transportation facility to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	Not Addressed	N/A	Transportation Element
2010 [Ch	apters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 20	10-205 and 2010-209, Lav	vs of Florida]		
1	Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit); no substantive comprehensive planning requirement impact. Section 16, Chapter 2010-5, LOF.	[Deleted]	Not Applicable	N/A	N/A
2	Chapter 2010-102, Laws of Florida, makes several minor changes which do not effect substantive comprehensive planning requirements: Section 163.2526, F.S.: repealed Section 163.3167(2), F.S.: obsolete language deleted Section 163.3177(6)(h),	[Revised]	Applicable	Not Addressed	Can be addressed in an Administrative Section or Capital Improvements Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	F.S.: minor wording changes Section 163.3177(10)(k), F.S.: minor wording changes Section 163.3178(6), F.S.: obsolete language deleted Section 163.2511(1), F.S.: minor wording changes Section 163.2514, F.S.: minor wording changes Section 163.3202, F.S.: minor wording changes				
3	Chapter 2010-205, Laws of Florida, makes several minor wording changes Chapter 163, Part II, F.S., which do not affect substantive comprehensive planning requirements: Section 163.3167(13), F.S. Section 163.3177(4)(a), F.S. Section 163.3177(6)(c), (d) and (h), F.S. Section 163.3191(2)(I), F.S.	[Revised]	Not Applicable	N/A	N/A
4	Chapter 2010-209, Laws of Florida, make a minor wording change in Section 163.2523, F.S., which does not affect substantive comprehensive planning requirements.	[Revised]	Not Applicable	N/A	N/A
5	Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a) [Deleted]	Not Applicable	N/A	N/A
6	Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements. Section 1, Chapter 2010-182, LOF.	163.3175(2) [Revised]	Not Applicable	N/A	N/A
7	Revises section 163.3`77(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S., must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations. Section 2, Chapter 2010-182, LOF.	163.3177(6)(a) [Revised]	Not Applicable	N/A	N/A
8	Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities. Section 1, Chapter 2010-33, LOF.	163.3180(4)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
2011 [0	Chapter 2011-139, Laws of Florida]				
1	Deletes the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of Section 163.3187.	Section 163.2517(4) [Deleted]	Not Applicable	N/A	N/A
2	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3161(1) [Revised]	Not Applicable	N/A	N/A
3	Expresses the purpose of the act, changing "control" future development to "manage" future development "consistent with the proper role of local government."	Section 163.3161(2)	Not Applicable	N/A	N/A
4	States the intent of the act is to focus the state role in managing growth to protect the functions of important state resources and facilities.	Section 163.3161(3) [New]	Not Applicable	N/A	N/A
5	Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights.	Section 163.3161(10) [Revised]	Applicable	Private Property Rights Element (Ord. 21-09)	Formally incorporate into the Comprehensive Plan
6	Expresses legislative intent to recognize and protect agriculture, tourism, and military presence as being the state's traditional economic base.	Section 163.3161(11) [New]	Not Applicable	N/A	N/A
7	Expresses legislative intent to not require local government plans that have been found to be in compliance to adopt amendments implementing the new statutory requirements until the evaluation and appraisal period provided in section 163.3191	Section 163.3161(12) [New]	Not Applicable	N/A	N/A
8	Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in section 163.3164.	Section 163.3162(4) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
9	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act" and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, Florida Administrative Code.	Section 163.3164 [Revised]	Not Applicable	N/A	N/A
10	Establishes definition for "adaptation action area."	Section 163.3164(1) [New]	Not Applicable	N/A	N/A
11	Establishes definition for "affordable housing" [same meaning as in Section 420.0004(3)].	Section 163.3164(3) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
12	Establishes definition of "antiquated subdivision."	Section 163.3164(5) [New]	Not Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
13	Establishes definition of "capital improvement."	Section 163.3164(7) [previously in Rule Chapter 9J-5] [New]	Applicable	CAPITAL IMPROVEMENTS ELEMENT: Definitions. (a)	N/A
14	Establishes definition of "compatibility."	Section 163.3164(9) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
15	Establishes definition of "deepwater ports."	Section 163.3164(11) [previously in Rule Chapter 9J-5] [New]	Not Applicable	N/A	N/A
16	Establishes definition of "density."	Section 163.3164(12) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
17	Establishes definition of "flood prone areas."	Section 163.3164(18) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
18	Establishes definition of "goal."	Section 163.3164(19) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
19	Establishes definition of "intensity."	Section 163.3164(22) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
20	Establishes definition of "internal trip capture."	Section 163.3164(23) [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
21	Establishes definition of "level of service."	Section 163.3164(28) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
22	Deletes definition of "financial feasibility."	Section 163.3164(32) [Deleted]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
23	Establishes definition of "new town."	Section 163.3164(32) [previously in Rule Chapter 9J-5]	Not Applicable	N/A	N/A
24	Establishes definition of "objective."	Section 163.3164(33) [previously in Rule Chapter 9J-5]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
25	Deletes definition of "dense urban land areas."	Section 163.3164(34) [Deleted]	Not Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
26	Establishes definition of "policy."	Section 163.3164(36) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
27	Amends the definition of "public facilities" to delete health systems and spoil disposal sites for	Section 163.3164(38) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	maintenance dredging located in intracoastal waterways (except sites owned by ports).				
28	Changes definition of "regional planning agency" to "the council created pursuant to chapter 186."	Section 163.3164(41) [Revised]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
29	Establishes definition of "seasonal population."	Section 163.3164(41) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
30	Changes definition of "optional sector plan" to "sector plan" and clarifies the purpose of a sector plan. The term includes an optional sector plan that was adopted before the effective date of the act.	Section 163.3164(42) [Revised]	Not Applicable	N/A	N/A
31	Establishes definition of "suitability."	Section 163.3164(45) [previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Creation of Appendix with Definitions/Glossary
32	Establishes definition of "transit-oriented development."	Section 163.3164(46) [New]	Not Applicable	Not Addressed	Future Land Use Element; Transportation Element; Creation of Appendix with Definitions/Glossary
33	Clarifies the definition of "urban service area" to delete the term "built-up" and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.	Section 163.3164(50) [Revised]	Applicable.	Not Addressed	Creation of Appendix with Definitions/Glossary
34	Establishes new definition of "urban sprawl."	Section 163.3164(51) [replaces definition previously in Rule Chapter 9J-5] [New]	Applicable	Not Addressed	Future Land Use Element; Creation of Appendix with Definitions/Glossary
35	Modifies requirements for maintaining comprehensive plan, deleting the reference to section 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency.	Section 163.3167(2) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
36	Deletes provisions for regional planning agency adoption of plan amendments for elements and amendments not prepared by a local government.	Section 163.3167(3) and (6) [Deleted]	Not Applicable	N/A	N/A
37	Deletes provisions for local government challenge of costs associated with preparing a comprehensive plan and related state land planning agency action.	Section 163.3167(7) [Deleted]	Not Applicable	N/A	N/A
38	Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community.	Section 163.3167(11) [Deleted]	Applicable	Future Land Use Element	N/A
39	Establishes provisions for "planning innovations and technical assistance" and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process. Requires, upon request by the local government, the state land planning agency to coordinate multiagency assistance on plan amendments that may adversely impact important state resources or facilities. Requires the state land planning agency to provide on its website guidance on the submittal and adoption of comprehensive plans, amendments and land development regulations, prohibiting such guidance from being adopted by rule and exempting such guidance from section 120.54(1)(a).	Section 163.3168(1) – (4) [New]	Not Applicable	N/A	N/A
40	Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes.	Section 163.3171(4) [Revised]	Not Applicable	Intergovernmental Coordination	N/A
41	Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies and reports be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in	Section 163.3175(5)(d) and (6) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	considering the comments provided by the commanding officer or designee.				
42	Modified to require that any local government comprehensive plan that has been amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal review pursuant to section 163.3191 and determines that amendments are necessary.	Section 163.3175(9) [Revised]	Not Applicable	N/A	N/A
43	Modified to include significant portions of repealed Rules 9J-5.001 and 9J-5.005, Florida Administrative Code, with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data.	Section 163.3177(1) [Revised]	Not Applicable	N/A	N/A
44	Deletes financial feasibility requirements.	Section 163.3177(2) [Deleted]	Not Applicable	N/A	N/A
45	Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility.	Section 163.3177(3)(a)4 [Revised]	Applicable	Not Addressed	Infrastructure Element
46	Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility.	Section 163.3177(3)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
47	Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process.	Section 163.3177(5)(a) [Revised]	Not Applicable	N/A	N/A
48	Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, Florida Administrative Code, relative to general range of density or intensity of uses for gross land area and establishing a long term end toward which land use programs and activities are ultimately directed.	Section 163.3177(6)(a) [Revised]	Applicable	Not Addressed	Future Land Use Element
49	Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)2 and 3 [Revised]	Applicable	Not Addressed	Future Land Use Element
50	Modifies requirements for the future land use element "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited."	Section 163.3177(6)(a)4 [Revised]	Applicable	Not Addressed	Future Land Use Element
51	Establishes requirements for analyzing future land use map amendments using portions of repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)8 [New]	Applicable	Not Addressed	Future Land Use Element LDC, Subpart B, Chapter 42, Article III, Section 42-66.
52	Establishes requirements for the future land use element and map series, including with slight revisions the primary indicators that a plan or plan amendment does not discourage the proliferation of	Section 163.3177(6)(a)9 and 10 [New]	Applicable	Not Addressed	Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	urban sprawl that were in repealed Rule 9J-5.006, Florida Administrative Code.				
53	Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, Florida Administrative Code, addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and airport master plans.	Section 163.3177(6)(b) [Revised]	Applicable	Not Addressed	Transportation Element
54	Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, Florida Administrative Code, and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime groundwater recharge areas and addressing areas served by septic tanks.	Section 163.3177(6)(c) [Revised]	Not Applicable	N/A	N/A
55	Modifies potable water supply planning requirements to remove the provision that states that "amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan."	Section 163.3177(6)(c)3 [Revised]	Applicable	Not Addressed	Infrastructure Element
56	Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, Florida Administrative Code, to list the natural resources to be identified, analyzed and protected and toward which conservation principles, guidelines and standards are to be directed.	Section 163.3177(6)(d)1 and 2 [New]	Not Applicable	N/A	Conservation Element
57	Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these	Section 163.3177(6)(d)3 [Revised]	Applicable	N/A	Infrastructure Element, Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	demands and the existing levels of conservation, use and protection and policies of the regional water management district.				
58	Clarifies requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J-5.010, Florida Administrative Code.	Section 163.3177(6)(f)1 and 2 [Revised]	Applicable	Not Addressed	Housing Element
59	Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency.	Section 163.3177(6)(f)2 [Deleted]	Not Applicable	N/A	N/A
60	Based on repealed Rule 9J-5.010, Florida Administrative Code, sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate sites and distribution for a range of incomes and types, and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization, and improving historically significant housing.	Section 163.3177(6)(f)3 [New]	Applicable	Not Addressed	Housing Element
61	Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archaeological resources.	Section 163.3177(6)(g) [Revised]	Not Applicable	N/A	N/A
62	Deletes provisions for local government adoption of recreational surface water use policies.	Section 163.3177(6)(g)2 [Deleted]	Not Applicable	N/A	N/A
63	Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.	Section 163.3177(6)(g)10 [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
64	Deletes requirement for intergovernmental coordination element to provide for recognition of campus master plans and airport master plans.	Section 163.3177(6)(h)1.b [Deleted]	Not Applicable	N/A	N/A
65	Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards.	Section 163.3177(6)(h)3.a and b [New]	Applicable	N/A	Intergovernmental Coordination Element
66	Deletes requirements in intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000.	Section 163.3177(6)(h)3 and 4 [Deleted]	Not Applicable	N/A	N/A
67	Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements related to transportation corridors and reduction of greenhouse gas emissions specific to local governments within an urbanized area.	Section 163.3177(6)(i), (j), (k) [Deleted]	Not Applicable	N/A	N/A
68	Deletes provisions for airport master plans.	Section 163.3177(6)(k) [Deleted]	Not Applicable	N/A	N/A
69	Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element.	Section 163.3177(7)(a)(l) [Deleted]	Not Applicable	N/A	N/A
72	Modifies provisions for processing plan amendments for land located within a rural agricultural industrial center to presume that these amendments are not urban sprawl as defined in section 163.3164 and shall be considered within 90	Section 163.3177(7)(c)2 [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	days after any review required by the state land planning agency if required by section 163.3184.				
73	Deletes requirements for public schools interlocal agreements with respect to submittal of the agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions.	Section 163.31777(1)(b)(d) and (2) [Deleted]	Not Applicable	N/A	N/A
74	Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent and other review process requirements.	Section 163.31777(3)(a)- (c) and (4)-(7) [Deleted]	Not Applicable	N/A	N/A
75	Deletes parks and recreation, schools and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis.	Section 163.3180(1) [Deleted]	Applicable	N/A	Infrastructure, Public Schools Elements
76	Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, Florida Administrative Code, which relate to achieving and maintaining adopted levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review.	Section 163.3180 (1)(a) and (b) [New]	Not Applicable	N/A	N/A
77	Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks.	Section 163.3180(1)(b) [Deleted]	Not Applicable	N/A	N/A
78	Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent.	Section 163.3180(2)(b) and (c) [Deleted]	Not Applicable	N/A	N/A
79	Deletes provisions addressing governmental entities and establishment of binding level of service	Section 163.3180(3) [Deleted]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under section 163.3184				
80	Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas.	Section 163.3180(4)(b) and (c) [Deleted]	Not Applicable	N/A	N/A
81	Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, Florida Administrative Code. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving, and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term "transportation deficiency."	Section 163.3180(5)(a)- (h) [New]	Applicable	N/A	Transportation & Infrastructure Elements
83	Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education. If a county and one or more municipalities that represent at least 80 percent of the total countywide population have adopted school concurrency, the failure of one or more municipalities to adopt the concurrency and enter into the interlocal agreement does not preclude implementation of school concurrency within jurisdictions of the school district that have opted to implement concurrency.	Section 163.3180(6)(a) [New]	Applicable	N/A	Transportation, Infrastructure & Public Schools Facilities Elements

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
84	Modifies school concurrency provisions to clarify that adoption and application of school concurrency is optional.	Section 163.3180(6)(f)1 and 2 [Revised]	Applicable	N/A	Public Schools Facilities Element
85	Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are identified and consistent with the school board's educational facilities plan.	Section 163.3180(d) [2014 cite: Section 163.3180(g)] [Revised]	Applicable	N/A	Public Schools Facilities Element
86	Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed.	Section 163.3180(h)1.a., b. and c. [New]	Applicable	N/A	Public Schools Facilities Element
88	Changes "transportation concurrency backlogs" to "transportation deficiencies" and makes related clarifications.	Section 163.3182 [Revised]	Applicable	N/A	Transportation Element
89	Changes "creation of transportation concurrency backlog authorities" to "creation of transportation development authorities" and makes related clarifications.	Section 163.3182(2) [Revised]	Not Applicable	N/A	N/A
90	Changes "powers of a transportation concurrency backlog authority" to "powers of a transportation development authority" and makes related clarifications.	Section 163.3182(4) [Revised]	Not Applicable	N/A	N/A
91	Modifies the definition of "in compliance" to include a reference to section 163.3248 and delete the reference to now repealed chapter 9J-5, Florida Administrative Code.	Section 163.3184(1)(b) [Revised]	Not Applicable	N/A	N/A

Changes to Chapter 163, F.S.		Chapter 163, F.S. F.S. Change Citations Applicability to Belle Isle		F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
92	Provides a list of the "reviewing agencies."	Section 163.3184(1)(c) [New]	Not Applicable	N/A	N/A
93	Sets forth the "expedited" and "coordinated" review processes.	Section 163.3184(2) [New]	Not Applicable	N/A	N/A
94	Sets forth requirements for adopting and processing plan amendments according to the "expedited" and "coordinated" review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review and coordination with other state agencies and public hearings.	Section 163.3184(3) and (4) [New]	Not Applicable	N/A	N/A
95	Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution.	Section 163.3184(5)-(7) [New]	Not Applicable	N/A	N/A
96	Modifies provisions to enable the administration commission to specify sanctions to which the local government will be subject if it elects to make a plan amendment effective notwithstanding a determination of noncompliance.	Section 163.3184(11); 2014 cite: Section 163.3184(8) [Revised]	Not Applicable	N/A	N/A
97	Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice.	Section 163.3184(15); 2014 cite: Section 163.3184(11) [Revised]	Not Applicable.	N/A	N/A
98	Establishes provisions for concurrent zoning, requiring a local government, at the request of an applicant, to consider an application for zoning changes that would be required to properly enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective.	Section 163.3184(12) [New]	Applicable	Not Addressed	Future Land Use Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
99	Revises provisions to require that no proposed local government comprehensive plan or plan amendment that is applicable to a designated area of critical state concern shall be effective until a final order is issued finding the plan or amendment to be in compliance as defined in subsection (1)(b).	Section 163.3184(13) [New]	Not Applicable	N/A	N/A
100	Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale future land use map amendments are permissible.	Section 163.3187(1)(a)- (f); 2014 cite: Section 163.3187(1)(a)-(d) [Revised]	Not Applicable	N/A	N/A
101	Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges.	Section 163.3187(1)2.a and b;3,4 and (e)-(q); 2014 Section cite: 163.3187(2)-(5) [Revised]	Not Applicable	N/A	N/A
102	Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of plan to occur at least once every 7 years. The local government is required to determine if amendments are necessary to reflect changes in state requirements (only) since the last update and to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to section 163.3184(4) (State Coordinated Review). Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. If a local government fails to submit its notification letter to	Section 163.3191(1)-(14); 2014 cite: Section 163.3191(1)-(5) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	the state land planning agency or fails to update its plan to reflect changes in state requirements, then the local government is prohibited from amending its plan until it complies with these requirements. The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with these requirements.				
103	Deletes the reference to section 163.3187(1) and provisions regarding the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay.	Section 163.3217(2) [Deleted]	Not Applicable	N/A	N/A
104	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3220(3) [Revised]	Not Applicable	N/A	N/A
105	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3221(2) and (11) [Revised]	Not Applicable	N/A	N/A
106	Revises the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to sections 163.3187 and 163.3189 regarding compliance determination by state land planning agency.	Section 163.3229 [Revised]	Not Applicable	N/A	N/A
107	Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporation of the review into a written report and the state land planning agency adoption of rules regarding the contents of the report.	Section 163.3235 [Revised]	Not Applicable.	N/A	N/A
108	Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effectiveness of the agreement based on receipt by the state land planning agency.	Section 163.3239 [Deleted]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
109	Changes "Optional Sector Plans" to "Sector Plans" and clarifies the intent to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and protection of regionally significant resources, including regionally significant water courses and wildlife corridors. Revises the amount of geographic area intended for sector plans from at least 5,000 acres to at least 15,000 acres and protection of public facilities.	Section 163.3245(1) [Revised]	Not Applicable	N/A	N/A
110	Deletes provisions for the state land planning agency entering into an agreement to authorize preparation of an optional sector plan, and consideration of the state comprehensive and strategic regional policy plans, and clarifies the process for scoping meetings and joint planning agreements.	Section 163.3245(2) [Deleted]	Not Applicable	N/A	N/A
111	Modifies the provisions for two levels of sector planning, clarifying the requirements for the long term master plan and detailed specific area plan. These plans may be based upon a planning period longer than timeframe on which the local comprehensive plan is based and are not required to demonstrate need. The state land planning agency is required to consult with certain other agencies as part of its review of the plans.	Section 163.3245(3) [Revised]	Not Applicable	N/A	N/A
112	Requires consistency with any long-range transportation plan and regional water supply plans, including consideration of water supply availability and consumptive use permitting.	Section 163.3245(4) [New]	Not Applicable	N/A	N/A
113	Requires the detailed specific area plan to establish a buildout date until which the approved development is not subject to downzoning, unit density reduction or intensity reduction, with certain exceptions.	Section 163.3245(5)(d) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
114	Establishes provisions for master development approval, pursuant to section 380.06(21), for the entire planning area in order to establish a buildout date and describes the level of detail appropriate for review of the application.	Section 163.3245(6) [New]	Not Applicable	N/A	N/A
115	Establishes provisions for a developer within an area subject to a long-term master plan or detailed specific area plan to enter into a development agreement.	Section 163.3245(7) [New]	Not Applicable	N/A	N/A
116	Establishes provisions for landowner withdrawal of consent to the master plan relative to proposed and adopted amendments.	Section 163.3245(8) [New]	Not Applicable	N/A	N/A
117	Allows the right to continue, after adoption of a long-term master plan or a detailed specific area plan, existing agricultural or silvicultural uses or other natural resource-based operations or establishment of similar new uses that are consistent with plans approved pursuant to this section.	Section 163.3245(9) [New]	Not Applicable	N/A	N/A
118	Allows the state land planning agency to enter into an agreement with a local government that on or before July 1, 2011 adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres based on certain requirements.	Section 163.3245(10) [New]	Not Applicable	N/A	N/A
119	Addresses a detailed specific area plan to implement a conceptual long-term buildout overlay found in compliance before July 1, 2011.	Section 163.3245(11) [New]	Not Applicable	N/A	N/A
120	Provides for a landowner or developer that has received approval of a master DRI development order to implement this order by filing application(s) to approve the detailed specific area plan.	Section 163.3245(12) [New]	Not Applicable	N/A	N/A
121	Modifies provisions in the local government comprehensive planning certification program to	Section 163.3246(9)(a) [Revised]	Applicable	Not Addressed	Future Land Use Element or Definitions/Glossary

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	allow small scale development amendments to follow the process in section 163.3187.				
122	Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient.	Section 163.3246(12) [Deleted]	Applicable	Not Addressed	Future Land Use Element or Definitions/Glossary
123	Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program.	Section 163.3246(14) [Deleted]	Not Applicable	N/A	N/A
124	See prior entries for description of repealed provisions.	Section 163.32465; Now: Repealed	Not Applicable	N/A	N/A
125	Establishes provisions for Rural Land Stewardship Areas, which were provided for as part of the innovative and flexible planning and development strategies in now repealed section 163.3177(11).	Section 163.3248 [New]	Not Applicable	N/A	N/A
126	Sets forth the intent of Rural Land Stewardship Areas	Section 163.3248(1) [New]	Not Applicable	N/A	N/A
127	Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections or any other factors.	Section 163.3248(2) [New]	Not Applicable	N/A	N/A
128	Sets forth six broad principles of rural sustainability that rural land stewardship areas are to further.	Section 163.3248(3) [New]	Not Applicable	N/A	N/A
129	Provides for agency assistance and participation to local governments or property owners in development of a plan for rural land stewardship area.	Section 163.3248(4) [New]	Not Applicable	N/A	N/A
130	Requires that a rural land stewardship area not be less than 10,000 acres, is located outside of municipalities and established urban service areas and is designated by plan amendment by each local government with jurisdiction.	Section 163.3248(5) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
131	Requires the plan amendment(s) designating a rural land stewardship area to be reviewed pursuant to section 163.3184 and to meet certain requirements involving criteria for designating receiving areas, the application of innovative planning and development strategies, a process for implementing these strategies and a mix of densities and intensities that would not be characterized as urban sprawl.	Section 163.3248(5)(a)- (d) [New]	Not Applicable	N/A	N/A
132	Requires a receiving area to be designated only pursuant to procedures established in the local government's land development regulations. If approval of the designation by a county board of county commissioners is required, it is to be made by resolution with a simple majority vote. A listed species survey must be performed and coordinated with appropriate agencies if listed species occur on the receiving area development site. Protective measures must be based on the rural land stewardship area as a whole.	Section 163.3248(6) [New]	Not Applicable	N/A	N/A
133	Sets forth requirements for establishing a rural land stewardship overlay zoning district and methodology for the creation, conveyance, and use of transferrable rural land use/stewardship credits.	Section 163.3248(7) [New]	Not Applicable	N/A	N/A
134	Sets forth limitations for creating, assigning and transferring stewardship credits based on underlying permitted uses, densities and intensities, and considerations for assigning credits based on the value and location of land and environmental resources.	Section 163.3248(8)(a)- (k) [New]	Not Applicable	N/A	N/A
135	Provides for incentives to owners of land within rural land stewardship sending areas, in addition to use or conveyance of credits, to enter into rural land stewardship agreements.	Section 163.3248(9)(a)- (e) [New]	Not Applicable	N/A	N/A
136	Expresses the intent of the section as an overlay of land use options that provide	Section 163.3248(10) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	economic and regulatory incentives for landowners outside of established and planned urban service areas.				
137	Expresses the intent of the Legislature that the rural land stewardship area in Collier County be recognized as a statutory rural land stewardship area and be afforded the incentives in this section.	Section 163.3248(11) [New]	Not Applicable.	N/A	N/A
138	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.360(2)(a) [Revised]	Not Applicable	N/A	N/A
139	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.516(3)(a) [Revised]	Not Applicable	N/A	N/A
2012: [0	Chapters 2012-5, 2012-75, 2012-83, 2012-90, 2012-96 and	2012- 99, Laws of Florida]			•
1	Rewords the definition of "farm" to the same meaning provided in section 823.14	Section 163.3162(2)(a) [Revised]	Not Applicable	N/A	N/A
2	Rewords the definition of farm operation to the same meaning provided in section 823.14	Section 163.3162(2)(b) [Revised]	Not Applicable	N/A	N/A
3	Adds a definition of "governmental entity," which has the same meaning provided in section 164.1031. The term does not include a water control district or a special district created to manage water.	Section 163.3162(2)(d) [New]	Not Applicable	N/A	N/A
4	Changes "county" to "governmental entity"	Section 163.3162(3)(b); (3)(c) [Revised]	Not Applicable	N/A	N/A
5	Adds provisions related to agricultural enclaves	Section 163.3162 Note	Not Applicable	N/A	N/A
6	Provides that any local government charter provision that was in effect as of June 1, 2011 for an initiative or referendum process for development orders or comprehensive plan amendments may be retained and implemented	Section 163.3167(8)	Not Applicable	N/A	N/A
7	Changes the "preparation of the periodic reports" to "the periodic evaluation and appraisal of the comprehensive plan"	Section 163.3174(4)(b) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
8	Adds "advisory" to define the commanding officer's comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis which must be provided to the local government with the comments	Section 163.3175(5) [New]	Not Applicable	N/A	N/A
9	Requires local governments to consider the commanding officer's comments in the same manner as comments from other reviewing agencies, and deletes the language that states the comments are not binding.	Section 163.3175(5)(d)	Not Applicable	N/A	N/A
10	Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights	Section 163.3175(6) [New]	Not Applicable	N/A	N/A
11	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth	Section 163.3177(1)(f)3. [Revised]	Not Applicable	N/A	N/A
12	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research"	Section 163.3177(6)(a)4. [Revised]	Not Applicable	N/A	N/A
13	Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute	Section 163.3177(6)(a)8.c. [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
14	Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census	Section 163.3177(6)(f)2. [Deleted]	Not Applicable	N/A	N/A
15	Moves the exemptions from having a public school interlocal agreement from section 163.3180(6)(i) to section 163.31777(3)	Section 163.31777(3)	Not Applicable	N/A	N/A
16	Adds language requiring each local government exempt from having a public school interlocal agreement to assess at the time of evaluation and appraisal if the local government still meets the requirements for exemptions described in section 163.31777(3). Each local government that is exempt must comply with the interlocal agreement provisions within one year of a new school within the municipality being proposed in the 5-year district facilities work program	Section 163.31777(4) [New]	Not Applicable	N/A	N/A
17	Replaces "Department of Community Affairs" with "state land planning agency" and changes the language that stated intermodal transportation facilities "shall" not be designated as developments of regional impact to "may" not be designated as developments of regional impact.	Section 163.3178(3) [Revised]	Applicable	Introduction	Modify any reference to DCA
18	Deletes the provision that the Coastal Resources Interagency Management Committee shall identify incentives to encourage local governments to adopt siting plans and uniform criteria and standards to be used by local governments to implement state goals related to marina siting	Section 163.3178(6) [Deleted]	Not Applicable	N/A	N/A
19	Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must	Section 163.3180(1)(a) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively.				
20	Provides general rewording. Adds language to clarify that the choice of one or more municipality to not adopt school concurrency does not preclude implementation of school concurrency within other jurisdictions of the school district.	Section 163.3180(6)(a) [Revised]	Not Applicable	N/A	N/A
21	Adds developments that are proposed under section 380.06(24)(x) to the list of amendments that must follow the state coordinated review process.	Section 163.3184(2)(c) [New]	Not Applicable	N/A	N/A
22	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(b)1.	Not Applicable	N/A	N/A
23	Changed the time limit for the reviewing agencies' transmittal to 30 days "after" instead of "from" the date the amendment was received	Section 163.3184(3)(b)2. [Revised]	Not Applicable	N/A	N/A
24	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(c)2. [New]	Not Applicable.	N/A	N/A
25	Changes the time limit a local government has to transmit an amendment from "immediately following" the first public hearing to "within 10 working days after" the first public hearing.	Section 163.3184(4)(b) [Revised]	Not Applicable	N/A	N/A
26	Added the word "working" to clarify the number of days a local government has to transmit an amendment	Section 163.3184(4)(e)2. [New]	Not Applicable	N/A	N/A
27	Corrects the citation related to plan amendment package completeness from (3)(c)3. To (4)(e)3.	Section 163.3184(5)(b) [Revised]	Not Applicable	N/A	N/A
2	Changes the time limit by which the Administration Commission must enter into a final order from 45	Section 163.3184(5)(d) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	days after the receipt of the recommended order to the time period specified in section 120.569.				
29	Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)1. [Revised]	Not Applicable	N/A	N/A
30	Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)2. [Revised]	Not Applicable	N/A	N/A
31	Changes the time period by which the state land planning agency must issue a cumulative notice of intent from "upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement" to "within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement"	Section 163.3184(6)(f) [Revised]	Not Applicable	N/A	N/A
32	Changes the statutory reference for the Florida Small Cities Community Development Block Grant program	Section 163.3184(8)(b)1.a. [Revised]	Not Applicable	N/A	N/A
33	Changes "subsection" to "section"	Section 163.3184(12) [Revised]	Not Applicable	N/A	N/A
34	Changes "in accordance with" to "pursuant to" and adds (4) to the section 163.3184 citation.	Section 163.3191(3) [Revised]	Not Applicable	N/A	N/A
35	Replaces "Department of Community Affairs" with "state land planning agency" and changes "this" Act to "the Community Planning Act"	Section 163.3204 [Revised]	Applicable	Current Intro	Modify any reference to DCA
36	Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from	Section 163.3213(6) [Revised]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	section 163.3184(11)(a) or (b) to sections 163.3184(8)(a) or (b)1. or 2.				
37	Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs	Section 163.3221(14) [Revised]	Applicable	Introduction	Modify any reference to DCA
38	Deletes the reference to section 163.3177(11)	Section 163.3245(1) [Deleted]	Not Applicable	N/A	N/A
39	Deletes the requirement that the department provide an annual status report to the legislature regarding every optional sector plan.	Section 163.3245(7) [Deleted]	Not Applicable	N/A	N/A
40	Adds "or her" to "his consent to the master plan"	Section 163.3245(9)	Not Applicable	N/A	N/A
41	Replaces "Department of Community Affairs" with "state land planning agency"	Section 163.3246(1) [Revised]	Applicable	Introduction	Modify any reference to DCA
42	Replaces "Secretary of Community Affairs" with "executive director of the state land planning agency"	Section 163.3247(5)(a) [Revised]	Not Applicable	N/A	N/A
43	Replaces "Department of Community Affairs" with "state land planning agency"	Section 163.3247(5)(b) [Revised]	Applicable	Introduction	Modify any reference to DCA
44	Removes the word "county" from "board of commissioners"	Section 163.3248(6) [Revised]	Not Applicable	N/A	N/A
2013: [0	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224				
1	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) – see item 4 below.	Section 163.2136(3)(c)- (k) [re-numbered]	Not Applicable	N/A	N/A
2	Amends the definition of "governmental entity" in the provisions for agricultural lands and practices, clarifying that in addition to not including a water control district established under chapter 298 or a special district created by special act for water management purposes, the term does not include a water management district.	Section 163.3162(2)(d) [Revised]	Not Applicable	N/A	N/A
3	Replaces "county" with "governmental entity."	Section 163.3162(3)(a)	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
		[Revised]			
4	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	Section 163.3162(3)(b) [New]	Not Applicable	N/A	N/A
5	Clarifies the provisions for growth management that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	Section 163.3167(8)(a) [New]	Applicable	Not Addressed	N/A
6	Clarifies that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	Section 163.3167(8)(b) [New]	Applicable	Not Addressed	N/A
7	States the intent of the Legislature is to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive	Section 163.3167(8)(c) [New]	Applicable	Not Addressed	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	plan or map amendment except as specifically and narrowly permitted in paragraph (b). States these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, clarifying that any such initiative or referendum process that has been commenced or completed thereafter is null and void and of no legal force and effect.				
8	Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	Section 163.3180(5)(h)1 [New]	Applicable	Not Addressed	Transportation Element
9	Adds "development agreement" in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	Section 163.3180(5)(h)1.c [New]	Applicable.	Not Addressed	Transportation Element
10	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	Section 163.3180(5)(h)1.c.II [New]	Applicable	Not Addressed	Transportation Element
11	Modifies language to require local governments that continue to implement a transportation concurrency system to "provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	Section 163.3180(5)(h)1.d [New]	Applicable	Not Addressed	Transportation Element
12	Clarifies that a local government is not required to approve a development that, for reasons other than	Section 163.3180(5)(h)3 [New]	Applicable	Not Addressed	Transportation Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.				
13	Sets forth new provisions for any local government that elects to repeal transportation concurrency. Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f). Clarifies that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in subsection (h).	Section 163.3180(5)(i) [New]	Applicable	Not Addressed	Transportation, Capital Improvements & Future Land Use Elements
14	Changes numerous references in the provisions for the local government comprehensive planning certification program from "department" to "state land planning agency."	Section 163.3246(1),(4)- (7), (9)(a), (12) and (13) [Revised]	Applicable	Introduction	Remove references to DCA

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
15	Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act."	Section 163.325 [New]	Not Applicable	N/A	N/A
16	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: • (1) "Department" means Department of Economic Opportunity; • (2) "Local government development approval" means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under section 163.3252(2)(c). • (3) "Local manufacturing development program" means a program enacted by a local government for approval of master development plans under section 163.3252. • (4) "Manufacturer" means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under section 163.3252. • (5) "Participating agency" means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d) Water management districts.	Section 163.3251(1)–(6) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	(6) "State development approval" means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer's site, and includes, but is not limited to, those specified in section 163.3253(1).				
17	Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.	Section 163.3252 [New]	Not Applicable	N/A	N/A
18	Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. A local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	Section 163.3252(1)(a) and (b) [New]	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
19	Requires DEO to develop a model ordinance to guide local governments that intend to establish a local manufacturing development program by December 1, 2013. Requires the model ordinance, which need not be adopted by a local government, to include the elements set forth in sections 163.3252(2)(a)-(k), and sets forth certain requirements for the model ordinance.	Section 163.3252(2) [New]	Not Applicable	N/A	N/A
2014: [0	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florid	a]			
1	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(b)	Not Applicable	N/A	N/A
2	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(c)	Not Applicable	N/A	N/A
3	Changes "rural areas of critical economic concern" to "rural areas of opportunity"	Section 163.3177(7)(a)2. [Revised]	Not Applicable	N/A	N/A
4	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(a)3.b.	Not Applicable	N/A	N/A
5	Provides general re-wording and changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(e) [Revised]	Not Applicable	N/A	N/A
6	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3187(3) [Revised]	Not Applicable	N/A	N/A
7	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes	Section 163.3202(1) [New]	Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	(requirement that each local government maintain a comprehensive plan).				
8	Provides legislative intent related to the importance of fuel terminals.	Section 163.3206(1) [New]	Not Applicable	N/A	N/A
9	Provides a definition of fuel with cross references	Section 163.3206(2)(a)19. [New]	Not Applicable	N/A	N/A
10	Provides a definition of fuel terminal	Section 163.3206(2)(b) [New]	Not Applicable	N/A	N/A
11	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	Section 163.3206(3) [New]	Not Applicable	N/A	N/A
12	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	Section 163.3206(4) [New]	Not Applicable	N/A	N/A
13	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	Section 163.3206(5) [New]	Not Applicable	N/A	N/A
14	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3246(10) [Revised]	Not Applicable	N/A	N/A
2015: [0	Chapter 2015-30, sections 1-6, Laws of Florida, effective I				
1	Adds requirements for the redevelopment component of the Coastal Management Element to:	Section 163.3178, Coastal Management Element (Chapter 2015-	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	 Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. Remove coastal real property from FEMA flood zone designations. Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. 	69, section 1, Laws of Florida) [New]			
2	Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility.	Section 163.3175(9), Compatibility of Development with Military Installations (Chapter 2015-30, section 1, Laws of Florida)	Not Applicable	N/A	N/A
3	Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1	Section 163.3177(6)(c)4., Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30,	Applicable	Not Addressed	Infrastructure Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	percent of the public water utility's total permitted allocation.	section 2, Laws of Florida)			
	The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.				
4	The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.	Section 163.3184(2), Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida)	Not Applicable	N/A	N/A
5	For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. Additional provisions regarding the implementation of master plans and specific area plans.	Section 163.3245, Sector Plans (Chapter 2015-30, section 4, Laws of Florida)	Not Applicable	N/A	N/A
6	Deletes requirements for notice to and coordination by regional planning councils in connection with developments of regional impact within a certified local government. Creates a connected-city corridor plan amendment pilot program. Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process. • Establishes Pasco County as a pilot community for connected-city corridor plan amendments for a period of 10 years.	Section 163.3246(11) and (14) Local Government Comprehensive Planning Certification Program – Connected- City Corridor Pilot Program (Chapter 2015-30, section 5, Laws of Florida)	Not Applicable	N/A	N/A

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
 Requires the state land planning agency to issue a written notice of certification to Pasco County by July 15, 2015 that includes the geographic boundary of the connected city corridor and a requirement for annual or biennial monitoring reports. Provides that the notice of certification is subject to challenge under section 120.569. Establishes criteria for connected-city corridor plan amendments. Provides that except for site-specific access management requirements, development in the certification area is deemed to satisfy concurrency if the County adopts a long-term transportation network plan and financial feasibility plan. Provides an exemption from development of regional impact review. Requires that the Office of Program Policy Analysis and Government Accountability provide a report and recommendations for implementing a statewide program to the Governor, President of the Senate, and Speaker of the House by December 1, 2024. 				
7 Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.	Section 163.3248(4), Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)	Not Applicable	N/A	N/A
2016: [Chapter 2016-10, section 13, Laws of Florid	da, effective May 10, 2016;	Chapter 2016-148, sections 2-	4, Laws of Florida, effecti	ve July 1, 2016]
Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing	Section 163.3177(6)(a)11,	Not Applicable [Plan does not contain administration/procedures section]	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.				
2	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	Section 163.3175(7), [Revised]	Not Applicable	N/A	N/A
3	Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change.	Section 163.3184, [Revised]	Applicable	N/A	N/A
	Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period.				
	Amends section 163.3184(7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in 45 days, the recommended order finding				

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	the amendment in compliance becomes the final order.				
4	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	Section 163.3245(1) [Revised]	Not Applicable	N/A	N/A
2018 [Cha	apter 2018-34, section 1, Laws of Florida, Effective Marc	ch 19, 2018; Chapter 2018-	158, section 8, Laws of Florida	, Effective April 6,2018.]	
1	Amends the definition of "development" to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	Sections 163.3221(4)(b)(2) and (4)(b)(8) [Revised]	Not Applicable	N/A	N/A
2	Sector Plans, updated statutory cross references.	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12	Not Applicable	N/A	N/A
3	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Sections 163.3246 (11), (12), and (14)	Not Applicable	N/A	N/A
4	Definitions, added a new definition of "master development plan" or "master plan" as subsection (31) and renumbered subsequent sections.	Section 163.3164	Applicable	Not addressed	Glossary
2019 [Cha	apter 2018-34, section 1, Laws of Florida, Effective Mare	ch 19, 2018; Chapter 2018-	158, section 8, Laws of Florida	Effective April 6,2018.]	
1	Required and Optional Elements of Comprehensive Plan; Studies and Surveys - Updates statutory reference related to affordable workforce housing within subsection (6)(f)	Section 163.3177, F.S.	Applicable	Not addressed	Future Land Use Element, Infrastructure Element, Transportation Element, Capital Improvements Element
2	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges Revises the section's title. Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related	Section 163.31801, F.S	Applicable	Not addressed	Future Land Use Element, Infrastructure Element, Transportation Element, Capital Improvements Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	to impact fees. Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act.				
3	Paragraph organization edits; Adds new paragraphs (i) and (p) to subsection (2) to specify additional local governments that must coordinate with certain military installations regarding the compatibility of land development	Section 163.3175, F.S	Not Applicable	N/A	N/A
4	Removes language the requiring local government approval of a property owner's request for electric utilities to perform certain right-of-way vegetation and tree maintenance	Section 163.3209, F.S.	Not Applicable	N/A	N/A
5	Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments	Section 163.3187, F.S.,	Not Applicable	N/A	N/A
6	Amends subjection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date	Section 163.3167, F.S.,	Not Applicable	N/A	N/A
7	Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system.; to require a local government to credit	Section 163.3180, F.S.	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities.				
8	 Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. Renumbers existing subsections (4) and (5) as subsections (6) and (7). Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. Adds subsection (9) to clarify that this section does not apply to water and sewer 	Section 163.31801, F.S [Revised]	Addressed	N/A	Public Schools Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	connection fees.				
9	Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations	Section 163.3202, F.S	Not Applicable	N/A	N/A
10	Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. • Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply. • Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs. Chapter 2020-2, section 27, Laws of Florida, Effective Market in the control of the con	Section 163.3215, F.S	Not Applicable	N/A	N/A
_	of Florida, Effective July 1, 2020; Chapter 2020-122, secti				•
1	Coastal Management - Amends subsection (2)(k) to update statutory references; paragraph edits to remove outdated deadlines	Section 163.3178, F.S [Revised]	Not Applicable	N/A	N/A
2	Allows a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use; removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction	Section 163.31771, F.S	Applicable	Not addressed	Future Land Use and Housing Elements
3	Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district	Section 163.31801, F.S	Applicable	Not addressed	Future Land Use and Housing Elements
4	Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total	Section 163.31801, F.S [Revised]	Addressed	N/A	Public Schools Element

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	mitigation costs or impact fees imposed on an applicant. • Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. • Renumbers existing subsections (8) and (9) as subsections (9) and (10). • Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections				
5	Provides guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less,	Section 163.3168, F.S	Not Applicable	N/A	N/A
6	To alter the governmental entity that approves onsite sewage treatment and disposal systems from the DOH to DOEP	Section 163.3180, F.S., [Revised]	Not Applicable	N/A	N/A
178, Cha _l	apter 2021-7, sections 6 and 7, Laws of Florida, Effective 2021-186, Chapter 2021-201, Laws of Florida, Effect Laws of Florida, Effective July 1, 2021] Provides a definition for "Farm operation." to				
2	subsection (2)(B) Provides a definition for "Farm operation." to	Section 163.3163, F.S	Not Applicable	N/A	N/A
3	subsection (3)(B) Definitions, added a new definition of "Infrastructure" and "Public facilities; reorganization of paragraphs; provide additional regulations pertaining to impact fee credits; new section - impact fees may be increased, sets forth limitations	Section 163.31801, F.S.	Applicable	N/A	Consider Creation of Appendix with Definitions/Glossary
4	State land planning agency to give preference when selecting applications for funding for technical	Section 163.3168, F.S.	Not Applicable	N/A	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	assistance to counties with a population of 200,000 or less and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections.				
5	Solar Facility Approval Process,- applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021	Section 163.3205, F.S.	Not Applicable	N/A	N/A
6	Clarify that requirements pertaining to development orders with comprehensive plans related to plans after January 1, 2016	Section 163.3167, F.S.	Not Applicable	N/A	N/A
7	Required and Optional Elements of Comprehensive Plan; Studies and Surveys - quires each local government to include in its comprehensive plan a property rights element	Section 163.3177, F.S	Applicable	Addressed	Private Property Rights Element adopted per Ordinance 21-09
8	Amendment or Cancellation of a Development Agreement - allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners	Section 163.3237, F.S	Applicable	Not addressed	Future Land Use & Capital Improvements Elements
9	Land Development Regulations - Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions	Section 163.3202, F.S	Applicable	Not addressed	Housing Element
10	Allows landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all	Section 163.3167, F.S	Applicable	Not addressed	N/A

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Belle Isle	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	existing concurrency obligations in the development order remain in effect.				
11	Process for Adoption of Small-Scale Comprehensive Plan Amendment – changes to 50 acres or fewer	Section 163.3187, F.S	Applicable	Not addressed	Can be addressed in an Administrative Section
_	Chapter 2022-83, Chapter 2022-122, section 1, Laws of Fection 2, Laws of Florida, Effective July 1, 2022]	lorida, Effective July 1, 202	2; Chapter 2022-183, section	5, Laws of Florida, Effecti	ve July 1, 2022; Chapter 2022-
1	Floating Solar Facilities	Section 163.32051, F.S.	Not Applicable	N/A	N/A
2	Amending Concurrency Amends subsection (6)(h)2. to revise provisions specifying when school concurrency is deemed satisfied. • Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. • Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified	Section 163.3180, F.S.	Not Applicable	Not Addressed.	Public Schools Element
3	Updating Military Base Names: update two military base names to Patrick Space Force Base and Cape Canaveral Space Force Station, associated with Brevard County and Satellite Beach.	Section 163.3175, F.S.	Not Applicable	N/A	N/A
4	Coastal Management, adding Putnam County to the Florida Seaport Transportation and Economic Development Council	Section 163.3178, F.S.	Not Applicable	N/A	N/A

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX B

APPENDIX B: ELEMENT BY ELEMENT REVIEW

The following tables are intended as summary of observations of the Comprehensive Plan to date related to consistency with the significant changes to Florida Statutes since the last update to the Belle Isle Comprehensive Plan.

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To enhance the Quality of Life for the citizens of the City of Belle Isle by effectively providing public facilities and services, directing quality infill development, and preserving natural resource areas by regulating development through implementation of the following policies.	Acceptable, but consider emphasizing and defining community character, protection of neighborhoods, historic resource protection, and promotion of "smart growth principles". Revisit through community outreach if the vision stat			X
OBJECTIVE 1.1: The City of Belle Isle shall recognize growth as a regional issue. In order to prevent urban sprawl, preserve natural resources, and protect historic resources, the City, along with other governments, shall permit development only in areas where adequate facilities and services are available and appropriate conditions exist through implementation of the following policies.	Acceptable Consider rephrasing the opening statement of the Objective to "The City of Belle Isle recognizes that growth is a regional issue, and that in order to prevent urban sprawl"			X
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.	Evaluate appropriateness of this policy and impacts of consistency with Orange County code. Add a list (example OCFLU1.3.1) Consider rephrasing to "The City of Belle Isle shall adopt LDC policies that may be consistent with the LDC's of surrounding local governments to prevent urban sprawl, preserve natural resources, and protect historic resources, and provide a mix of uses, wherever possible.			X
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	Consider relocating to a Goal in this Element and replicating in the Intergovernmental Coordination Element, but not placing in the beginning of the Plan where more visionary and context setting GOPs of substance should be placed.			X
POLICY 1.2.1: The City of Belle Isle shall continue to adopt LDC's that contain specific ways to implement the Comprehensive Plan, including but not limited to:	Rephrase "continue to adopt LDC regulations". Update to reflect regulations that have been included in the LDC and those still required.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
a) Update the City's Subdivision Regulations; b) Regulate areas subject to seasonal or periodic flooding; 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.	Update this listing to reflect current regulations in the LDC that exist/have been implemented. Examine other missing regulations in the LDC to incorporate into the policy. [Under subsection 'g', consider adding a policy regarding cross-access agreements between private property owners. Rephrase references to landscape ordinance and currently in the LDC.			
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).	Create comprehensive FLU table that outlines the maximum densities and intensities in each category and consider implementing zoning districts. Update policy to provide a description for each category and provide clarity on their intent. Consider creating a high-density category (greater than 10 du/acre) to support multi-family dwelling types and/or mixed-use development. Consider modifying the Low Density category to address existing densities in established neighborhoods that are developed at 3 du/acre or less. Also establish Intensities and Densities for each category with descriptions to explain the intended range of uses, ancillary uses, and character desired.			X
POLICY 1.2.3: The City shall continue to amend the Comprehensive Plan to be consistent with the adopted results	Revise to include requirement for Water Supply Facilities Work Plan (Work Plan) by SJRWMD.		Х	

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
of Orange County and St. John's River Water Management District's Wellhead protection study.				
POLICY 1.2.4: The Commercial, Industrial, Professional-Office, Recreation and Open Space, and Conservation Land Uses shall continue to have the following maximum densities and permitted uses:	Create comprehensive FLU table that outlines the maximum densities and intensities in each category and consider implementing zoning districts. Update policy to provide a description for each category and provide clarity on their intent.			X
OBJECTIVE 1.3: The City of Belle Isle shall continue to eliminate existing land uses incompatible with the character of Belle Isle and/or inconsistent with the Future Land Use Map.	Recommend changing the word "eliminate" relating to private property rights protections. Consider addressing through a reference to LDC amendments, and policies that references working with private landowners to bring properties into compliance with the Comprehensive Plan and LDC.			Х
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.	Modify as zoning cannot be administratively approved. Revise to provide timeframe for ensuring consistency between the Future Land Use Map and Zoning Map			Х
POLICY 1.3.2: Developed land that existed prior to January 1, 1991 and is inconsistent with the adopted Comprehensive Plan shall be "grandfathered." Expansion or increase of density/intensity of the grandfathered use shall not be permitted without amending the Comprehensive Plan.	Modify policy to address implementation of legal, non- conforming structures, uses, densities and intensities to provide clarity on implementation.			X
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.	Modify policy to address implementation of legal, non- conforming structures, uses, densities and intensities to provide clarity on implementation.			Х
POLICY 1.3.4: Development approvals shall contain an expiration date consistent with a realistic period necessary to complete the proposed development.	Acceptable Change "realistic period" to period in conformance with the LDC, and consider future amendments to the LDC.			Х
POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the Zoning Code, which	Acceptable. Additional blight prevention policies are recommended.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
prohibits unsightly conditions and unhealthy collection of debris, to protect the public health, safety and welfare.				
OBJECTIVE 1.4: 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.	Modify to address changes to F.S. relating to concurrency. Particularly, certain infrastructure such as roads, requires additional policies to allow development where the impacted roadways fail.			X
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	Modify to address changes to F.S. relating to concurrency. Particularly, certain infrastructure such as roads, requires additional policies to allow development where the impacted roadways fail.			X
POLICY 1.4.2: The availability of services and facilities shall continue to be measured by the adopted Level of Service Standards in the 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 (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.	Include Level of Service Guidelines and Standards or reference the Infrastructure Element and streamline this policy. These are provided in other Policies throughout the Comp Plan (Transportation Element, Policy 1.3.1 has LOS for roadways)			X
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.	Acceptable	Х		

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
Policy 1.4.5 The City will require data and analysis for future land use map changes that demonstrate that adequate water supplies and associated public facilities are available to meet projected growth demands associated with the Future Land Use Map change.	Consider expansion of the policy to address infrastructure more broadly.			X
Policy 1.4.6 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. I. 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	Consider reorganization and prioritizing these principles. Evaluate through community survey and workshop if these techniques are still desired, and where they can be expanded/modernized.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
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.	Consider additional language that promotes the community character, neighborhood protection, and historical growth pattern established by the City as part of compatibility			Х
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.	Acceptable	X		
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.	Acceptable – consider a glossary or definition section and define Joint Planning Agreement			X
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.	Acceptable	X		
POLICY 2.1.3: The City shall continue to adopt pedestrian and bikeway plans showing the existing and proposed linkages between residential and recreational areas.	Create a map of a master multimodal plan – add language on accessibility for these plans Add language about connectivity between residential and non-residential uses, and other jurisdictions. Create linkages in the Infrastructure and Transportation Elements			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 2.1.4: The LDC's shall establish site design conditions (including but not limited to signage, lighting and buffering requirements), and use restriction to provide compatibility with adjacent residential areas.	Expand to include setbacks, building heights, and other development standards			X
POLICY 2.1.5: The LDC's shall establish landscape requirements for all commercial areas.	Update to address current LDC regulations relating to buffer and consider updating the policy to address enhancements and specifically address buffers, open space, landscape features, stormwater, etc. Reference intent to provide compatibility with neighboring uses and improve aesthetics of the City			X
POLICY 2.1.6: The LDC's shall include procedures for notifying City residents of changes in land use, including zoning and subdivision considerations, in order to provide for the broadest public awareness.	Acceptable			X
POLICY 2.1.7: Beginning January 1992, the City Council of Belle Isle shall accept applications for amendments to the Future Land Use Map on a twice per year basis. The procedure for amending the Future Land Use Map shall be included in the LDC's.	Update Comprehensive Plan to include guidance on the process and procedures for amending the Plan via inclusion of an Administrative Section or Appendix. Consider removing from the LDCs as this guidance is best housed in the Comprehensive Plan.			X
OBJECTIVE 2.2: The City of Belle Isle shall continue to develop procedures for the protection of the natural environment from the impacts of development.	Consider expanding to be more specific as to what those procedures and provide additional guidance on the intent			Х
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.	(if there are none – could the hazardous waste generator be prohibited) See 24-39, 10-152, 48-32, 41-4, and 50-35.			Х
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	Consider updates to expand on the data and analysis required			Х
POLICY 2.2.3: The Future Land Use Map shall indicate conservation areas and areas to be preserved in a natural state.	Consider minor modifications to address specific FLU created and limitations on uses			Х
OBJECTIVE 2.3: The City shall preserve active agricultural land uses through the implementation of the following policies;	Consider updates to address existing active agriculture in the City			X
POLICY 2.3.1: All 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.	Update, currently no lands are in an agricultural FLU			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updates if there are no existing, active agricultural uses in the City			X
POLICY 2.3.3: The Agricultural land use category shown on the Future Land Use Map shall allow the following uses:	Eliminate or update per above			X
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	Acceptable	X		
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.	Consider including a table to demonstrate the FLU category/zoning district consistency			X
POLICY 2.4.2: No commercial, industrial or professional-office activities shall be permitted in residential areas without amending the Future Land Use Map, except those permitted under the City's home occupational regulations.	Consider appropriateness of a mixed-use FLU category for certain areas.			X
POLICY 2.4.3: The City shall require 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.	This is a LDC type requirement. Consider removal or rephrasing to a policy statement relating to commercial design standards			X
POLICY 2.4.4: 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.	Update per current state laws (HB 21) approved in 2021			X
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.	Consider updating policy to address if current LDC requires modifications or delete policy if satisfied.			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 2.4.6: 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.	Review LDC and consider updates			X
POLICY 2.4.6: 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.	Duplicate/Scrivener's Error - Remove			X
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.	Acceptable	X		
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	Consider updates pending community input relating to community character			X
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.	Consider updates pending community input relating to economic development and community character			X
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:	Acceptable	Х		
POLICY 2.6.1: Amendments to the Future Land Use Map shall consider the functional classifications of abutting roadways as follows:	Acceptable	X		
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.	Acceptable Out of date?	X		
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	Acceptable	X		

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
be required in all new development. For all state roadways, access management controls shall be approved by the Florida Department of Transportation.				
OBJECTIVE 2.7: Belle Isle examined the need for Historical Preservation regulations as part of the LDC's per an independent study conducted in 2002 through implementation of the following policies.	Updated Study - (2002 is a bit outdated)			X
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.	Acceptable	X		
POLICY 2.7.2: The City shall continue a program for providing historical information about Belle Isle to residents.	Acceptable	X		
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.	Acceptable	X		
POLICY 2.8.1: After June 1991, 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 of surrounding land uses must have changed, e.g. single family to multi-family dwelling units; b) the adjacent road is a major thoroughfare as shown in the Comprehensive Plan 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.	Consider updates to these criteria to address current needs			X
POLICY 2.8.2: After June 1991, all changes in zoning shall be consistent with the Future Land Use Map.	Update date reference			X
POLICY 2.8.3: In order to discourage urban sprawl, the City shall require development to be consistent with existing or planned development on adjacent parcels.	Update to address other key factors relating to sprawl, such as compact growth patterns, infill, redevelopment, locations and timing of infrastructure improvements			Х

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Update policy and rephrase for clarity. Consider additional sub policies relating to mixed use development			X
GOAL 3: The City shall continue to maintain a current Future Land Use Map through revisions to the map as changes are adopted.	Update to create a more meaningful goal relating to consistent, properly managed land use regulations			X
OBJECTIVE 3.1: The City shall coordinate land uses in order to analyze development and redevelopment based on hazard mitigation report findings.	Rewrite and consider other sources to achieve this objective			X
POLICY 3.1.1: Prior to or after January 2003, the City shall continue to review hazard mitigation report findings to inform the residents of Belle Isle and possible developers of hazardous area	Delete "Prior to or after January 2003" and rephrase/readdress this issue of information dissemination relating to hazardous areas			X
Policy 3.1.2 The Future Land Use Map shall reflect the distribution of industrial areas in order to avoid large concentrations of industrial traffic, provide adequate and sufficient locations for industrial uses, particularly in existing corridors and areas in proximity to commercial activity centers, and provide a variety of locations with different transportation accessibility opportunities (such as arterials, highways, airports, and railroads)	Include language of the placement of these industrial areas			X
Policy 3.1.3: The City of Belle Isle provides appropriate Future Land Use Planning for a Planning Horizon through the Year 2020 and adopts the Future Land Use Map Series as Depcited 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 Existing Land Use 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	Update Planning Horizon and Maps			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
10: City of Belle Isle Central Sewer Service Areas Map 11: City of Belle Isle CIP Projects				
GOAL 4: To achieve energy efficient land-use patterns to help reduce green house gas emissions.	No longer a state requirement. Ensure still a relevant goal for the City			X
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.	Acceptable	X		
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 with LYNX to improve 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 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.	Acceptable	X		
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.	Update date and implement through additional policies			X
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.	Update date and implement through additional policies			X

2010 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Expand beyond just shopping centers – consider applying to mixed use and non-residential in general			X
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.	Consider strengthening this policy and breaking into sub policies to better define the desired elements			X

Table 1: Transportation Element Review

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 planning with land use planning within the City and other jurisdictions, and through the Land Development Codes (LDC's) through implementation of the following policies.	Acceptable	X		
OBJECTIVE 1.1: The City shall coordinate road planning with land use through interrelated policies found in the Transportation Element, Future Land Use Element, and the Future Land Use Map.	Acceptable	X		
POLICY 1.1.1: After June 1991, the City shall not approve land uses that cause the use of a road to differ from its functional classification.	Consider rewriting to clarity intent to protect neighborhood			X
POLICY 1.1.2: After June 1991, all planning, designing, and construction of new roads and widening of existing roads shall consider adjacent residential areas, and minimize negative impacts through buffering, location and design.	Eliminate date			Х
POLICY 1.1.3: After June 1991, the City shall not issue permits for roadways which fragment or sever existing, established neighborhoods.	Eliminate date			X
POLICY 1.1.4: As of June 1991, the widening of a road shall not constitute sufficient reason for the City to allow a change in Land use designation on the Future Land Use Map.	Eliminate date, consider applicability of the policy			Х
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.	Acceptable	Х		
POLICY 1.1.6: The City shall continue to coordinate with DOT and the State Access Management Program in implementing access management controls, as described in	Update references to Florida Administrative Code			X

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
Policy 1.1.5, to ensure adequate, safe and efficient access to McCoy Road, consistent with Chapters 14-96 and 97, F.A.C.				
Policy 1.1.7: Planned Developments and other innovative development ideas should be encouraged to reduce travel demand.	Consider adding language regarding mixed-use, walkable development patterns and site design			X
OBJECTIVE 1.2: The City shall work with other jurisdictions on regional transportation issues to create a safe, convenient and efficient motorized and non-motorized transportation system through implementation of the following policies.	Acceptable	X		
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	Acceptable	X		
POLICY 1.2.2: Belle Isle shall continue to coordinate the City's 5-year transportation improvement program with the plans of Metroplan Orlando (MPO), Orange County, Florida Department of Transportation, Orlando-Orange County Expressway Authority, and the City of Orlando.	Update "Orlando-Orange County Expressway Authority" to "Central Florida Expressway Authority"			X
POLICY 1.2.3: The City shall continue to coordinate with the Metropolitan Planning Organization, in order to provide a safer, more convenient and more efficient transportation system for the whole region.	Update to "Metroplan Orlando"			X
POLICY 1.2.4: Belle Isle shall coordinate with local transit providers to provide mass transit, including but not limited to buses, light and heavy rail system, to the residents of the City.	Update to include language regarding LYNX and SunRail/DOT			X
POLICY 1.2.5: The City shall, whenever possible, attend or have representation on relevant transportation meetings in Central Florida.	Acceptable. Consider additional linkages through policies in Intergovernmental Coordination			X
POLICY 1.2.6: The City shall continue to serve as a member of the technical review committee of the orlando-orange county expressway authority in order to review and comment on the creation of a beltway and on the bee line master plan.	Update to "Central Florida Expressway Authority"			X
OBJECTIVE 1.3: The City shall continue to have LDC's which will regulate development in order to provide a safe,	Acceptable	X		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
more convenient, and more efficient motorized and non- motorized 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 provided in the Transportation Element.	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
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:	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
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:	Updating required to address changes to concurrency in Florida Statute. Streamline to reduce redundancy with other supportive policies			X
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 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.	Update based on current data and as required to address changes to concurrency in Florida Statute.			X
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, 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.	Consider updating to address mobility options and multi-modal solutions.			X
POLICY 1.3.6: The City shall not issue development orders after January 1, 1992 that reduce the level of service below the adopted level of service standard for any road.	Modify for consistency with Florida Statutes and concurrency laws			X
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	Acceptable	X		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Update to address multi-modal street design			X
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.	Acceptable	Х		
POLICY 1.3.11: By 2010, the City shall evaluate its land development code requirements and revise as needed to include guidelines and incentives that support development that encourages pedestrian walking and biking as well as the use of alternative modes of transportation.	Update the horizon year and update language based on steps already taken by the City			X
Policy 1.3.12 Any development/redevelopment within ½ mile of SR 482 from CR 527 to end of ramp will coordinate transportation planning efforts with Orange County and Florida Department of Transportation.	Change "will" to "shall" and strengthen through linkages in the Intergovernmental Coordination Element			Х
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.	Streamline for redundancy and create a holistic Multi-Modal and Alternative Transportation Options objective and supportive policies			Х
POLICY 1.4.1: The City shall maintain the pedestrian and bikeway plans showing linkages between residential areas and recreation areas.	Acceptable	X		

2010 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.2: After January 1992, sidewalks shall be required in all new developments, and all new roads shall contain bikeways.	Update to remove date			X
POLICY 1.4.3: By June 2004, the City shall require sidewalks as development occurs that will link residential areas with educational facilities, recreational facilities, and commercial areas.	Update to address changes to the LDC since policy was adopted			X
POLICY 1.4.4: By June 2012, the City shall have determined methods for promoting the use of mass transit by residents of Belle Isle, 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.	Update by removing date and reflecting what efforts have been completed and which are still pending			X
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.	Acceptable. Create linkages through policy in the Intergovernmental Coordination Element	Х		
Policy 1.4.7: In coordination with the County, the City shall increase, as feasible, the number of miles of bicycle trails and roadside bicycle lanes contained within the City.	Consider including Metroplan and adjacent local agencies in these efforts?	X		X

Table 2:Recreation and Open Space Element Review

2010 Comprehensive Plan Reference: Recreation and Open Space Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To provide areas for recreation and open space that will benefit the residents of Belle Isle.	Consider expanding to address usability/users, such as: To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of Belle Isle	X		X
OBJECTIVE 1.1: The City shall require that public access be provided for City and County recreation areas in Belle Isle.	Acceptable. Consider adding a policy to address creation of a Parks & Open Space Master Plan under this objective			Χ
POLICY 1.1.1: The Future Land Use Map shall indicate all recreation areas within the City, including all access points to the Conway Chain of Lakes.	Consider creating a separate Recreational Facilities Map			Х
POLICY 1.1.2: The City shall continue to seek grant funding to enhance, acquire, and develop park and open space.	Acceptable	X		
POLICY 1.1.3: After January 1, 1992, the City shall require the provision of sidewalks and bikeways between all new residential areas and recreation sites as development occurs.	Update or remove date reference			X
POLICY 1.1.4: The City shall maintain the adopted pedestrian, bikeway, and canoe plans.	Considering updating the term "canoe" to more comprehensive reference to boats			Х
OBJECTIVE 1.2: 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.	Acceptable. Consider strengthening the policy via linkages in the Intergovernmental Coordination Element			X
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.	Consider revisions. Park LOS no longer required by Florida Statutes			X
OBJECTIVE 1.3: 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:	Acceptable	X		
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) park service areas; and	Consider removal. LDC contains these definitions, or move to a Glossary/Definitions Section in the Comprehensive Plan			Х

2010 Comprehensive Plan Reference: Recreation and Open Space Element	Analysis/Recommendations	No Comment	State Required	Recommended
d) open space 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.	Consider revisions. Park LOS no longer required by Florida Statutes			X
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.	Acceptable	X		
GOAL 2: The City of Belle Isle shall provide active and passive recreational opportunities while protecting and improving its environmentally-sensitive areas and natural resources. Furthermore, the City shall ensure residents and visitors continued public access to the Conway Lake Chain.	Consider separate goals for environmental and access considerations			X
OBJECTIVE 2.1: 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.	Consider update to address the appropriateness of the policy and LOS standard. Item to explore through community outreach.			X
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 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.	Consider expansion through the public access goal, and create additional sub policies to more broadly address access and public information for parks			X
POLICY 2.1.2: 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.	Acceptable	X		

Table 3: Infrastructure Element Review

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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	Acceptable	Х		
OBJECTIVE 1.1: The City shall coordinate with Orange County Public Utilities to provide wastewater service which maximizes use of existing facilities and promotes orderly, compact growth through the implementation of the following policies:	Acceptable	Х		
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.	Acceptable	X		
POLICY 1.1.2: 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).	Acceptable	X		
POLICY 1.1.3: 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.	Acceptable	X		
POLICY 1.1.4: 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 and does not lower the level of service.	Remove date reference. Include this term in the Glossary/Definitions section.			X
POLICY 1.1.5: Beginning on January 1, 1992, 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	Remove date reference. Consider revisions to address LDC as tool for implementation of this policy			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
submittals (site plan and preliminary plat) for determination of available capacity. Should the availability of services and facilities be found adequate, a written Certification of Capacity will be issued by Orange County Public Utilities				
POLICY 1.1.6: 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.	Acceptable. Include this term in the Glossary/Definitions section			X
POLICY 1.1.87: Beginning in June 2004, 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, and if the need arises, will contract with an independent testing company to determine the magnitude of any problem.	Delete date reference and consider expansion to other harmful chemicals and pollutants			Х
POLICY 1.1.8: 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 standard	Acceptable	X		
OBJECTIVE 1.2: The City shall require the correction of any existing or future deficiencies found in any wastewater systems through the implementation of the following policies:	Acceptable	Х		
POLICY 1.2.1: The City shall require all deficient septic tank systems to hook into a central sewer system within one (1)	Consider additional policy language relating to a septic tank monitoring/conversion program	Х		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
year of notification by the City that such a system is available (abutting) to that property.				
POLICY 1.2.2: The City shall require that the owners of deficient septic systems shall be responsible for removal of contaminated soil and restoration of the site.	Consider additional policy language relating to a septic tank monitoring/conversion program.			X
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.	Acceptable	X		
OBJECTIVE 2.1: The City shall protect all aquifer recharge areas through policies listed below.	Acceptable	X		
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.	Create map or modify policy			X
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.	Reference LDC amendments required to implement the policy and resolve conflicts with other policies. I.e. the FLUE Policy 1.2.2 allows a max ISR of 80% in Commercial, Professional Office, and Industrial.			X
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.	Consider adding implementation mechanisms to the policy such as documentation/mapping of high, moderate and poor recharge areas			X
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.	Acceptable	X		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider additional language in the policy relating to implementation			X
POLICY 2.2.1: After January 1992, the City shall not permit any new wellfields.	Acceptable	X		
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.	Update LDC to address implementation and considering revising the policy to address necessary LDC updates and timeframe.			X
POLICY 2.2.3: The City shall continue to inform the residents of Belle Isle of the need to conserve groundwater and on ways to reduce the demand for groundwater.	Consider expanding to include reference to educational programs or ways to save			X
POLICY 2.2.4: The City shall continue to revise the Impervious Surface Ordinance to preserve groundwater quantity and quality.	Acceptable	X		
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.	Acceptable	X		
OBJECTIVE 3.1: The City shall adopt a stormwater management master plan which identifies existing deficiencies in the stormwater drainage system.	Consider updates if this has been achieved			Х
POLICY 3.1.1: The City shall continue to work and update the stormwater management master plan.	Acceptable	X		
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.	Acceptable	X		
POLICY 3.1.3: The City shall obtain approval from St. John's River Water Management District for all drainage improvement projects requiring permits.	Acceptable	X		
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.	Consider updates, appears outdated			X

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 3.1.5: The City shall amend the Comprehensive Plan to incorporate the results of the 2003 stormwater management master plan.	Consider updates if this has been achieved			X
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.	Acceptable	X		
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.	Acceptable	X		
POLICY 3.1.8: The City shall adopt the following implementation as part of the 5 Year Capital Improvements Program as follows:	Acceptable	X		
OBJECTIVE 3.2: The City shall adopt level of service standards that address both water quantity and water quality.	Consider expanding to reference the relevant state agency standard			Х
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 ½ inch of runoff over the entire site or the amount of runoff from the first 1 inch of rainfall, whichever is greater, and comply with the rules of SJRWMD.	Acceptable	X		
POLICY 3.2.2: Drainage facilities of all new development shall meet the level of service standards adopted by this Plan.	Acceptable	X		
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.	Acceptable. Review LDC's to confirm regulations			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 3.2.4: The City shall continue to revise Article XVII, Section 5, 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.	Acceptable. Review LDC's to confirm regulations			Х
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.	Acceptable	X		
POLICY 3.3.1: After June 1991, 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.	Delete "After June 1991"			X
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.	Acceptable	Х		
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 downstream property owners; and c. be self sufficient in each phase of a multi-phased development; d. and comply with the rules of SJRWMD.	Acceptable	X		
POLICY 3.3.4: After June 1991, 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).	Delete "After June 1991"			X
POLICY 3.3.5: The City shall continue to plan for retrofitting 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.	Consider strengthening policy through linkages with the Intergovernmental Coordination and Conservation Element			Х
POLICY 3.3.6: The City shall continue to identify and apply for available grants to achieve Policy 3.3.5.	Acceptable	Х		
GOAL 4: POTABLE WATER SUB-ELEMENT To coordinate with Orange County Public Utilities, and Orlando Utilities	Acceptable	Х		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
POLICY 4.1.1: The City shall adopt level of service standards for potable water as follows:	Acceptable	X		
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.	Acceptable	X		
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.	Delete "Beginning on January 1, 1992"			X
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.	Acceptable	Х		
OBJECTIVE 4.2: The City shall require all new and existing developments to conserve water through the implementation of the following policies.	Acceptable	X		
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	Acceptable	Х		

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable. Review LDC for Xeriscaping requirements.			X
Policy 4.2.4: The City shall continue to participate in the regional water supply planning process and other water supply development, water conservation and protection programs of the St. Johns River Water Management District and will implement a water shortage plan should the need arise	Acceptable	X		
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.	Update date references			Х
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.	Acceptable	X		
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	Update date references			Х

2010 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	Х		

Table 4: Housing Element Review

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: 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	Acceptable	X		
OBJECTIVE 1.1: By December 2012, the City shall have identified methods for preserving existing affordable housing sites for the current and future population	Delete "By December 2012"			X
POLICY 1.1.1: The City has identified affordable housing as a regional issue, and the City shall continue to provide technical support upon the establishment by Orange County of a regional housing resource center to assist in	Consider updates based upon existing staff constraints and how the program currently functions			Х

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
POLICY 1.1.2: 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.	Acceptable	X		
POLICY 1.1.3: The minimum setbacks, lot coverage, and size of structure requirements can be varied during the plan review process to provide for additional affordable housing units	Consider additional incentives in terms of design flexibility			Х
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.	Consider revising to a more general requirement			X
POLICY 1.1.5: The City of Belle Isle shall maintain the level of service and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline.	Acceptable	X		
POLICY 1.1.6: The City shall allow and encourage affordable housing developments to include day care and adult day care facilities, and basic accommodations for job training.	Acceptable	X		
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	Include definitions in Glossary/Definitions Section			Х
POLICY 1.2.1: The City shall allow mobile home parks and subdivisions under the Medium Density Residential Land use classification as shown on the Future Land Use Map. All existing mobile home parks and subdivisions not classified with a Medium Density Residential Land Use shall be grandfathered.	Consider updates based upon community outreach			Х
POLICY 1.2.2: The City shall study the regulations and permitting process to determine where improvements and	Consider updates to reference Live Local Act.			Х

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
streamlining can be made to facilitate the provision and preservation of affordable housing units and to expedite approval of such projects.				
POLICY 1.2.3: The performance standards, including setbacks, lot coverage and size of structure, can be varied within each residential district for the location of the following housing types: e. Mobile Homes; f. Group Homes: g. Foster Care Facilities; and	Consider if this policy is still acceptable based upon community input. Ensure these residential uses warrant flexibility			X
POLICY 1.2.4: The City shall permit housing for low and moderate income families in all residential land use categories.	Consider expanding to facilitate affordable housing and going beyond simply stating the law			X
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.	Update based upon current data and projections			Х
OBJECTIVE 1.3: 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.	Acceptable	X		
POLICY 1.3.1: 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 Facilities; b. Senior Citizen Care Facilities; and c. Housing units designed for disabled persons.	Consider updating the policy to be more specific to			X
POLICY 1.3.2: 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	Acceptable	X		

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
- up to 60 days for each step of the subdivision plat application.				
POLICY 1.3.3: 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.	Acceptable	Х		
POLICY 1.3.4: Group homes (community residential facilities) shall be located as follows: 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.	Needs to be added in the FLU description			X
POLICY 1.3.5: 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.	Acceptable	×		
OBJECTIVE 1.4: The City shall regulate housing construction through strict enforcement of all regulations to eliminate substandard housing conditions.	Consider updating policy to be more specific relating to Florida Building Code compliance, building permit reviews, etc.			X
POLICY 1.4.1: 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.	Confirm LDCs are updated and consider deleting or updating			X
POLICY 1.4.2: 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.	Acceptable. Ensure linkages with Future Land Use Element, Compatibility Objective			Х

2010 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.3: The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle	Acceptable	X		
POLICY 1.4.4: 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.	Acceptable	X		
POLICY 1.4.5: The City shall 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.	Consider revisions based on staff abilities and resources			X
POLICY 1.4.6: The City shall use the Land Development Code to prevent housing units from becoming substandard by: - notification to property owners to maintain their property, if the property threatens public health, safety and welfare; and - not assessing a Belle Isle permit fee for upgrading plumbing, electrical, mechanical ,heating, air-conditioning, and ventilation to comply with adopted building codes.	Acceptable	X		
OBJECTIVE 1.5: To encourage architectural design that complements the city's appearance and considers the objectives of all facilities and services provided by the City.	Consider revising to address community character, historical vernacular and inherent charm of Belle Isle			X
Policy 1.5.1: By December 31, 2010, the City's Land development regulations 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) certification	Delete "By December 31, 2010" and delete if LDCs have been updated			X

Table 5: Conservation Element Review

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To preserve the natural environment of Belle Isle, and to conserve the City's natural resources.	Conservation Goal – Instead of having this as the first goal, make this the overarching vision statement for the Conservation Element and have other goals underneath this umbrella statement. 1. Water Supply and Wetlands 2. Mineral, Soils, and native vegetative communities, including forests 3. Fisheries, wildlife, wildlife habitat, and marine habitat 4. Hazardous waste 5. Air Quality		X	X
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.	Make two separate objectives under separate goals: maintain/improve water quality and air quality.			Х
POLICY 1.1.1: The City's LDC's 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.	Move to hazardous waste goal.			Х
POLICY 1.1.2: 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: - Identify zones of contributions and cones of influence for each wellhead as areas within a 200 foot radius of the wellhead; - Regulations prohibiting potentially high risk land uses, such as but not limited to wastewater facilities,	Make policy 1.1.2 into an objective under water quality goal 1 with the actions listed under separate policies. OC Comp Plan - Orange County shall protect groundwater quality from the effects of development in areas of prime water recharge and within wellheads protection areas, consistent with the Aquifer Recharge Element and the Water Supply element.			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
manufacturing and storage of hazardous or toxic wastes, and all industrial uses, within the established cones of influence; - 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 - Elimination of all existing high-risk land uses from the identified cones of influence within 5 years.				
POLICY 1.1.3: 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 in all permits for new construction and renovations.	Make 2 separate policies under goal 1: one about education and one concerning water conserving devices.			X
POLICY 1.1.4: The City shall continue to support air quality regulations established by EPA by maintaining land use controls and by enforcing nuisance abatement regulations.	Keep - Move to air quality goal 5			X
POLICY 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.	Keep – Move to air quality goal 5			X
POLICY 1.1.6: The City shall assist and cooperate with FDEP in identifying all point and non-point pollution sources.	The location of this policy may be under water or air depending on the intent. Action to address the policy would vary tremendously depending on if it is water or air.			X
POLICY 1.1.7: The City shall continue to adopt LDC's that require the on-site management of drainage and stormwater based on the following criteria: - either the runoff from first inch of rainfall on the site or the first two and a half-inches of runoff for the impervious areas, whichever is greater; - the requirements of the St. John's River Water Management District; and - the Level of Service established in the Drainage Sub-element of the Comprehensive Plan.	Keep – Move to water quality goal 1			X
POLICY 1.1.8: Prior to 2005, the City shall attempt to enter discussions for the development of an interlocal	Keep - Move to goal 1			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
agreement with Orange County Environmental Protection Department to monitor activities which, may be detrimental to the ecology along the Conway Chain of Lakes.				
POLICY 1.1.9: The City shall continue to adopt regulations for environmentally sensitive lands based on the following standards: - Development shall be prohibited in areas designated with a Conservation land use classification; - Permits shall be required for any allowed activity such as gazebos, walkways and trails in these areas.	Keep - Move to goal 2 or 3			X
OBJECTIVE 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.	Keep - Move to mineral/soil goal 2			X
POLICY 1.2.1: The City shall prohibit all mining activities in Belle Isle.	Keep - Move to mineral/soil goal 2			Х
POLICY 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.	Keep - Move to goal 2 or 3			X
POLICY 1.2.3: The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.	Keep – Can be more specific and moved to goal 2 or 3			Х
POLICY 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.	Keep - Move to mineral/soil goal 2			Х
POLICY 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	Keep - Move to mineral/soil goal 2 or water supply and wetlands goal 1			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
b. a landscape ordinance which requires Xeriscaping in all new commercial developments, City owned property, and common areas in new subdivisions.				
POLICY 1.2.6: 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.	Keep - Move to water quality goal 1			X
POLICY 1.2.7: 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.	Keep - Move to goal 1 or 2			X
POLICY 1.2.8: The City shall maintain the existing interlocal agreement with Orange County Environmental Protection Department to support the enforcement of the regulation of activities along Conway Chain of Lakes.	Keep - Move to water quality goal 1			X
OBJECTIVE 1.3: The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern.	Keep – Move to wildlife goal 3			X
POLICY 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 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.	Keep – Make each bullet point a policy under wetlands under goal 1			X
POLICY 1.3.2: By December 31, 2010, the City shall adopt an ordinance concerning protection of wildlife and plants that are endangered, threatened or a species of special concern identified in and consistent with the Florida	Keep – Move to wildlife goal 3			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
Department of Environmental Protection and Florida Statutes.				
POLICY 1.3.3: The City shall assess the impact of hazardous wastes on the City's natural resources, especially Conway Chain of Lakes by periodic testing.	Keep – Move to hazardous waste goal 4			X
POLICY 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.	Keep – Move to hazardous waste goal 4			X
POLICY 1.3.5: The City shall continue to protect subsurface aquifer water quality and quantity by enforcing the wellhead protection regulations within the Land Development Code that is consistent with the St. John's River Water Management District.	Keep – Move to water quality goal 1			X
GOAL 2: The City of Belle Isle shall protect its environmentally sensitive areas and ensure that existing and proposed development does not degrade or diminish its natural resources.	Can be made more specific and moved to goal 2 or 3			X
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.	Keep – Move to water quality goal 1			Х
POLICY 2.1.1: The City shall employ aquatic plant management practices, which reduce the degree of non-native, undesirable aquatic plants so as to insure that the lakes are available for recreational boating and fishing.	Keep – Move to water quality goal 1			X
POLICY 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 and state restrictions and requirements.	Keep – Move to mineral/soil goal 2			X
POLICY 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.	Keep – Move to water quality goal 1			X
POLICY 2.1.4: The City shall continue to direct future land uses which are incompatible with the protection and	Keep – Move to water quality goal 1			X

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
conservation of wetlands and wetland function, away from these areas.				
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.	Make this its own section under the water quality and usage goal 1 – objectives and policies that follow can remain as is.			X
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.	Keep – Move to water quality goal 1			X
Policy 3.1.1 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.	Keep – Move to water quality goal 1			X
Policy 3.1.2 The City shall provide information on water conservation to the public through printed media and the City's web site.	Keep - Move to water quality goal 1			Х
Policy 3.1.3 The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.	Keep - Move to water quality goal 1			Х
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 cities own public work projects.	Keep - Move to water quality goal 1			Х
Goal 4: To conserve energy resources for future generations and help reduce green house gas emissions.	Turn this section into either Air Quality (goal 5) or climate change - objectives and policies that follow can remain			Х
Objective 4.1: To conserve natural resources and reduce pollution by implementing the following policies.	Keep – Move to air quality goal 5			Х

2010 Comprehensive Plan Reference: Conservation Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Keep – Move to air quality goal 5			Х
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.	Keep - Move to air quality goal 5			X
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 Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC) certification.	Keep – Move to air quality goal 5			X
Policy 4.1.4: The City shall partner with Orange County and the other municipalities to develop a local climate action plan.	Keep - Move to air quality goal 5			Х
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.	Keep – Move to air quality goal 5			Х
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.	Keep – Move to air quality goal 5			Х

Table 6: Intergovernmental Coordination Element Review

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
GOAL 1: To coordinate with the various governmental agencies on the local, regional and state levels, to avoid duplication of services, improve communications between	Acceptable	X		

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Delete date reference			X
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.	Acceptable	X		
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.	Reference Infrastructure Element			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Acceptable	Х		

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
POLICY 1.2.2: The Joint Planning Area Agreements shall address at a minimum the following issues: d. Boundaries of the joint planning area; e. future Land Use designation for land within the boundaries; f. procedures for sharing information and data particularly on Land Use and Zoning changes; g. identification of the entities that provide infrastructure and the LOS for each facility or service; h. establishment of annexation procedures for property within the Joint Planning Area; i. establishment of common environmental regulations especially for water quality; j. roadway extensions, widening, improvements and creation; k. facilities and sites for recreation and open space; and l. methods for resolving conflicts that arise with the Joint Planning Area.	Update to reflect annexations of key areas targeted by the City, consider additional Objective solely relating to annexations			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Update to reflect changes in Florida Statutes			X
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.	Acceptable	X		
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.	Update and remove date reference			X
POLICY 1.3.5: The City shall require the Concurrency Management Policy to review the impact on area schools for all proposed residential developments.	Acceptable	X		
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.	Consider updates per changes to Florida Statutes			Х
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Update per County changes and also revisions to Florida Statutes			X

2010 Comprehensive Plan Reference: Intergovernmental Coordination Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
Objective 1.5: Effectively coordinate with all applicable local, state and federal agencies regarding the City's adopted Water Supply Facilities Work Plan (WSFWP)	Acceptable	Х		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		

Table 7:Capital Improvements Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Move to Glossary/Definitions Section			X
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.	Acceptable	X		
OBJECTIVE 1.1: The City shall annually identify capital improvements to meet the needs of the existing and future population, and the improvements needed to replace worn out, obsolete, and economically unfeasible facilities.	Add a timeline (5 year, 10 year, etc)			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.1.1: The City shall adopt a financially feasible Capital Improvements Program and capital budget with each annual budget.	Acceptable	X		
POLICY 1.1.2: The Capital Improvement Program shall prioritize the identified improvements according to the following criteria: m. elimination of a public hazard; n. consistency with identified existing capacity deficits in the Comprehensive Plan; o. financial feasibility and impact on the City budget; p. consistency with the location of projected growth based on the Future Land Use Map; q. ability to serve the future population; r. consistency with plans for improvements by other agencies within Belle Isle; s. maintenance or improvement to Level of Service (LOS); and t. Legislative mandate requirements. POLICY 1.1.3: 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	Add language: -Safety; - Capacity Deficiency; - Right-of-Way Availability/Reservation; - Partnership Potential; - Consistency with the Comprehensive Plan, and METROPLAN Orlando's Long Range Transportation Plan; Orange County Transportation Plan - Supports the use of alternative modes of transportation; - H. Addresses backlogged facilities to the extent possible Acceptable	X		X
water, wastewater and drainage facilities. POLICY 1.1.4: The Capital Improvements Program shall be	Acceptable	X		
financially feasible and consistent with the Comprehensive Plan.				
POLICY 1.1.5: 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.	Acceptable	X		
POLICY 1.1.6: 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	Identify the funding sources (ex Innovation Way)			Х
POLICY 1.1.7: 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.	Consider streamlining language relating to optimization and efficiency			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.1.8: The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program.	Consider revising to reflect specific implementing language such as annual report delivery or condense with policy below			×
POLICY 1.1.9: 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.	Acceptable	X		
Policy 1.1.10: 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.	Acceptable	X		
Policy 1.1.11: The City shall, whenever possible, allocate funds within the Capital Improvements Program for water conservation efforts to include public education materials.	Acceptable	X		
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.	Acceptable	X		
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.	Consider including user fees			X
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.	Acceptable	X		
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	Consider adding reference to "as required by Florida Statutes".			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
POLICY 1.3.2: 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 provided in the Transportation Element.	Acceptable – Why level service C	X		
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.	Modify for compliance with Orange County policy language: "A standard of 6.0 pounds/day/person for development shall be the level of service standard used to determine the availability of facility capacity for solid waste services for development in unincorporated Orange County"			X
POLICY 1.3.4: The City shall adopt level of service standards for potable water as follows:	Update Tables			X
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:	Update Tables			X
POLICY 1.3.7: The City shall adopt a LOS for activity and resource based parks of 1.0 acre/1,000 people.	Acceptable	X		
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.	Update to eliminate date reference			X
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. The City shall consult with the applicable water supplier prior to approving a building permit	Consider more specific updates to reference process for capacity vesting with Orange County			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating date reference			X
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.	Acceptable	X		
POLICY 1.4.3: The City shall issue no development order or development permit for new development, unless one of the concurrency management requirements cited below are satisfied: • 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.	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
POLICY 1.4.4: 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.	Review for consistency with Private Property Rights Element and Florida Statutes			X
POLICY 1.4.5: 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 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 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.	Acceptable	X		
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.	Consider revising for consistency with Orange County policy: "When necessary and appropriate, new developments shall be assessed a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to maintain adopted level of service standards. (CIE1.6.6)			X
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.	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
Policy 1.7.3The 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.	Acceptable	X		
Policy 1.7.4 The City shall include the ten (10) year DCOP in the annual update of the CIE	Acceptable	Х		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
Policy 1.7.6 The City hereby incorporates by reference the Orange County Public Schools 10- Year Capital Outlay Plan for 2009-2010 that includes school capacity sufficient to meet anticipated student demands projected by OCPS.	Update date references and for consistency with Orange County policies			X
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.	Update Table/Graphic			X
Objective 1.8 The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.	Acceptable	Х		
Policy 1.8.1	Update Table/Graphic			X
Policy 1.8.2 The concurrency service areas for each school type are adopted and incorporated by the following figures 1 through 6.	Acceptable	X		
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 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	Acceptable	X	X	

b.

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 XX: Public Schools Facilities Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating per changes to Florida Statutes			X
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.	Consider updating per changes to Florida Statutes			X
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 9J5.025(3)(c)7, F.A.C., the adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element Policy 1.8.1 for the purposes of implementing school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows 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	Update Graphic/Table			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider updating per changes to Florida Statutes			X
Acceptable	Consider revising per updates to Florida Statutes			X
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.	Consider revising per updates to Florida Statutes			X
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 Table 12 of the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.	Update to include the Table from the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis			X
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)	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
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	Consider revising per changes to Florida Statutes			Х
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.	Consider revising per changes to Florida Statutes			Х
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.	Consider revising per changes to Florida Statutes			Х
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.	Consider revising per changes to Florida Statutes			Х
Policy 1.2.3 Changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section	Revise to include the updated Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Consider revising per changes to Florida Statutes			X
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.	Acceptable	X		
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.	Revise per changes to Florida Statutes		X	
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.	Revise per changes to Florida Statutes		X	
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	Acceptable	Х		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 1.3.5 Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from capacity review.	Consider increasing the number of students that increase de minimis impact			X
Policy 1.3.6 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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.				
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				

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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. I. 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 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.	Acceptable	X		
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 Districtwide 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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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 be 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.	Revise per changes to Florida Statutes		X	
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	Revise per changes to Florida Statutes		X	

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Consider updating depending relevancy of this committee			Х
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.;	Consider updating depending relevancy of this committee			X

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable. Further information required on coordination with OCPS.			X
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	X		
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	Acceptable	X		

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
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.	Acceptable	X		
Policy 2.2.6 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.	Acceptable	Х		
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.	Acceptable	X		
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.	Acceptable	X		
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	Evaluate if this policy is being implemented or required revisions.			Х

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
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.	Acceptable	X		
Policy 3.1.2 The City shall include the ten (10) year DCOP in the annual update of the City's Capital Improvements Element.	Acceptable	X		
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.	Acceptable	X		
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.	Acceptable	Х		
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.	Requires updates for compliance with Florida Statutes			X

Table 27: Property Rights Element Review

2010 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommended
Goal: The purpose and overall goal for the Property Rights	Acceptable		Χ	
Element is to signify respect for judicially acknowledged				
and constitutionally protected private property rights, and				
to ensure that those rights are considered in the City of				

	e's decision-making concerning land use and			
zoning r	e 1.1 The following objective provides a framework	Acceptable	Χ	
,	ring that private property rights are considered in	Neceptable	^	
	cision making concerning land use and zoning			
matters.				
_	.1 The following rights shall be considered in	Acceptable	Χ	
	-making by the City of Belle Isle concerning land			
uses and	d zoning matters:			
1)	The right of a property owner to physically possess			
	and control their interests in property, including			
	easements. leases. or mineral rights.			
2)	The right of a property owner to use, maintain.			
	develop, and improve his or her property for			
	personal use or for the use of any other person.			
	subject to state law and local ordinances.			
3)	The right of the property owner to privacy and to			
	exclude others from the property to protect the			
	owner's possessions and property.			
4)	The right of a property owner to dispose of his or			
	her property through sale or gift.			
5)	This element is not intended to create any			
	property rights or due process rights that are not			
	already judicially acknowledged and			
	constitutionally protected. This element is not			
	intended to alter the legislative nature of decisions			
	made in the adoption of comprehensive plan			
	amendments and land development code			
	amendments. This element is not intended to			
	require discussion, evidence and findings of fact			
	concerning the matters set forth herein.			
	Ordinances adopted and land use and zoning			
	decisions made by the City are presumed to have			
	considered the matters set forth in this element.			

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX C



Belle Isle Comprehensive Plan Update



We're seeking your feedback to guide the 2023 Comprehensive Plan Update for the City of Belle Isle.

Comprehensive planning is an important tool for cities to guide future development, protect natural resources and ensure a high quality of life. The Plan Update shapes the City's goals over the next twenty years around housing, transportation, economic development, natural and cultural resources, land development, and more.

Hearing from you is an important part of this process! Your experiences, opinions, and goals as a member of the community will help inform the priorities of the update. This will help create a community-based plan that speaks to the aspirations of Belle Isle residents and business owners. Please keep in mind that the survey is not meant to solve particular daily issues that most cities face, such as garbage pickup or code enforcement. Instead, it is intended for general feedback on urban planning-related topics that may impact the City over the next twenty to thirty years.

For example, one question asks residents to prioritize the need for additional non-residential uses like commercial, office, and industrial. If the majority of responses denote that the City's framework should remain the same, as a primarily residential community, then the Comprehensive Plan update could include policies related to expansions to the City's boundaries, while providing for policies that protect residential neighborhoods and not encourage non-residential growth within the existing City boundaries.

RVi has created this survey specifically for the City and its residents. These broad questions provide important data to support plan updates as utilized in our past projects across the State of Florida. The information gathered from the survey will be presented to the City Council and the Department of Commerce (state reviewing agency). It will help guide the decision-making process for policy updates in the Comprehensive Plan.

All these topics and key issues of concern to residents will also be explored at a Community Workshop in 2024.

To stay up to date on this important project, please visit the City's Comprehensive Plan Update webpage: https://www.belleislefl.gov/planning/page/so-what-comprehensive-plan-update

L	
n	

1) bo you own or rent your current re	sidence in the city (oi belle is	ier "			
I am a home owner who resides in	Belle Isle					
I am a renter who resides in Belle Is	ile					
2) How many months of the year do y	ou live in the City o	f Belle Isl	e? *			
0 - 3						
4-6						
7 - 9						
10+						
3) Do you own a business in the City o	of Belle Isle? *					
Yes			_ No			
4) Use <u>ONE WORD</u> to describe Belle Is	le. *					
						0/1
5) Generally speaking, how concerned	d are you related to	the topic	s below o	over the next	20 years in the City	of Belle Isle? *
	Very Concerned	Moder Conce		Neutral	Slightly Concerned	Not at all Concerned
Quality of Commercial Areas	\bigcirc)		\bigcirc	
Housing Options and/or Affordability	\bigcirc)		\bigcirc	
Community Appearance)			
Environment (water quality, land conservation, or wildlife))			

Local Industry & Employment					
Availability and quality of infrastructure such as roads, water, flood control, an services					
Public services / Institutions such as schools					
Crime					
6) Do you think there is enough hous	sing and variety of	housing options?	*		
Choose one of the following responses for	each type: Sufficient	or Not Sufficient			
	Sufficier	nt	Ν	lot Sufficient	
Single Family Homes					
Townhomes					
Multi-family / Apartments				\bigcirc	
7) Over the next 20 years, how impor	tant are the action	ns the City should	take to address	s housing needs? *	
	Very Important	Moderately Important	Neutral	Low Importance	Not at all important
Approve a variety of housing types (apartments/condominiums, townhomes, duplexes, or single family houses).					
Promote housing for young families and entry-level professionals.					
Protect neighborhoods from degradation caused by aging, vacant, or abandoned properties.					
Preserving community character in new developments.	\bigcirc				
Increase housing options to 'age in					

compact development).

Allow for accessory dwell a single property (Mother suite / Guest Cottage).	-					b .
8) How should the City o	of Belle Isle prioritiz	ze non-residential	uses in their plan	ning efforts?		
(Example: Employment, *	local goods, and se	ervices)				
	High Priority	Moderate Priority	v Neutral	Low Pr	riority	Not a Priority

	High Priority	Moderate Priority	Neutral	Low Priority	Not a Priority
Commercial / Retail / Services		\bigcirc			
Office					
Medical					
Industrial / Manufacturing/ Warehouses					
Institutional (schools, parks, public safety)			\bigcirc		

9) Over the next 20 years, how important are the actions that Belle Isle takes when addressing needs for commercial land uses *

	Very Important	Moderately Important	Neutral	Low Importance	Not at all Important
Provide governmental incentives for employment-generating businesses					
Encourage mixed-use development patterns where commercial uses are integrated with residential neighborhoods					
Create an employment-targeted land use category					
Provide incentives for non-residential land uses to annex into the City					
Limit opportunities for more commercial, industrial and other non- residential land uses to avoid impacts to residential land uses					

10) The City's population growth is projected to increase from 7,032 to 7,747 by 2040

Other

Dwelling Units and ot		onal Housing. *	ty consider aiterna	tive nousing options	such as Accessory
Agree					
Disagree					
11) How should the Ci	ty of Belle Isle prio	ritize improving or expa	nding infrastructur	re over the next 20 yea	ars? *
	High Priority	Moderate Priority	Neutral	Low Priority	Not a Priority
Roads					
Biking and Walking Amenities					
Public Safety					
Parks & Recreation					
Stormwater Treatment (limit flooding and improving water quality)					
12) What should the C	ity of Belle Isle pric	oritize as it's greatest en	vironmental asset?	,	
	High Priority	Moderate Priority	Low Priority	Not a Priority	Neutral
Lakes					
Protected Species / Wildlife	\bigcirc		\bigcirc		\bigcirc
Native Habitat / Trees	\bigcirc		\bigcirc		

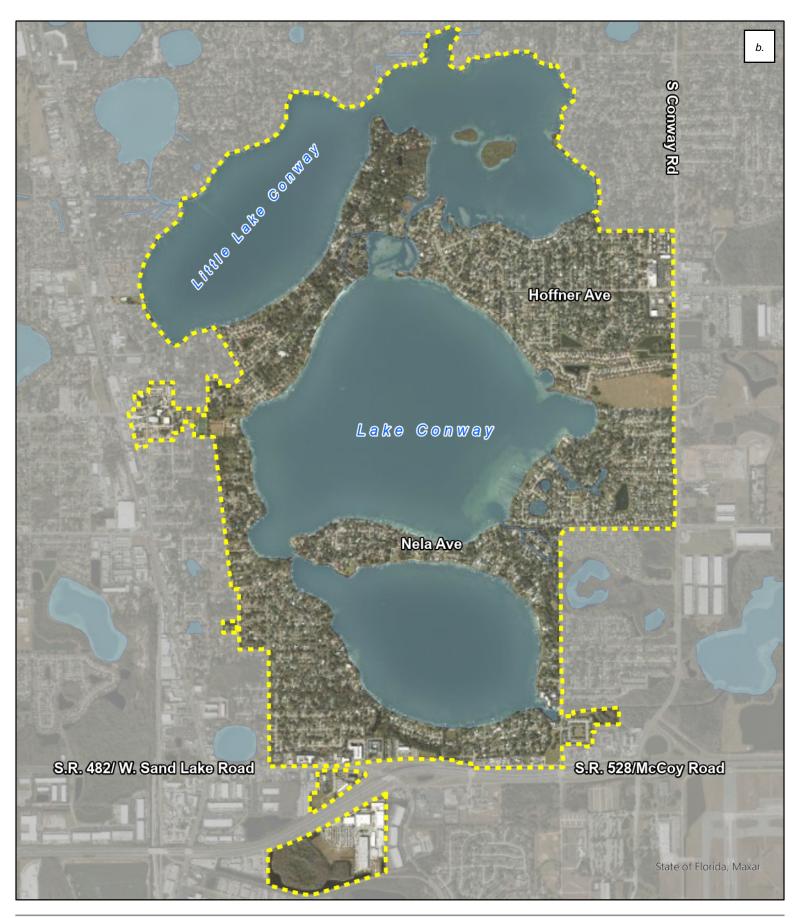
L		

	0/5
13) What do you think is Belle Isle's greatest environmental asset? *	
Lakes	
Protected Species	
Native Habitat/Trees	
Other	
	0/5
this project, please leave your e-mail information below.	
this project, please leave your e-mail information below.	ing notices, future surveys, and other updates for
14) If you would like to be added to our e-mail list for distributions of meet this project, please leave your e-mail information below.	ing notices, future surveys, and other updates for

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX D

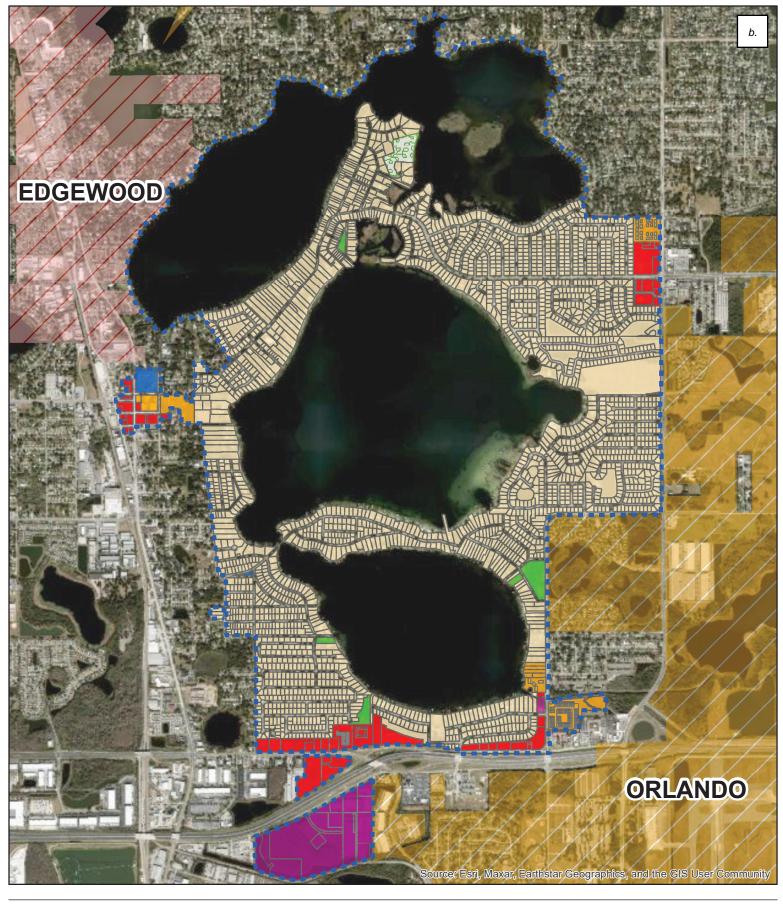




City of Belle Isle • AERIAL

- ♥ City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle







111 North Magnolia Avenue Suite 1350 Orlando, FL 32801 Tel: 407.775.6500

City of Belle Isle • FUTURE LAND USE

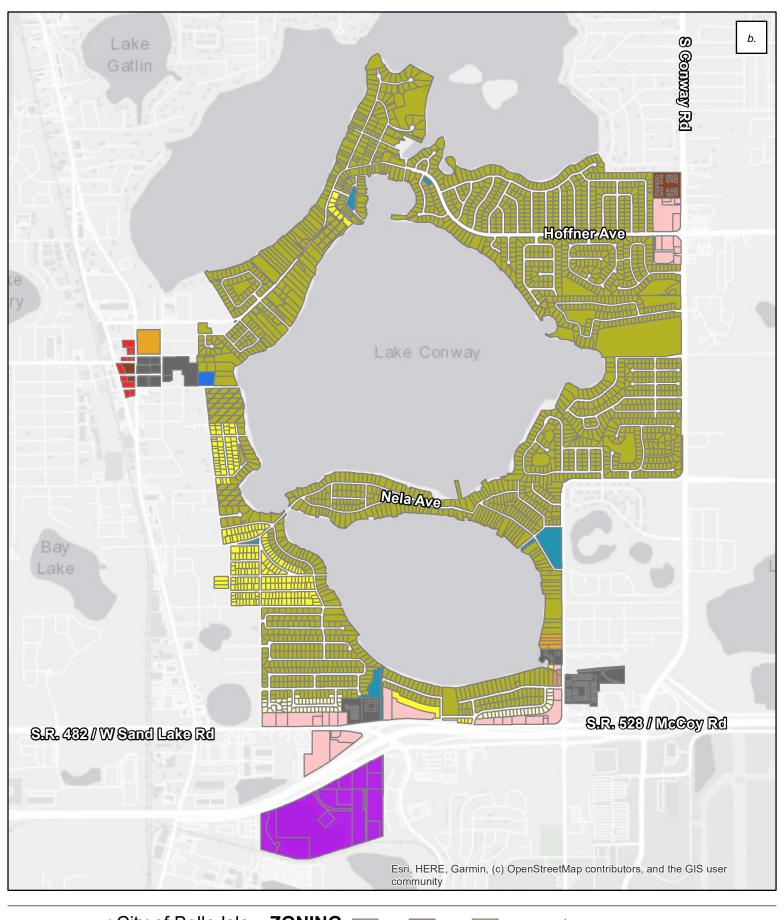
- **♀** City of Belle Isle, FL
- Date: 7/29/2024
- # 23002514
- Belle Isle
- Low Density Residential
 - Medium Density Residential
- Commercial Industrial

Professional - Office Public Buildings

Conservation Recreation/Open Spacel 0.225

Miles

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of tand no warranty is made as to the completeness. This plan is concept





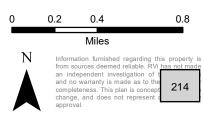
 City of Belle Isle • ZONING
 □ C-1 □ P-0 □ R-1-A

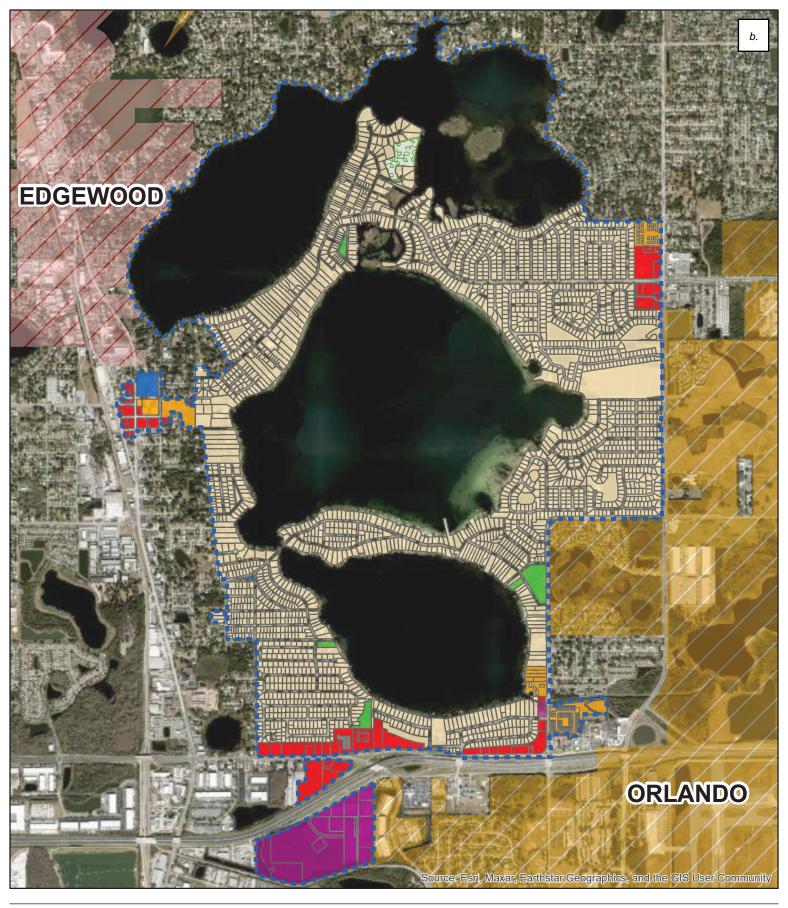
 • City of Belle Isle, FL
 □ C-2 □ PD □ R-1-AA

 ■ Date: 12/27/2024
 □ I-2 □ PUB □ R-1-AAA

 # 23002514
 □ OS □ R-1 □ R-2

 ■ Belle Isle
 □ R-3







111 North Magnolia Avenue Suite 1350 Orlando, FL 32801 Tel: 407.775.6500

City of Belle Isle • FUTURE LAND USE

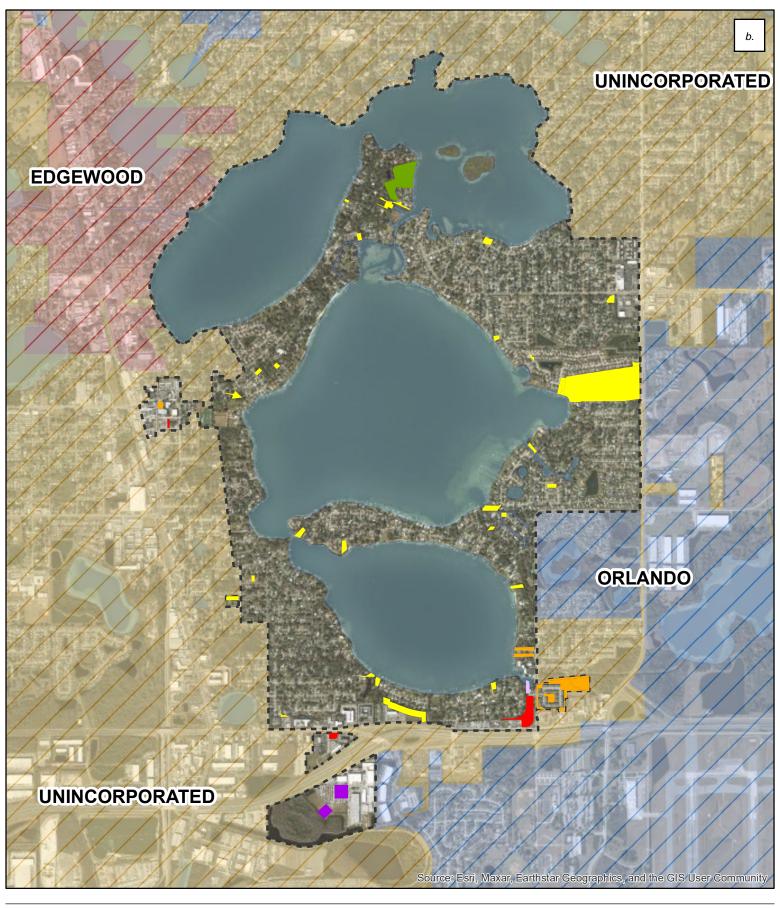
- City of Belle Isle, FL
- Date: 7/29/2024
- # 23002514
- Belle Isle
- Low Density Residential
 - Medium Density Residential
 - Commercial
- Professional Office
 Public Buildings
 Conservation

Recreation/Open Spacel

0 0.225 0.45 0.9 Miles

A

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of tand no warranty is made as to the completeness. This plan is concept



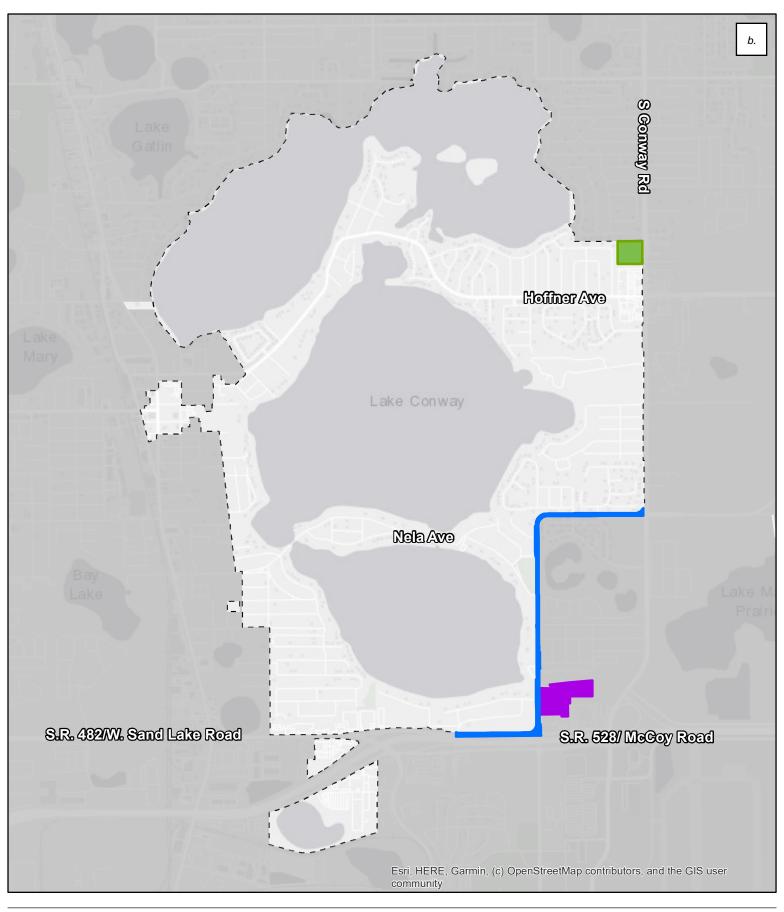


City of Belle Isle • VACANT LAND

- **♀** City of Belle Isle, FL
- Date: 9/5/2024
- # 23002514
- ♣ Belle Isle
- City Boundary
 Vacant Low Density Residential (32)
 Vacant Medium Density Residential (11)
 Vacant Commercial (4)
 Vacant Industrial (3)
- Vacant Professional / Office (1)
 Vacant Conservation (1)

N Miles

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





City of Belle Isle • ANNEXATIONS

- **♀** City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle

16-07 Brighton Park

21-05 Deatwyler Rd (ROW)
22-01 Sienna Place

Miles

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



City of Belle Isle • PUBLIC FACILITIES

- Date: 10/18/2023
- # 23002514
- Belle Isle
- ♥ City of Belle Isle, FL City Boundary
 - Cone Mile Boundary
 - Parks / Boat Ramps
- Hospital

Fire Station

Post Office

School

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



City of Belle Isle • PARKS & BOAT RAMPS __i City Boundary City of Belle Isle, FL

Date: 10/18/2023

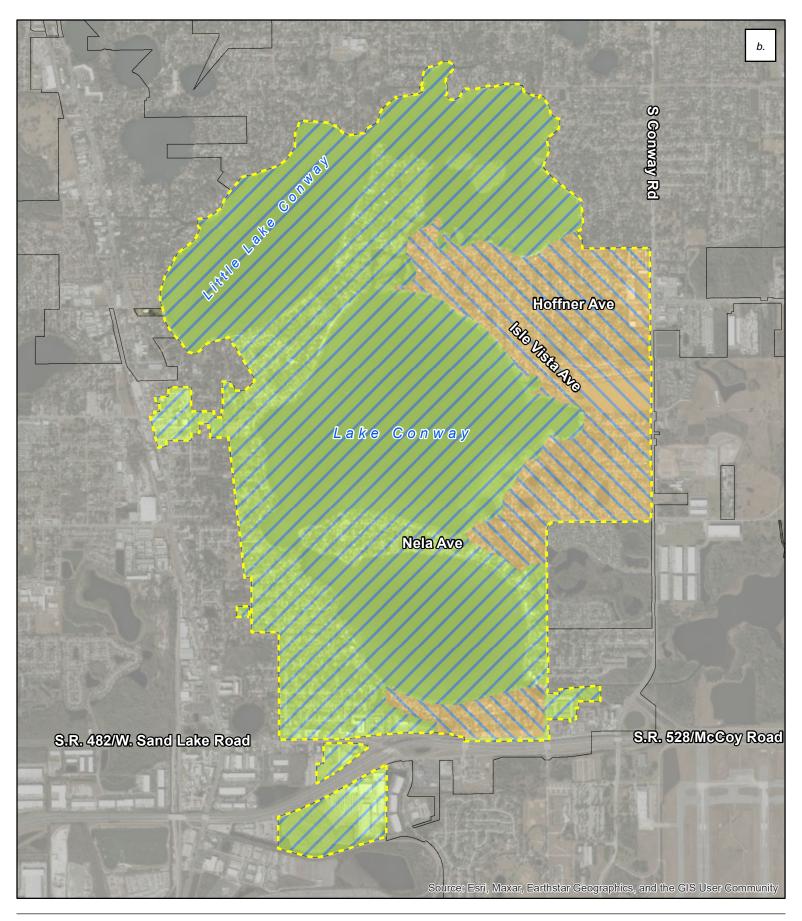
23002514

Belle Isle

Boat Ramp

Park

1,050 2,100 4,200 Feet Information furnished regarding this property is from sources deemed reliable. RVi has not made 219





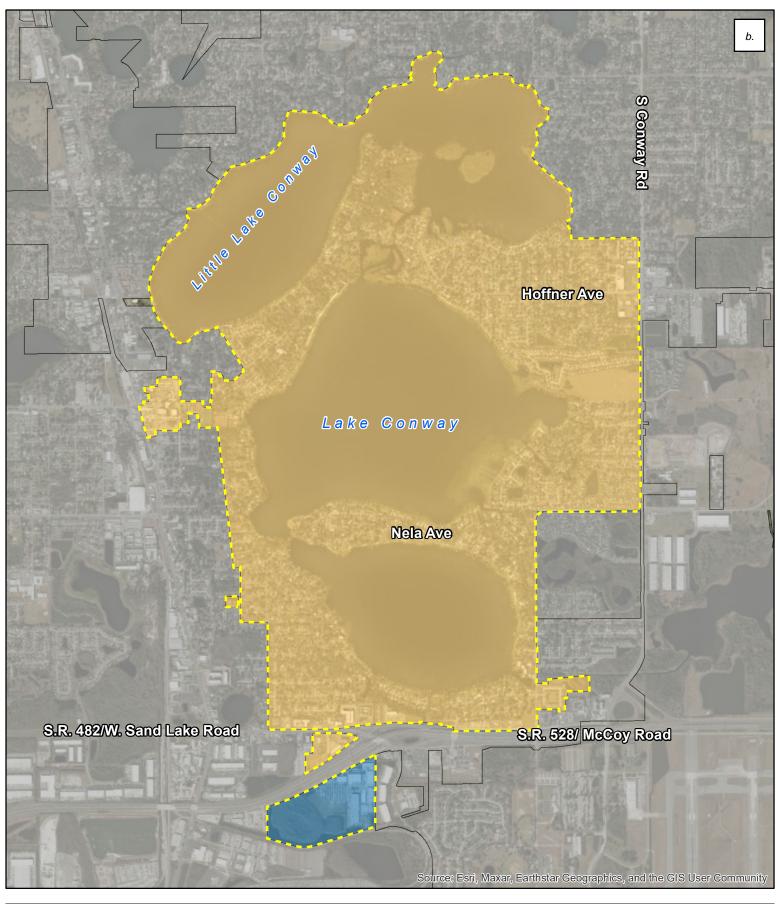
City of Belle Isle • WATER SERVICE PROVIDER

- City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle



Miles

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



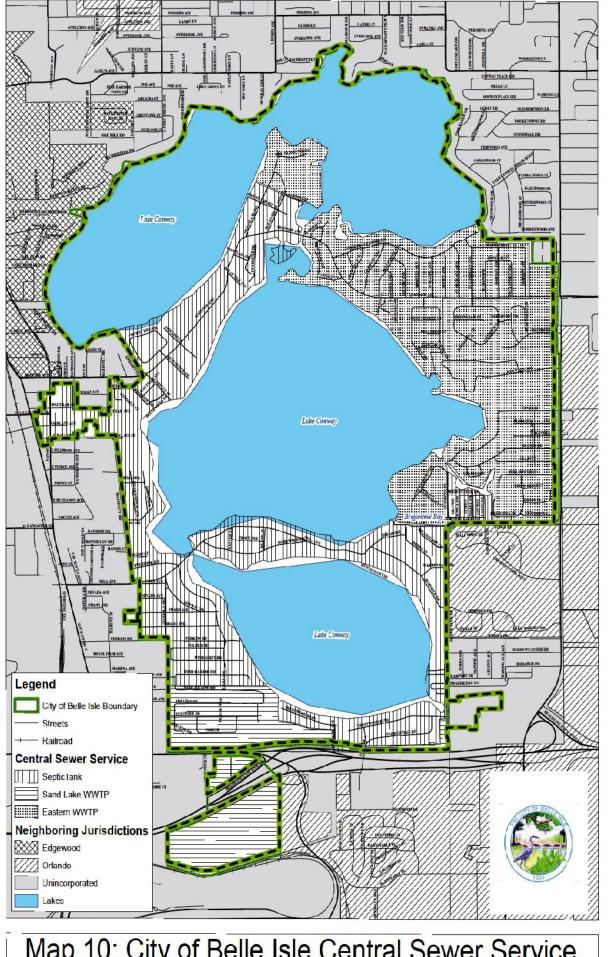


City of Belle Isle • WASTEWATER SERVICE PROVIDER **Orange County**

Orlando

- ♥ City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle





CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

ASSESSMENT REPORT/PLAN FRAMEWORK

APPENDIX E



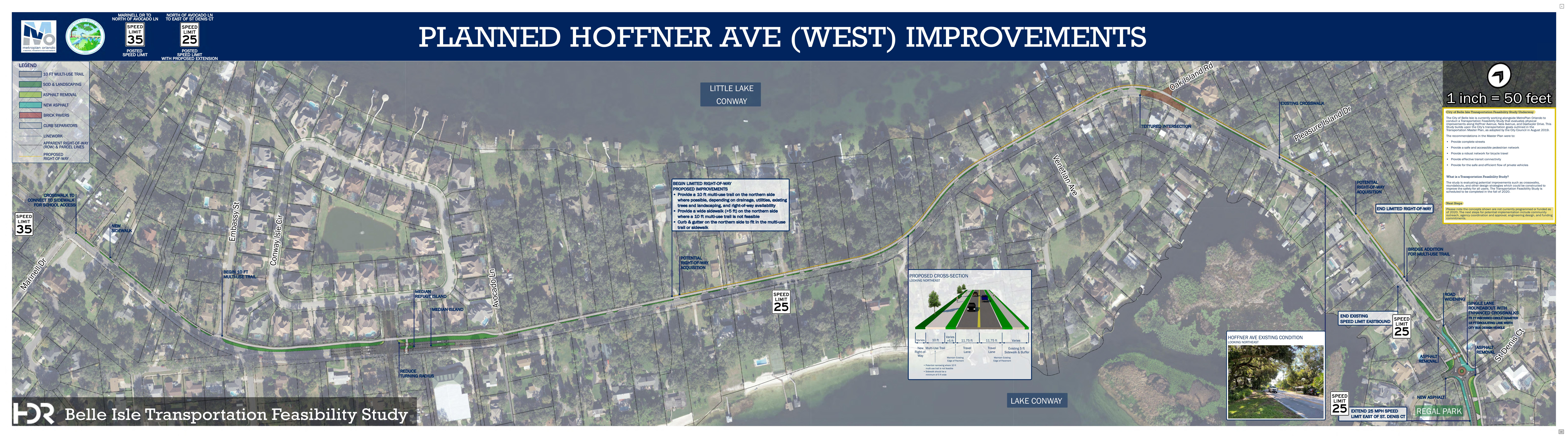


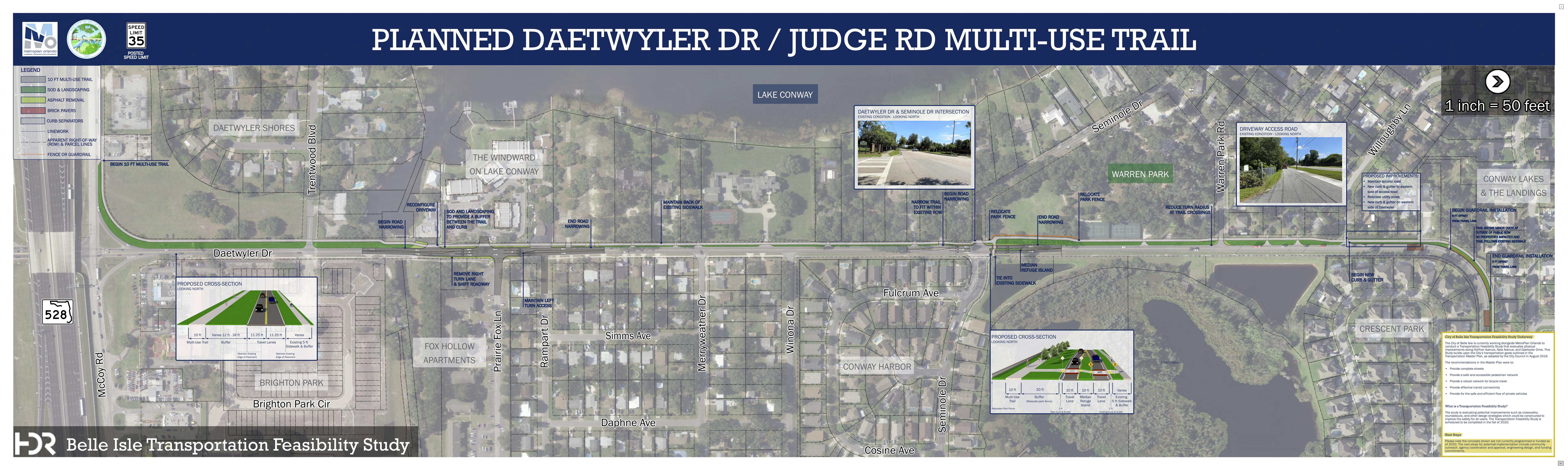


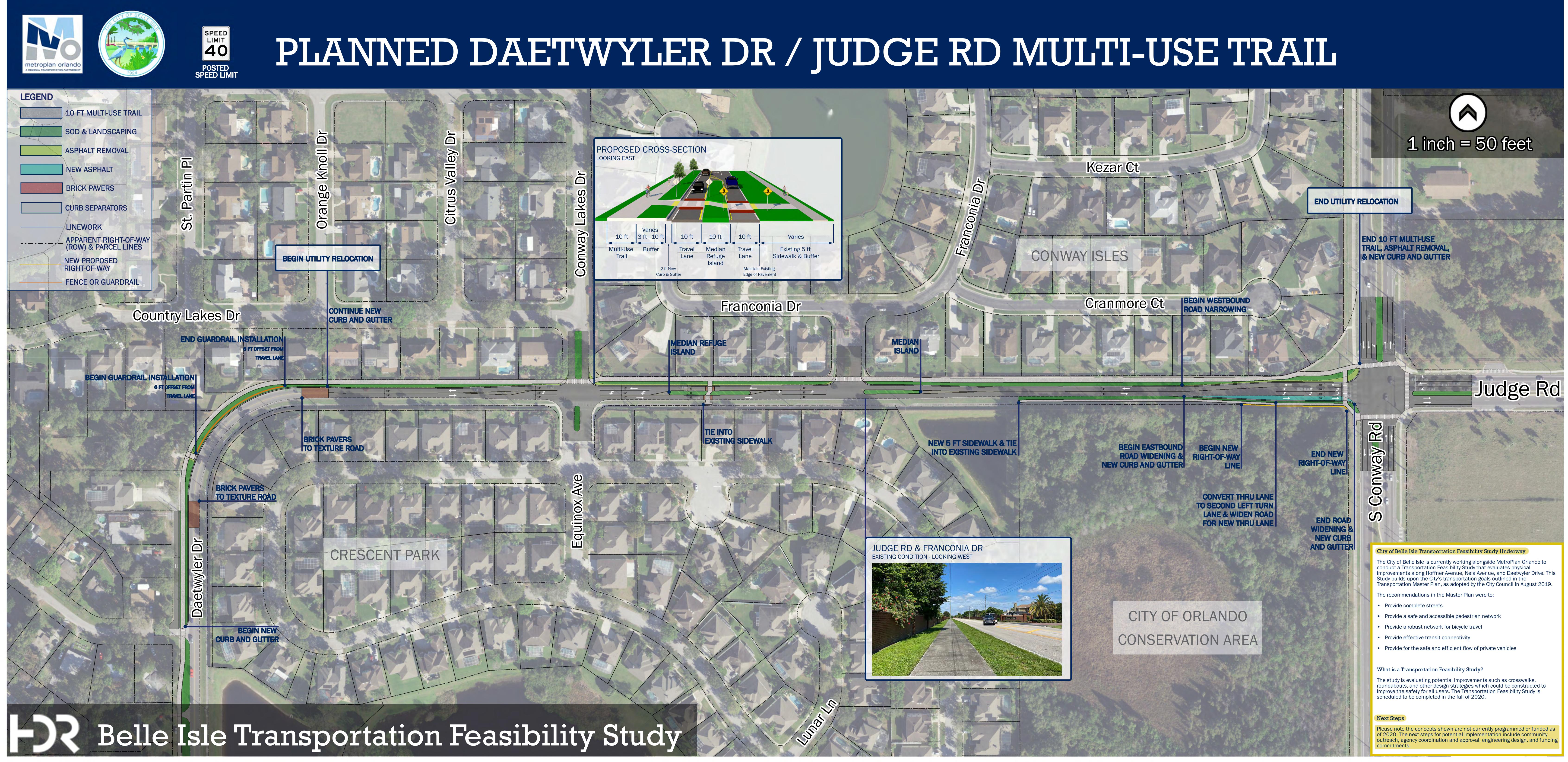
PLANNED NELA AVE IMPROVEMENTS



PLANNED HOFFNER AVE (EAST) IMPROVEMENTS









FUTURE LAND USE ELEMENT



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 https://preserve.nistoric.gov/enand/ 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 5.49 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, R-1 and PD.

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-2, R-3 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 future 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; 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, as an example, is a parcel with a Public Building future land use classification. The zoning category that is most consistent with the Public Building future 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:

Future Land Use Classification	Maximum Density*	Maximum Intensity	Impervious Surface Ratio**
<u>Agricultural</u>	1 du/5 ac	N/A	N/A
Low-Density Residential	5.49 du/ac	N/A	<u>N/A</u>
Medium Density-Residential	<u>10 du/ac</u>	N/A	N/A
High-Density Residential	<u>12 du/ac</u>	N/A	N/A
Professional Office	<u>0 DU/A</u>	0.5 FAR	
Commercial	<u>N/A</u>	0.5 FAR	<u>N/A</u>
<u>Industrial</u>	N/A	0.5 FAR	N/A
Conservation	N/A	N/A	N/A
Public Building	N/A	N/A	N/A

^{*}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).

OBJECTIVE 1.2: The City of Belle Isle shall continue to prepare and adopt implement Land Development Code regulations 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 other uses or activities or design which allow them to be located near or adjacent to each

^{**}Subject to Impervious Surface Ratios in Section 50-74 of the Land Development Code.

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 Land Development Code regulations 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) <u>Maintain the level of service standards for all requisite infrastructure to support development and redevelopment, including parks, recreation and open space.</u>
- d) <u>Provide for floodplain management, surface water management and water quality management.</u>
- 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) Regulation of signage
 - a) Update the City's Subdivision Regulations;
 - Regulate areas subject to seasonal or periodic flooding management;
 - 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 <u>and</u> requirements to maintain a Water Supply Facilities Work Plan.

POLICY 1.2. 4—8: The Commercial, Industrial, Professional Office, Recreation and Open Space, and Conservation Land Uses shall continue to have the following maximum densities and permitted uses The following table details zoning district and future land use compatibility:

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

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

Office	professional services for residents,	of 80%
	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 Land Development Code.

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 Land Development Code is triggered.

POLICY 1.3.2: Developed land property that existed prior to January 1, 1991 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 future land use amendment, or compliance with Section 54-3 of the Land Development Code.

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 Land Development Code.

POLICY 1.3.4: Development approvals shall contain an expiration date consistent with a <u>the Land Development Code and Florida Statutes</u>. realistic period necessary to complete the proposed development

POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the <u>Land Development Code</u> <u>Zoning Code</u>, which prohibits unsightly conditions and unhealthy collection of debris, to protect the public health, safety and welfare. <u>These efforts shall be coordinated between multiple departments within that manage code enforcement issues.</u>

OBJECTIVE 1.4: Unless otherwise exempted by the Florida Statutes or other policies, Tthe 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 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 level of service standards (LOS 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 <u>transportation</u>, water/sewer supplies, <u>waste</u>, <u>public safety</u>, and associated public facilities are available to meet projected growth demands associated with the Future Land Use Map change.

POLICY 1.4.—4—6: The City shall encourage, when possible, 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:

- Development that adheres to the principles of "New Urbanism" or "Traditional Neighborhood Development".
- b. Clustering of development.
- 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.
- Elimination of curb and gutter where appropriate.
- 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.
- 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.
- <u>a.</u> <u>Development similar to the principles of "New Urbanism" or "Traditional Neighborhood Development".</u>
- b. Clustering of development.
- <u>c.</u> Ecofriendly: Bioretention areas or "rain gardens", Grass swales. Reuse of stormwater, Use of "Florida Friendly" plant species and preferably native species for landscaping, Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- d. Permeable pavements.
- e. Elimination of curb and gutter where appropriate.

- <u>f.</u> <u>Minimization of impervious surfaces through use of shared driveways and parking lots.</u>
- g. Reduction in impervious surfaces: building setbacks for driveways, Reduction in street paving by providing reduced street frontages for lots.
- <u>Permanent educational programs to ensure that future</u>
 owners and residents of the site have an opportunity to fully
 understand the purpose, function, and maintenance of each
 LID component.
- i. <u>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.</u>
- j. <u>Use of low-volume irrigation technologies and soil moisture</u> 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 ITS 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 <u>as part of a Transportation System Plan</u> showing the existing and proposed linkages between residential, <u>non-residential</u>, and recreational areas, <u>and other jurisdictions</u>.
- **POLICY 2.1.4:** The LDC's Land Development Code regulations 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 Land Development Code regulations 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 <u>LDC's</u> <u>Land Development Code regulations</u> shall include procedures for notifying City residents <u>through neighborhood</u> <u>meetings</u>, <u>public notice of public hearings</u> 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, tThe 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 regulations for the protection of the natural environment from the impacts of development.

POLICY 2.2.1: The City's <u>LDC's</u> <u>Land Development Code regulations</u> 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 manage <u>any active</u> <u>existing</u> 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 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 (5) acres	
	twenty (20) acres	
Sale of commodities produced	50 square feet/acre	

on the premises	
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 <u>LDC's Land Development Code regulations</u> 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 Development, N-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_{7.} 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 <u>appropriate open space</u>, <u>maximum impervious surface ratios</u>, <u>landscape buffers and site development standards for non-residential development to ensure attractive viewsheds</u>, <u>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.</u>

POLICY 2.4.43: Beginning on January 1, 1992, tThe 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 Land Development Code regulations 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 Land Development Code regulations 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 1: 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 Land Development Code regulations, 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, tThe 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 Land Development Code

OBJECTIVE 2.7: Belle Isle <u>examined recognizes</u> the need for <u>Historical Preservation</u>-historical preservation regulations as part of the L<u>and Development Code's</u>. 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 Land Development Code regulations.

OBJECTIVE 2.8: The LDC's Land Development Code regulations 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, tThe 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 <u>and density</u> of surrounding land uses must have changed, <u>e.g.</u> <u>in effect</u>, single family to multi-family dwelling units;
- b) The adjacent road is <u>designated as</u> a <u>major thoroughfare</u>
 <u>Major Arterial</u> as shown in the <u>Comprehensive Plan</u>
 <u>Transportation Element</u> <u>Multi-Modal Transportation Element</u>;
- c) Sufficient land area is available to support the parking, stormwater retention, and minimum site standards established in the LDC's Land Development Code regulations for the use;
- d) The non-residential use must be compatible with the surrounding land uses.

POLICY 2.8.2: After June 1991, aAll changes in zoning shall be consistent with the <u>City's Comprehensive Plan</u>, 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 LAND DEVELOPMENT

<u>CODE AND SURROUNDING JURISDICTIONS, AND REVISIONS TO THE MAP SHALL</u> BE MADE AS CHANGES ARE ADOPTED.

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

POLICY 3.1.1: Prior to or after January 2003, 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 <u>adequate and sufficient locations for industrial uses</u>, particularly in existing corridors and areas in proximity to <u>commercial activity centers</u>, avoid large concentrations of industrial traffic <u>through existing neighborhoods</u>, provide adequate and sufficient locations for industrial uses, particularly in existing corridors and areas in proximity to commercial activity centers, and provide <u>while providing</u> 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 <u>State Road 528</u>, Boggy Creek Road., <u>Tradeport Drive</u>, and the <u>Orlando International Airport</u>.

POLICY 3.1.3: The City of Belle Isle provides appropriate Future Land Use Planning for a Planning Horizon through the Year 2020 2045 and adopts the Future Land Use Map Series as follows: 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

Areas 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 greenhouse gases by:

- directing <u>Direct</u> and <u>incentivizing</u> <u>incentivize</u> 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 mixed-use development projects within the corridor City, that will include bonuses for the inclusion of Workforce Housing workforce housing and the use of Green Building techniques.

POLICY 4.1.2: By December 31, 2010, the <u>The</u> City shall <u>continue to</u> 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, <u>as</u> determined by City Council.

POLICY 4.1.3: By December 31, 2010, the The City shall continue to review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage and an attractive and functional mix of uses where adjacent land uses are compatible.

POLICY 4.1.4: By December 31, 2010, the <u>The City</u> shall develop and adopt strategies and incentives to encourage <u>mixed-use</u>, 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 Code.

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.

TRANSPORTATION ELEMENT





MULTIMODAL 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), IMPLEMENTATION OF THE FOLLOWING POLICIES IN THE LAND DEVELOPMENT CODE.

OBJECTIVE 1.1: The City shall coordinate read transportation planning with land use through interrelated policies found in the Transportation Element, Infrastructure, Capital Improvements and, Future Land Use Elements, 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 <u>future</u> land uses <u>changes or rezonings</u> that cause the use of a road to differ from its functional classification.
- **POLICY 1.1.2:** After June 1991, all <u>All planning</u>, designing, and construction of new roads and widening of improvements to existing roads shall consider adjacent <u>land uses and residential areas</u> existing neighborhoods and to minimize negative impacts through buffering, location and design.
- **POLICY 1.1.3:** After June 1991, the <u>The City</u> shall not issue permits for roadways <u>improvements</u> 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 <u>The</u> widening of a road shall not constitute sufficient reason for the City to allow a change in Land <u>use Use</u> designation on the Future Land Use Map, <u>unless sufficient capacity can be proven through review of a traffic impact study based upon the City's adopted methodology.</u>
- **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 DOT the Florida Department of Transportation (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 <u>S.R. 528/McCoy</u> Road, consistent with <u>State Highway System Connection Permits as outlined in Chapters 14-96 and 97, F.A.C.</u>

- **POLICY 1.1.7:** Planned Developments and other innovative <u>land</u> development <u>ideas solutions</u> should be encouraged to reduce travel demand <u>and increase multimodal transportation opportunities through site</u> design, provision of infrastructure, 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 <u>multimodal</u> 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 <u>5-year 5-year</u> transportation improvement program with the plans of <u>Metroplan MetroPlan</u> Orlando (MPO), Orange County, Florida Department of Transportation, <u>Orlando-Orange County Central Florida</u> 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 <u>providers such</u> as <u>SunRail and LYNX in order</u> to provide mass transit <u>options</u>, <u>including but</u> 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 as recommended 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 <u>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.</u>
- **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" "E" on all City-local 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 and State maintained roads in and adjacent to Belle Isle as follows:

Roadway	Classification	LOS
Gondola Dr., Matchett Rd.	Local Street	<u>C_E</u>
Daetweler/Judge/Conway	Urban Collector	E
Rds.		
S.R. 15/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 <u>S.R.</u> <u>15/</u> Hoffner <u>Ave.</u>)	Minor Arterial	<u> </u>
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 <u>S.R. 528/McCoy</u> Road, which is a fourlane divided minor arterial. The City shall revise this LOS standard by amending the <u>plan Comprehensive Plan</u> 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 the FDOT in maintaining and improving the LOS on S.R. 528/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, multimodal options, frontage roads and cross access agreement, for all new development along S.R. 528/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 January 1, 1992 that reduce the level of service below the adopted level of service standard for any road unless the applicant 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:

- 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-; and
- g. <u>Multimodal street design, including bicycle lanes and pedestrian paths.</u>

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

POLICY 1.3.12: Any development/redevelopment within ½ mile of S.R. 482/W. Sand Lake Road from C.R. 527/S. Orange Avenue 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, the <u>The</u> 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 bus pullouts along bus routes, where possible. for inclusion in the LDC'S and shall address at a

minimum the following:

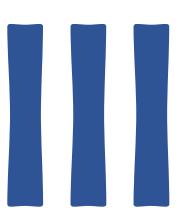
- A. Creation of development incentives for providing mass transit facilities; and
- B. Requiring bus pullouts along bus routes to prevent traffic from stacking up.

POLICY 1.4.6-5: The City shall continue to participate in planning efforts with Lynx LYNX to help improve transit headway in areas where more concentrated development will be located.

POLICY 1.4.7—6: 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.

RECREATION AND OPEN SPACE ELEMENT





RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

- GOAL 1: 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: <u>PUBLICLY ACCESSIBLE AND WELL-PLANNED PARK SYSTEMS.</u> The City shall <u>require</u> <u>continually seek to improve the City's unique parks and recreational assets and ensure</u> that public access be provided for <u>its residents and visitors.</u> 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.-4-5:** The City shall maintain the adopted pedestrian, bikeway, and 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:** <u>COORDINATED PARKS SYSTEMS.</u> The City shall coordinate the provision of recreation sites, facilities and open space with other public <u>entities agencies</u> <u>via the Intergovernmental Element</u> 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 Resource based parks (passive parks);
- b) activity Activity based parks (none in Belle Isle);
- c) Active recreation
- d) Passive recreation
- e) park Park service areas; and
- f) open 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 Level of service-Service standard of one public boat ramp per 3,000 residents and public canoe launches based on the level Level of service-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





INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

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

- **OBJECTIVE 1.1:** The City shall coordinate with Orange County Public Utilities (OCU) to provide wastewater service which maximizes use of existing facilities and promotes orderly, compact growth, and protects natural resources through the implementation of the following policies:
 - **POLICY 1.1.1:** The City shall require all new commercial and residential development to connect to a central wastewater system, if available, within ¼ mile or install dry lines to be connected to a central sewer system when available.
 - POLICY 1.1.2: New development or redevelopment shall be charged the full cost of extending central sanitary sewer services to their project in areas where existing sanitary sewer services do not exist. [Formerly Conservation Element Policy 1.1.8]
 - **POLICY 1.1.23**: The City shall require that new construction on lots that are less than 1 acre in size use enhanced nutrient reducing septic systems where sewer is not available.
 - POLICY 1.1.4: In areas served by central sanitary sewer facilities where property owners choose to remain on existing septic tanks, no permits shall be issued for repairs to septic tanks. [Formerly Conservation Element Policy 1.1.7]
 - **POLICY 1.1.35**: 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 ½ mile of the subject property.
 - **POLICY 21.1.46:** 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 21.1.57**: 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 <u>as outlined in the Land Development Code</u> and does not lower the <u>adopted</u> level of service.

POLICY 21.1.68: 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 21.1.79: 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 21.1.810: 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 er, 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 21.1.911: 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 21.2: 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 21.2.1: 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 ½ mile of the subject property.

POLICY 21.2.2: The City shall require that the owners of deficient septic systems shall be responsible for removal of contaminated soil and restoration of the site.

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

identify funding sources through federal and state agencies.

POLICY 1.2.4: By 2035, the City will consider the feasibility of providing wastewater service to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one (1) on-site wastewater treatment and disposal system (septic system) per one (1) acre pursuant to Florida Statutes. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility through 2045, and a timeline for construction.

POLICY 1.2.5: The City shall work with Orange County, the Department of Environmental Protection, the Department of Health, water management districts, and public and private domestic wastewater treatment facilities to develop an onsite sewage treatment and disposal system remediation plan to extend wastewater collection lines and connect priority septic systems to the utilities' central sewer service. [Formerly Conservation Element Policy 1.1.5]

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

POLICY 2.1.2: The City shall continue to require provisions for developments in all

recharge areas to protect the ability of the site to recharge the aquifer, protect groundwater quantity and quality by utilizing the following guidelines:

- Limiting the maximum total impervious surface to less than 60% of the total site;
- Requiring retention/detention on-site of the first 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. 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. <u>John's Johns</u> River Water Management District when developing or revising groundwater recharge regulations.
- **POLICY 2.1.5:** The <u>LDC's Land Development Code regulations</u> 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 <u>through educational programming and communication</u> 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 Johns River Water Management District's water conservation programs by educating the City's residents on the need to conserve water and require water conserving devices in all permits for new construction and renovations. [Formerly Conservation Element Policy 1.1.3]
 - POLICY 2.3.42: The City of Belle Isle shall continue with the established Wellhead

<u>Protection Program in conjunction with Orange County and St. John's Johns River Water Management District. The program shall address the following issues:</u>
[Formerly Conservation Element Policy 1.1.2]

- <u>a.</u> <u>Identify zones of contributions and cones of influence for each wellhead as areas within a 500-foot radius of the wellhead;</u>
- 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 land Use 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
- <u>d.</u> 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: 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 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 the appropriate form of media. [Formerly Conservation Element Policy 3.1.2]
- c. <u>The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.</u> [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 cites city's own public work projects. [Formerly Conservation Element Policy 3.1.4]

GOAL 3: DRAINAGE SUB-ELEMENT. <u>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.</u>

- **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 Johns River Water Management District (SJRWMD) for all drainage improvement projects requiring permits.
 - **POLICY 3.1.4:** The City shall include all drainage improvements, exceeding a cost of \$1,000, in the <u>5 year 5-year</u> Capital Improvement <u>Plan Program</u> 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 interlocal Agreements 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 <u>5-Year</u> 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 shall provide sufficient water retention to meet either the first ½ inch of runoff over the entire site or the amount of runoff from the first 1 inch of rainfall, whichever is greater, and comply with the rules of SJRWMD.

- **POLICY 3.2.2:** Drainage facilities of all new development shall meet the level of service standards adopted by this Plan.
- **POLICY 3.2.3:** The LDC's Land Development Code shall contain regulations which govern the design and location of new drainage systems for both commercial site

plans and residential subdivisions.

POLICY 3.2.4: The City shall continue to revise Article XVII III, Section 50-74, Impervious Surface Ratio, of the City's Zoning Land Development 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-Land Development Code regulations, particularly where the water quality of the Conway Chain of Lakes is affected.

POLICY 3.3.1: After June 1991, the <u>The</u> 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 <u>LDC's</u> <u>Land Development Code regulations</u> 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 <u>Land Development Code regulations</u> LDC's shall require stormwater systems to:

- a. <u>have Have</u> peak discharge post development equal to peak discharge prior to development;
- b. not Not cause personal or property damage to adjacent, upstream or downstream property owners; and
- c. <u>be Be</u> <u>self sufficient</u> <u>self-sufficient</u> in each phase of a multi-phased development; <u>and</u>,
- d. and comply Comply with the rules of SJRWMD.

POLICY 3.3.4: After June 1991, the <u>The</u> 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 <u>of</u> 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. <u>These efforts shall be coordinated with neighboring agencies as outlined in the Intergovernmental Coordination Element and through policies in the Conservation Element.</u>

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

OBJECTIVE 3.4: The City shall continue to adopt Land Development Code regulations LDC's that require the on-site management of drainage and stormwater based on the following criteria:

- a. <u>either the runoff from the first inch of rainfall on the site or the first two and</u> a half inches of runoff for the impervious areas, whichever is greater;
- b. the requirements of the St. John's Johns 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]

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, tThe 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 Johns River Water Management District by educating the City's residents on the need to conserve water, and require water conserving devices for all permits for new construction and renovations.

- **POLICY 4.2.2:** The City shall distribute material to educate the public on the need to conserve water and function as an information center for other agencies, including the St. John's Johns River Water Management District, Orlando Utilities Commission, and Orange County Public Utilities, to notify residents of any water conservation programs within the City.
- **POLICY 4.2.3:** The City shall adopt a landscape ordinance which shall include requirements for Xeriscaping in common areas in new subdivisions and commercial developments. The City shall monitor and enforce Xeriscape regulations as outlined in the Article III, Section 50-76 of the LDC Land Development Code.
- GOAL 5: WATER SUPPLY FACILITIES WORK PLAN. IMPROVE THE COORDINATION OF WATER SUPPLY AND LAND USE PLANNING BY MAINTAINING A WATER SUPPLY FACILITIES WORK PLAN (WSFWP) THAT ADDRESSES THE WATER SUPPLY FACILITIES NECESSARY TO SERVE THE EXISTING AND FUTURE DEVELOPMENT THAT OCCURS WITHIN THE CITY'S WATER SERVICE AREA 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. Ten-year water supply facilities work plan: The city 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 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 e<u>C</u>ity shall participate in updates of the SJRWMD's water supply assessments and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.
 - **POLICY 5.1.3:** The WSFWP shall be updated within 18 months of an update to the St. Johns River Water Management District Water Supply Plan that affects the City.
 - POLICY 5.1.4: To eEstablish, 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-Water management Management district's Districts 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. <u>The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.</u> [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 cites city's own public work projects. [Formerly Conservation Element Policy 3.1.4]



City of Belle Isle

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

1.0 Introduction

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

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

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

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

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

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

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

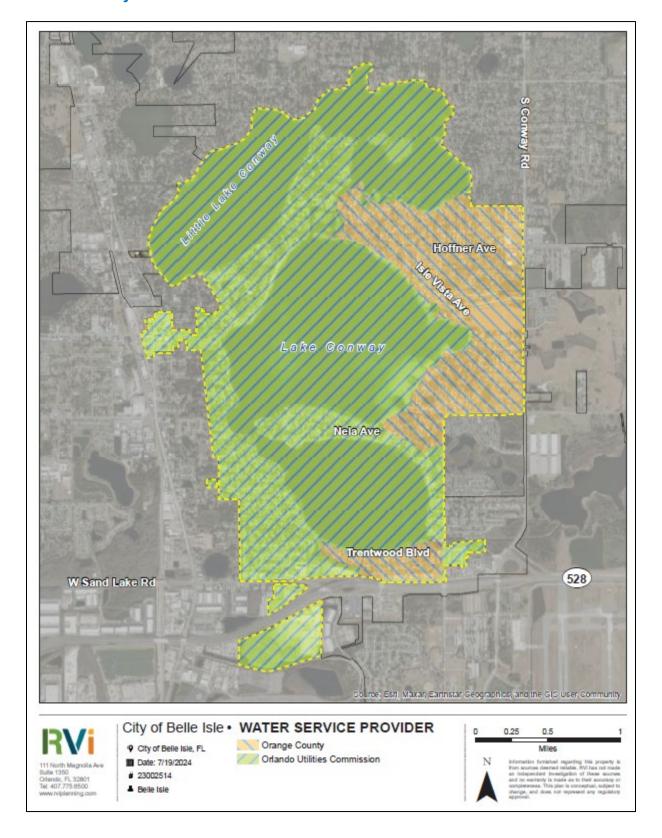
Residential: 350 gallons/unit/day

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

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

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

FIGURE 1: City of Belle Isle 2024 Water Service Areas



2.0 Provision of Potable Water Supplies and Facilities

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

Orange County Utilities (OCU)

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

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

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

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

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

Orlando Utilities Commission (OUC)

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

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

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

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

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

2.1 Regional Water Supply Plan Project Options

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

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

2.2 Agreements with OCU and OUC

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

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

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

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

3.1 Agreement with Other Non-Potable Water Suppliers and Users

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

4.0 Water Conservation Practices

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

4.1 Water Conservation Policies

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

Future Land Use Element

o Policy 1.4.6.j (use of irrigation and other technologies)

• Infrastructure Element

- Policy 2.2.2 (xeriscaping requirement)
- Policy 2.3.1 (coordination on water conservation education)
- Policy 2.4.1.a (waterwise landscape and irrigation requirements)
- Policy 2.4.1.b (water conservation education)
- Policy 2.4.1.c (requiring water conserving fixtures)
- Policy 2.4.1.d (promoting LID techniques)
- Policy 4.2.1 (coordination on water conservation education)
- o Policy 4.2.2 (coordination on water conservation education)
- Policy 4.2.3 (xeriscaping requirement)
- Policy 5.1.4.a (waterwise landscape and irrigation requirements)
- Policy 5.1.4.b (water conservation education)
- Policy 5.1.4.c (requiring water conserving fixtures)
- Policy 5.1.4.d (promoting LID techniques)

Conservation Element

- Policy 1.2.1 (water conservation education)
- Policy 1.3.1.a (waterwise landscape and irrigation requirements
- Policy 1.3.1.b (water conservation education)
- Policy 1.3.1.c (requiring water conserving fixtures)
- Policy 1.3.1.d (promoting LID techniques)

Capital Improvements Element

Policy 1.1.1 (funding water conservation efforts)

HOUSING ELEMENT





HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: 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. MAINTAIN 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.

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 quality of 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 multifamily 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: 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	1	5	5	14
40-49.9%	2	2	4	2	10
50-59.9%	4	θ	1	2	7
60-79.9%	θ	1	-1	2	2
Total below 80% AMI	20	14	21	25	80

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

Tenure: Renter

Household Income as	2005-2010	2010- 2015	2015- 2020	2020- 2025	Tota I
< 20%	0	2	-1	1	2
20-29.9%	2	0	2	0	4
30-39.9%	3	-1	-1	0	1
40-49.9%	0	2	0	0	2
50-59.9%	θ	1	θ	θ	1
60-79.9%	θ	θ	θ		0
Total below 80% AMI	5	4	0	1	10

OBJECTIVE 1.2: AFFORDABLE HOUSING. By December 2012, t The City will shall have identified identify methods for expanding and preserving existing

affordable housing sites for the current and future population through the implementation of the following policies: [Formerly Objective 1.1]

- POLICY 1.42.1: 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 inhouse staff and ability to do so. [Formerly Policy 1.1.1]
- **POLICY 1.42.2:** 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 1.42.3:** 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, may 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 1.42.64:** 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 1.22.**—4—5: The City shall permit housing for <u>very-low</u>, low_ and moderate_ income families in all residential land use categories <u>in accordance with state and federal regulations</u>. [Formerly Policy 1.2.4]
- **POLICY 1.2.26**: The City shall <u>continue to</u> study the <u>its</u> regulations and permitting process<u>es</u> 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]*
- **POLICY 1.2.47:** The City shall <u>continue to</u> <u>allow permit existing</u> mobile home parks and subdivisions <u>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.</u>
- **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: 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 1.3.1: The City shall have the authority to consider varying 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. <u>55+ Retirement Communities;</u>
- c. Senior Citizen Care Facilities; and
- d. Housing units designed for disabled persons.

POLICY 1.3.2: 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:

- <u>a.</u> up to 24 hours for a single housing unit;
- <u>b.</u> up to 10 business days for multiple housing units which are not part of a subdivision plat applications; and
- <u>c.</u> up to 60 days for each step of the subdivision plat application.

POLICY 1.3.3: The City shall permit the location and development of housing units for people with special needs, as identified in Objective 1.34, in all residential land use categories.

POLICY 1.3.4: Group homes (community residential facilities) 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.

- 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 1.3.5: 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 1.3.6: The performance standards <u>provided for in the Land</u> Development Code, including <u>but not limited to setbacks</u>, lot coverage and size of structure, can be varied within each residential district for the <u>location provision</u> of <u>group homes and foster care facilities</u>. <u>following housing types</u>:

- a. Mobile Homes:
- b. Group Homes:

c. Foster Care Facilities; and

OBJECTIVE 1.4: 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 1.4.1: 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 1.4.2: The City of Belle Isle shall maintain the <u>all adopted</u> 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 1.4.3: 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 1.4.4: 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. [Formerly Policy 1.4.2]

POLICY 1.4.5: 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 1.4.6: 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, airconditioning, and ventilation to comply with adopted

building codes.

- OBJECTIVE 1.5: <u>NEIGHBORHOOD CHARACTER</u>. To eEncourage innovative and context-sensitive architectural design that complements the <u>city's City's</u> appearance, charm, and character, and considers the objectives of all facilities and services provided by the City.
 - **POLICY 1.5.1:** By December 31, 2010, the <u>The City</u>'s Land development <u>Development regulations Code</u> 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 1.5.2:** 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 1.5.3: 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.
- OBJECTIVE 1.6: HISTORICALLY SIGNIFICANT HOUSING. Preserve and protect historically significant housing and residential structures.
 - POLICY 1.6.1: The City may evaluate establishing a Historic Preservation Board or similar organization in efforts to identify and protect historically significant housing within the City.
 - POLICY 1.6.2: 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 1.6.3: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance 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 1.6.5: 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 1.6.6: 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]

CONSERVATION ELEMENT





CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

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

OBJECTIVE 1.1: WATER QUALITY. 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, St. Johns River Water Management District (SJRWMD), 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: 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: GROUNDWATER RECHARGE. 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 4.3: 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:

- <u>a.</u> Identify zones of contributions and cones of influence for each wellhead as areas within a 500-foot radius of the wellhead;
- <u>b.</u> 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
- <u>d.</u> Elimination of all existing high risk land uses from the identified cones of influence within 5 years.

<u>OBJECTIVE 1.43:</u> <u>WATER SUPPLY.</u> <u>Goal 3</u> 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.

<u>POLICY 1.43.1</u> 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.

- <u>a.</u> **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.
- <u>b.</u> **POLICY 3.1.2:** The City shall provide information on water conservation to the public through printed media and the City's website.

- <u>c.</u> **POLICY 3.1.3:** The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.
- <u>d.</u> 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 <u>cites</u> city's own public work projects.

<u>OBJECTIVE 1.54</u>: <u>LAKE PROTECTION.</u> <u>Objective 2.1:</u> 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 1.54.1 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 <u>1.-54.2</u> 1.8:

Prior to 2005, tThe 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. 54.3 2.1.1:

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

GOAL 2: TO PRESERVE THE NATURAL ENVIRONMENT OF BELLE ISLE, AND TO CONSERVE THE CITY'S NATIVE VEGETATION, CONSERVATION LANDS, WETLANDS AND PROTECTED AND ENDANGERED SPECIES. The City of Belle Isle shall protect its environmentally sensitive areas and ensure that existing and proposed development does not degrade or diminish its natural resources.

OBJECTIVE <u>2.1</u> <u>1.3</u>: The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern <u>by</u> ensur<u>inge</u> 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 maintain 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 2.1.4 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 <u>2.2</u> <u>1.2</u>: The City shall preserve its natural resources: the Conway Chain of Lakes; soils; minerals; and native vegetative communities through implementation of the following policies.

POLICY 2.2.1 1.2.1: The City shall prohibit all mining activities in Belle Isle.

POLICY 2.2.2 1.2.3: The Future Land Use Map shall indicate areas for conservation and protection within Belle Isle.

POLICY 2.2.3 1.2.4: The City shall require all new commercial and subdivision developments to submit soil suitability studies and a plan for preventing soil erosion on the site.

GOAL 3: TO PROACTIVELY PLAN TO MINIMIZE, PREVENT AND MITIGATE COMMUNITY EXPOSURE TO HAZARDOUS WASTE TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE.

<u>OBJECTIVE 3.1:</u> 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 1.1.1: 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: TO PROTECT AND WHERE POSSIBLE IMPROVE AIR QUALITY TO ENHANCE COMMUNITY RESILIENCY AND CLIMATE ACTION.

OBJECTIVE 4.1 1.1: 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:

- <u>a.</u> **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.
- <u>b.</u> 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.
- <u>c.</u> **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 <u>as</u> Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC) certification.
- <u>d.</u> **POLICY 4.1.4**: The City shall partner with Orange County and the other municipalities to develop a local climate action plan.
- <u>e.</u> <u>POLICY 4.1.5</u>: 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.
- <u>f.</u> 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.

INTERGOVERNMENTAL COORDINATION ELEMENT





INTERGOVERNMENTAL COORDINATION ELEMENT GOALS. OBJECTIVES AND POLICIES

- GOAL 1: 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.
 - <u>OBJECTIVE 1.1: INTERGOVERNMENTAL COMMUNICATION.</u> 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.

<u>OBJECTIVE 1.2: JOINT AREA PLANNING AGREEMENTS.</u> 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.

<u>POLICY 1.2.1:</u> 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;
- <u>b.</u> <u>future</u> Future Land Use designation for land within the boundaries;
- <u>c.</u> <u>Procedures for sharing information and data particularly on Land Use and Zoning changes;</u>
- <u>d.</u> <u>Identification of the entities that provide infrastructure and the LOS for each facility or service;</u>
- <u>e.</u> <u>Establishment of annexation procedures for property within the Joint Planning Area;</u>
- <u>f.</u> <u>Establishment of common environmental regulations especially for water quality;</u>
- 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;
- <u>i.</u> Annexation of strategic parcels as identified by the City Council; and,
- <u>k.</u> 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 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 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 Florida Department of Environmental Protection, the Orange County Environmental Protection 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 asneeded 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 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.

<u>POLICY 2.6.7:</u> 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: 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: MAINTAIN A COMPACT GROWTH BOUNDARY THAT CAN BE READILY SERVED BY EXISTING AND PLANNED INFRASTRUCTURE AND MANAGE GROWTH THROUGH THE PLANNING HORIZON.

- <u>OBJECTIVE 4.1: ANNEXATION STRATEGY.</u> 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.
- <u>OBJECTIVE 4.2: ANNEXATION COORDINATION.</u> 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: 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.
- <u>POLICY 5.1.3:</u> The Belle Isle Police Department shall meet all state standards including <u>LOS standards for Police.</u>
- **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:

- 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;
- establishment of annexation procedures for property within the Joint Planning Area;
- <u>q.</u> establishment of common environmental regulations especially for water quality;
- <u>r.</u> roadway extensions, widening, improvements and creation;
- 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.

CAPITAL IMPROVEMENTS ELEMENT



CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

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 <u>guide the provision of public facilities by</u> annually identifying capital improvements to meet the needs of the existing and future population, and the improvements needed to replace <u>antiquated</u>, <u>worn out</u>, obsolete, <u>inefficient</u>, 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. 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: The Capital Improvements Program shall define capital improvement as any public physical improvement or land acquisition over \$10,000. Capital projects for the following facilities and infrastructure will be included and funded as part of the City's Capital Improvements 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;
- Financial feasibility and impact on the City budget;
- <u>d.</u> Consistency with the location of projected growth based on the Future Land Use Map, and supporting data;
- e. Ability to serve the future population;
- f. Consistency with plans for improvements by other agencies within Belle Isle;
- <u>q.</u> Maintenance or improvement to Level of Service (LOS);
- h. Capacity deficiency;
- i. Right-of-way availability/reservation;
- i. Support the use of alternative modes of transportation:
- k. Address backlogged facilities to the extent possible; and
- I. Legislative mandates and requirements.

POLICY 1.1.3: 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 1.1.45: The Capital Improvements Program shall be financially feasible and consistent with the Comprehensive Plan.

POLICY 1.1.56: 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 1.1.67: The repair or replacement of capital facilities shall be reviewed under the same criteria listed in Policy 1.1.24. The City shall plan for the replacement of capital facilities and begin identifying funding sources <u>during its annual budget cycle</u>.

POLICY 1.1.78: 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 Belle Isle.

POLICY 1.1.89: The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program <u>,as necessary, based on the policies outlined in this Element.</u>

POLICY 1.1.910: The Capital Improvements Element shall be a five year five-year program that is updated annually and may be amended twice, if required through the Growth Management state defined plan amendment process. In the event an emergency of the Capital Improvements Element can be amended more than twice in a year.

POLICY 1.1.4011: 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 1.1.4112: 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 <u>"C" E</u> on all <u>City local</u> 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:

UserLevel of Service StandardResidential350 gallons/unit/dayNon-Residential2,000 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:

Level of Service Standard
300 gallons/unit/day
225 gallons/unit/day
-
gallons/sq.ft./day
gallons/sq.ft./day
gallons/room/day
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.

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

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 parks of 1.0 acre/1,000 people.

OBJECTIVE 1.4: In December of 1992, tThe City adopted maintains 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 tThe 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, attached to this Element as Exhibit A.

City of Belle Isle

Five Year Capital Improvement Plan

2009/2010 - 2013/2014

Project	Project Name/	Total							
			₽¥	₽¥	₽¥	ΕY	FY		
Year	Description	Project Cost	2009/10	2010/11	2011/12	2012/13	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 Resealining and Resurfacing	\$205,440	\$0	\$0	\$205,440	\$0	\$0	519	General Fund
2010	Phase IV Drainage Improvements	\$50,704	\$0	\$50,70 4	\$0	\$0	\$0	519	SWU & General

Five Year sub total

Yearly Total

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

Adjusted Total

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

Footnote:

Phase II Drainage Improvements

3013 Cullen Lake Shore Drive He	OA/Road Repair 95,5	<u>6</u> 4
	95,564	:
Phase III Drainage Improvements		
3013 Trentwood Outfall @ Lincol	In 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 Rep	oair 31,691	
Lake Drive Outfall Repair at Sulli Residence	ivan 101,427	
Nela Homewood Drainage	985,000	
Willoughby Lane Outfall Repair	74,317	
	1,325,125	<u>:</u>
Phase III Drainage Improvements		
Wind Drivet Road Outfall/Swale I	Improvement 50,704	_
	50,704	•

Resurfacing & Curbing

Lake Conway East & Windsor Place street resurfacing

333,1

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

Court Resurfacing

Cove Drive, Sol Avenue, and Quando Circle Resealing	
Road Resurfacing (Windsor Place)	43,000
Wandsworth Avenue, Chiswick Circle, Edlingham	
Court, Batttersea Court, Deerhurst Drive, Hawford	
Circle and	
Rothbury Drive Resealing	
	376,100
	_
Phase I Street Resealing and Resurfacing	
Indian Drive, Barby Lane, Seminole Drive, Warren Park,	
4 and Willoughby Lane Resurfacing and Resealing	90,92
- Court Resurfacing	
	90,924
	•
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,	
40 La Belle Street, Penninsular Drive, Pasadena Road,	110,0
Parkway Drive, Venetian Avenue, McClawley Court and	
- Kissam Court Resealing	_
	171.120

Phase III Street Resealing and Resurfacing

Nela Avenue Spur, Idaho Avenue and Gondola Drive Resu	rfacing
	152,6
40 Lake Drive, Conway Circle, Nevada Avenue, Swann Avenue and Swann Avenue Spur and Perkins Road Resealing	52,800
	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, transportation, public schools, 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 OBJECTIVE 1.5: All future development shall be required to fund a pro-rata proportionate 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 proportionate 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 proportionate cost for public facility needs which shall be identified during the concurrency management assessment.

POLICY OBJECTIVE 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.

POLICY 1.6.1: 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 hearing. 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 the Orange County Public Schools <u>District (OCPS)</u> 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 <u>Concurrency Service Area</u> (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 Capital Improvement Element (CIE) to ensure that the CIE continues to be financially feasible and that the Level of Service (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 OCPS 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 <u>Ssection 13</u> 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 <u>and CFE CIE Policy 3.2.1 by 2014</u>, with the exception of the backlogged CSAs which have been placed in a <u>long term long-term</u> concurrency management system. Each backlogged CSA must meet the adopted LOS <u>as determined by OCPS by the year 2017</u>. 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 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 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)

FY 24-25 THROUGH FY 28-29

FIVE YEAR CAPITAL IMPROVEMENT PLAN

FUND 001 GENER		Estimated	EV 24/25	EV 25 /20	EV 26/27	EV 37/30	EV 20/20
Category	Project Hoffner Bridge Lights	5 Year Cost 30,000	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Bridges			-	15,000	15,000	-	•
Buildings	City Hall HVAC Replacement	30,000		30,000	250,000	-	•
Buildings	Driveway/Building/Bathroom for Marine Dock	250,000	-	-	250,000	15 000 000	•
Buildings	Municipal Complex	15,000,000	15.000	-	-	15,000,000	•
Equipment	Pressure Washer Trailer System for Public Works	15,000	15,000	-	-	-	-
Equipment	Motor for Police Marine Unit MP2	30,000	-	30,000	-	-	-
Equipment	New Honor Guard Outfitting for (5) Police Officers	10,000	-	10,000	-	-	•
Equipment	(2) New Vehicle Purchases - Public Works	120,000	-	-	120,000	-	
Equipment	In-Dash Camera/LPR for all Patrol Vehicles	300,000	-	-	100,000	100,000	100,000
Equipment	Chipper for Public Works	75,000	-	-	75,000	-	-
Equipment	New Vehicle Purchase Program	300,000	-	-	-	300,000	-
Equipment	New Marine Patrol Vessel for Police Department	150,000	-	-	-	-	150,000
Equipment	Radar for Speed Detection	15,000	-	-	-	-	15,000
Equipment	New Patrol and Office Computers	80,000	-	-	-	-	80,000
Parks	Dog Parks	50,000	20,000	15,000	15,000	-	
Parks	Regal - Montmart Park	60,000	-	60,000	-	-	
Parks	Trimble Park Playground	25,000	-	-	-	25,000	
Parks	Regal/Montmart Park Playground	30,000	-	-	-	-	30,000
Sidewalks	Sidewalk Improvements	550,000	250,000	75,000	75,000	75,000	75,000
Sidewalks	Judge/Daetwyler Improvements	745,000	745,000	-	-	-	-
Streets	Road Resurfacing	930,000	-	30,000	300,000	300,000	300,000
Streets	Curbing Reconstruction/Improvements	800,000	-	200,000	200,000	200,000	200,000
Streets	Daetwyler/McCoy Intersection Improvements	100,000	-	-	100,000	-	-
Traffic Calming	Pedestrian Crossing @ Hoffner/St. Germaine	25,000	-	25,000	-	-	-
Traffic Calming	Hoffner Roundabout w/Ped Crossing @ St. Denis	834,000	-	500,000	334,000	-	
	Total General Fund	20,554,000	1,030,000	990,000	1,584,000	16,000,000	950,000
FUND 103 STORM	MWATER FLIND						
		Estimated					
Category	Project	5 Year Cost	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Drainage Improv	Hoffner Swales	250,000	-	250,000	-	-	-
Drainage Improv	Nela Ave Swales	250,000	-	250,000	-	-	-
Drainage Improv	Seminole Dr Swales	200,000	-	200,000	-	-	-
Drainage Improv	Cove Dr Drainage	500,000	-	500,000	-	-	-
Drainage Improv	Pipe Lining	2,600,000	-	650,000	650,000	650,000	650,000
Drainage Improv	Seminole/Daetwyler Drainage Improvements	150,000	-	150,000	-	-	-
Drainage Improv	St. Moritz Pipe Lining	600,000	-	600,000	-	-	-
	McCoy Rd ROW Drainage Improvements	150,000	-	-	150,000		
Drainage Improv	Wiccoy Na NOW Brainage improvements						
	Hoffner Drainage Issues (West Side)	150,000	-	-	-	150,000	-
	· · · · · · · · · · · · · · · · · · ·		- -	2,600,000	800,000	150,000 800,000	650,000
Drainage Improv	Hoffner Drainage Issues (West Side)	150,000	<u>-</u> -	2,600,000	800,000		650,000
Drainage Improv	Hoffner Drainage Issues (West Side)	150,000	- - FY 24/25	2,600,000 FY 25/26	800,000 FY 26/27		650,000 FY 28/29
<u> </u>	Hoffner Drainage Issues (West Side)	150,000 4,850,000 Estimated				800,000	
Drainage Improv	Hoffner Drainage Issues (West Side) Total Stormwater Fund	150,000 4,850,000 Estimated 5 Year Cost	FY 24/25	FY 25/26	FY 26/27	800,000 FY 27/28	FY 28/29

Note: Projects that are grant funded are highlighted in the color orange.

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 Transportation.
(B)	Sanitary sewer <u>Sewer</u> .
(C)	Potable water <u>Water</u> .
(D)D	rainage.
(E)	Solid waste <u>Waste</u> .
(F)	Recreation and open Open space Space.
(G)	Public School Facilities.

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 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 Mayor or the council City 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 Transportation.

The City's adopted peak hour minimum level of service (LOS) standard is "GE" 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	<u>&E</u>
Daetwyler/Judge/Conway Roads	Urban collector	E
S.R. 15/Hoffner Road Avenue	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 S.R. 15/Hoffner <u>Avenue</u>)	Minor arterial	D
C.R.527/Orange/Hansel Avenues	Principal arterial	D
S.R. 482/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.		

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

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 Transportation.

The seventh edition current version 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 S.R. 15/Hoffner Avenue, S.R. 528/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 <u>section-Section1</u>, <u>Concurrency Review Procedures</u>, above, the City shall calculate the anticipated impacts of a proposed development for all applicable public facilities listed in <u>article B Section 1</u>, <u>General Provisions</u>, 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) Section 3, General Provisions, A-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 Section 3, General Provisions, 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





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., tThe adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element Policy 1.8.1 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)

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

Elementary 110%	Modified	Middle School	Attendance			
Zones K through 8	110%	K through	8 School			
Attendance Zones Middl	e 100%	Middle	School			
Attendance Zones						
High 100%	High Sch	nool 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 undercapacity 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 established by OCPS. 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 Code 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:

- Any proposed residential development considered de minimis as defined by PSFE Policy 1.3.53.
- 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 sSection 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.
- Developments of Regional Impact that have filed a complete j. 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.
- I. 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 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 be 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: <u>The</u> 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: The 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 Code.

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, <u>Tturn</u> 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-IMPROVEMENTS 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 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), t-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.

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

PRIVATE PROPERTY RIGHTS ELEMENT





PRIVATE PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: The purpose and overall goal for the Property Rights Element is to signify respect for

judicially acknowledged and constitutionally protected private property rights, and to ensure that those rights are considered in the City of Belle Isle's decision-making process concerning land use and zoning matters.

OBJECTIVE 1.1: The following objective provides a framework for ensuring that private property rights are considered in local decision-making concerning land use and zoning matters.

POLICY 1.1.1: The following rights shall be considered in decision-making by the City of Belle Isle concerning land use and zoning matters:

- i. The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights.
- ii. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- iii. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- iv. The right of a property owner to dispose of his or her property through sale or gift. This element is not intended to create any property rights or due process rights that are not already judicially acknowledged and constitutionally protected. This element is not intended to alter the legislative nature of decisions made in the adoption of comprehensive plan amendments and land development code amendments.
- v. This element is not intended to require discussion, evidence and findings of fact concerning the matters set forth herein. Ordinances adopted and land use and zoning decisions made by the City are presumed to have considered the matters set forth in this element.

MAP SERIES



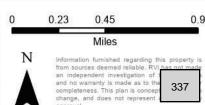






City of Belle Isle • AERIAL

- City of Belle Isle, FL
- Date: 12/27/2024
- # 23002514
- Belle Isle



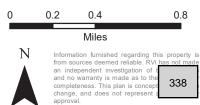


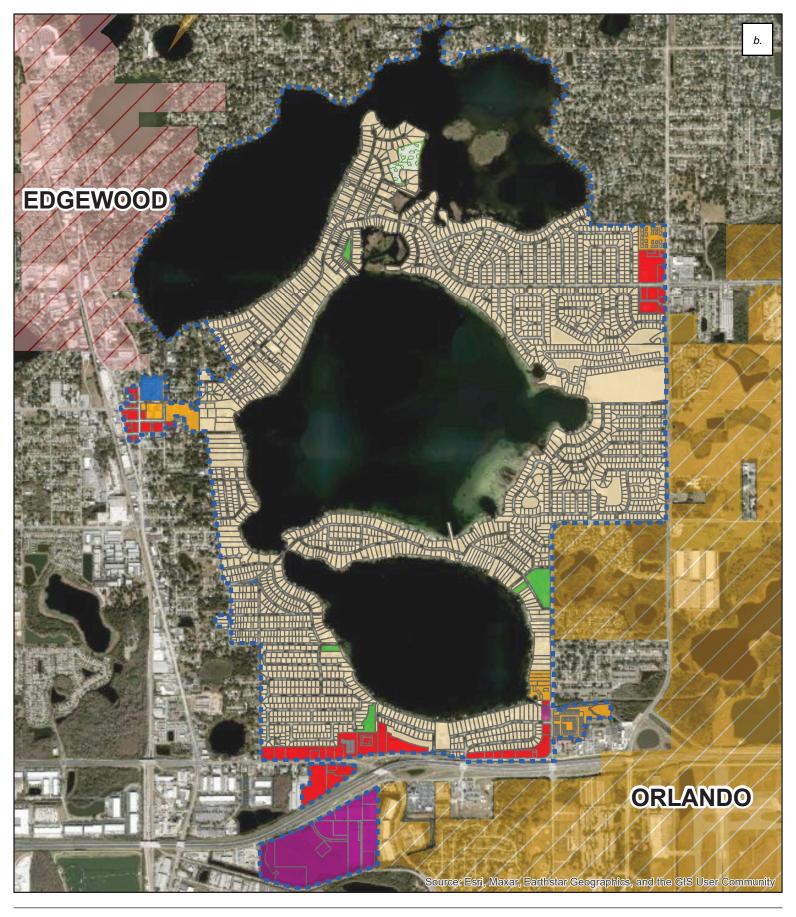


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■ Belle Isle

C-1 P-O R-1-A
C-2 PD R-1-AA
I-2 PUB R-1-AAA
OS R-1 R-2
R-3







111 North Magnolia Avenue Suite 1350 Orlando, FL 32801 Tel: 407.775.6500

City of Belle Isle • FUTURE LAND USE

- **♀** City of Belle Isle, FL
- Date: 7/29/2024
- # 23002514
- Belle Isle
- Low Density Residential
 - Medium Density Residential
 - Commercial Industrial
- Professional Office Public Buildings

Conservation

Recreation/Open Spacel

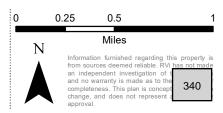
0.225 Miles

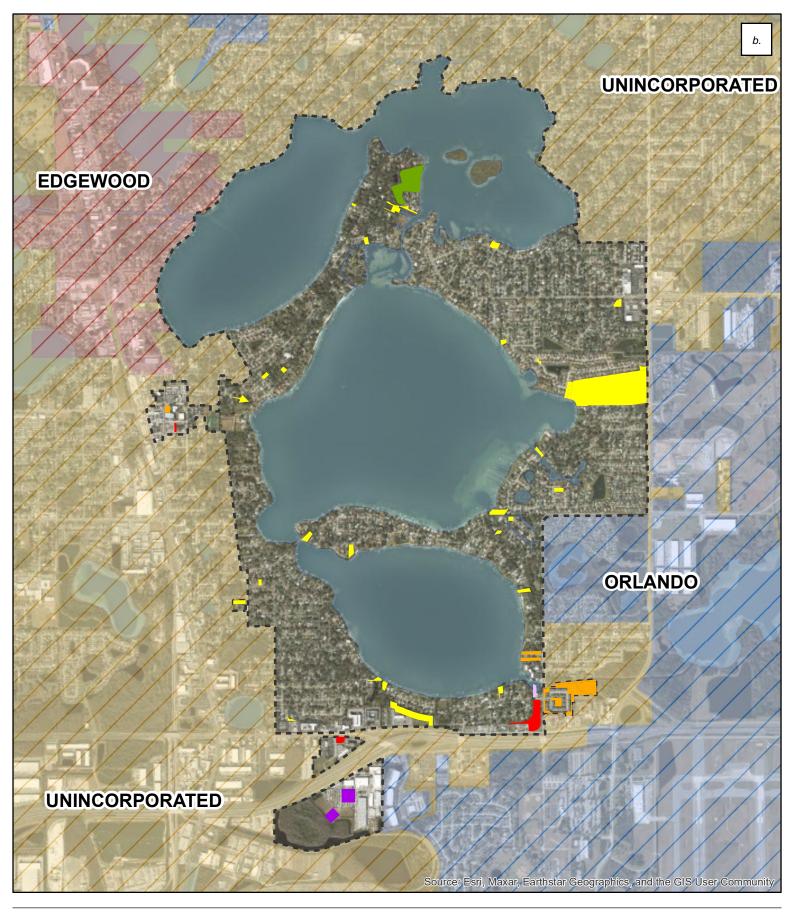
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of tand no warranty is made as to the completeness. This plan is concept



City of Belle Isle • EXISTING LAND USE □ City of Belle Isle, FL □ Date: 9/12/2024 □ Commercial / Retail □ Industrial □ Agricultural □ Agricultural

Institutional / MunicipalParks / Environmental







City of Belle Isle • VACANT LAND

- **♀** City of Belle Isle, FL
- Date: 9/5/2024
- # 23002514
- Belle Isle
- City Boundary
 Vacant Low Density Residential (32)
 Vacant Medium Density Residential (11)

Vacant - Professional / Office (1)

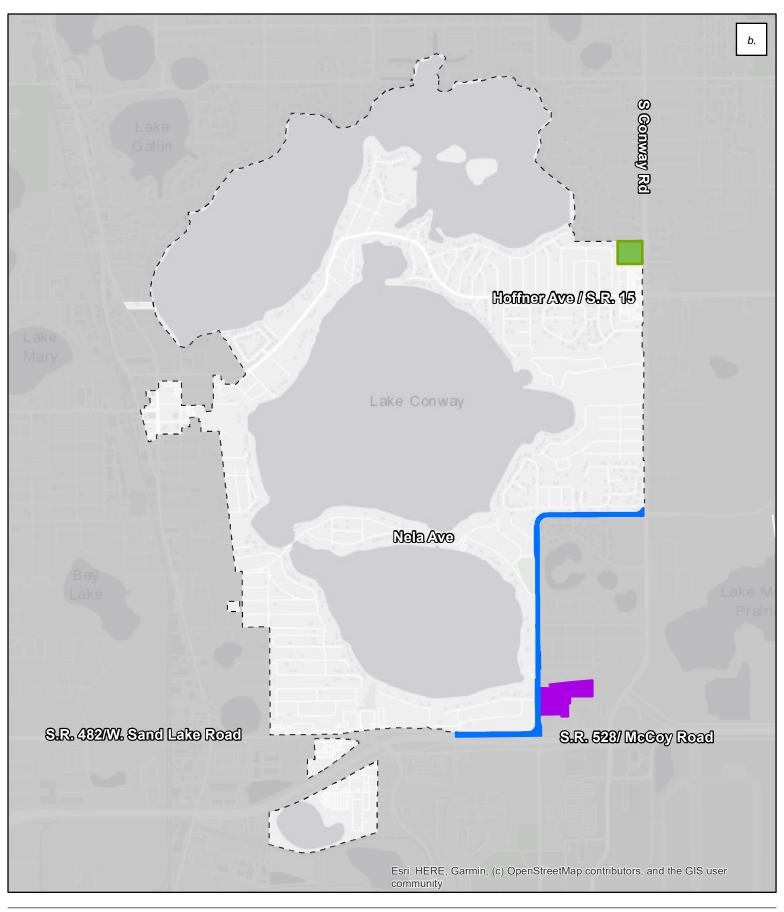
Vacant - Medium Density

Vacant - Commercial (4)

Vacant - Industrial (3)

Vacant - Conservation (1)

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





City of Belle Isle • ANNEXATIONS

- **♀** City of Belle Isle, FL
- Date: 1/13/2025
- # 23002514
- ▲ Belle Isle
- 16-07 Brighton Park
- 21-05 Deatwyler Rd (ROW)
 22-01 Sienna Place

Miles

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



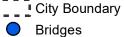
City of Belle Isle • CAPITAL IMPROVEMENT PLAN

City of Belle Isle, FL

m Date: 7/30/2024

23002514

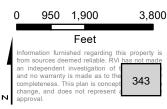
Belle Isle



Buildings

Police Dept O

Sidewalks Streets





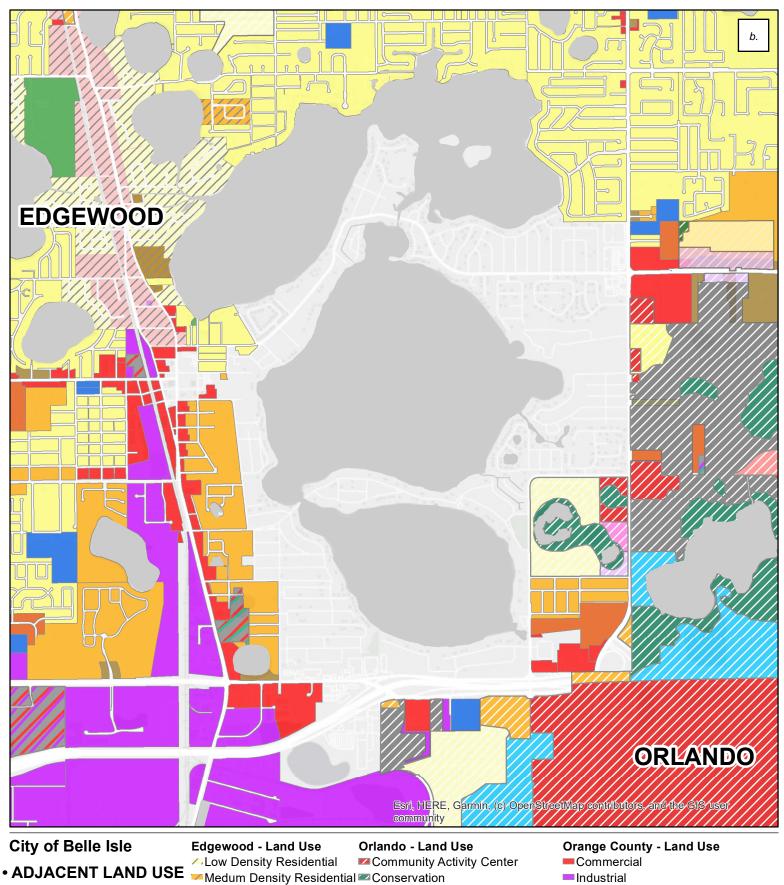
City of Belle Isle • PUBLIC FACILITIES

- Date: 10/18/2023
- # 23002514 Belle Isle
- ♥ City of Belle Isle, FL City Boundary
 - Cone Mile Boundary Parks / Boat Ramps
- Hospital

School

Post Office

0.375 Miles Fire Station Information furnished regarding this property is from sources deemed reliable. RW has not made an independent investigation of trained no warranty is made as to the completeness. This plan is concept change, and does not represent a approval.



111 North Magnolia Ave Suite 1350 Orlando, FL 32801 Tel: 407.775.6500

www.rviplanning.com 650 1,300 2,600

- High Density Residential
- City of Belle Isle, FL
- # 23002514

Commercial Date: 9/5/2024

♣ Belle Isle

Institutional

- Industrial
- Metropolitan Activity Center
- Mixed Use Corridor Med. Intensity Low Density Residential
- Neighborhood Activity Center
- ☐ Office Low Intensity
- Office Medium Intensity
- □ Public/Recreational & Institutional ■PD-Commercial/Industrial
- □ Residential Low Intensity
- Residential Medium Intensity Urban Village

- Industrial
- Institutional
- Office
- - Low-Medium Density Residential

345

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

Information for the regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory





City of Belle Isle • FLOODPLAIN

- # 23002514 Belle Isle
- ♥ City of Belle Isle, FL City Boundary Flood Zone A Flood Zone X Flood Zone AE ■ Date: 1/13/2025

0.25

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

Miles



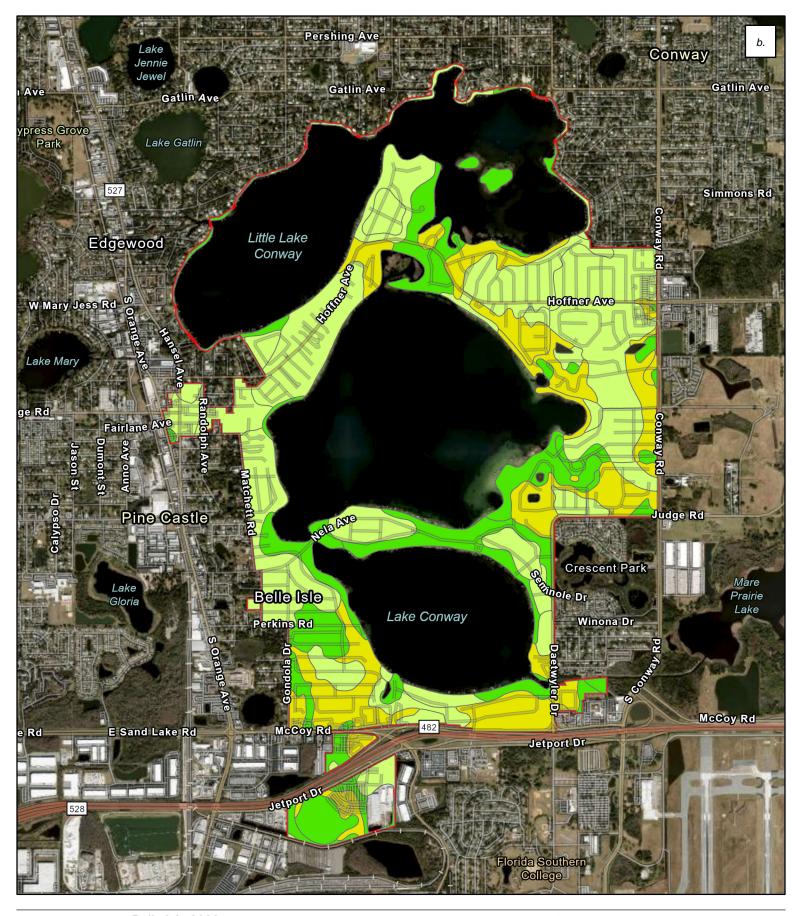
www.rviplanning.com

City of Belle Isle • PARKS & BOAT RAMPS __i City Boundary ♀ City of Belle Isle, FL Date: 10/18/2023 Park

Boat Ramp

1,050 2,100 4,200 Feet Information furnished regarding this property is from sources deemed reliable. RVi has not made 347

23002514 Belle Isle





111 N. Magnolia Avenue Suite 1350 Orlando, FL 32801 Tel: 407.680.0650 www.rviplanning.com

Belle Isle 2023 Comprehensive Plan

- P Belle Isle, FL
- m Date: 8/1/2024
- # 23002514
- ▲ City of Belle Isle

2021 NRCS Soil Hydro Groups

Α

A/D



Belle Isle City Limit



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

348





Belle Isle 2023 Comprehensive Plan

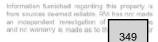
- P Belle Isle, FL
- Date: 2/12/2024
- # 23002514

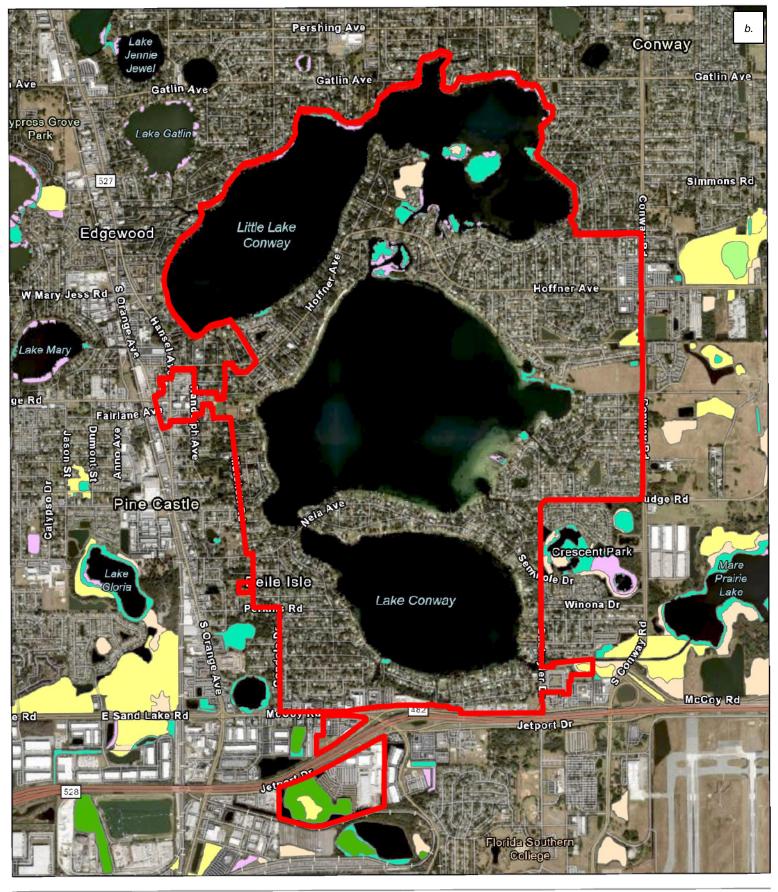
Orange County Septic Vulnerability Analysis

Belle Isle City Limit

Likely Septic System









111 N. Magnolia Avenuo Suite 1350 Orlando, FL 32801 Tel: 407.680.0650 www.rviplanning.com

Belle isle 2023 Comprehensive Plan

- P Bolle Isle, FL
- m Date: 7/31/2024
- # 23002514
- City of Belle Isle

2022 Orange County Wetlands

Cypress

Hydric Pine Flatwoods Mixed Wetland Forests/ Hardwoods

Mixed Scrub-Shrub Wetlands

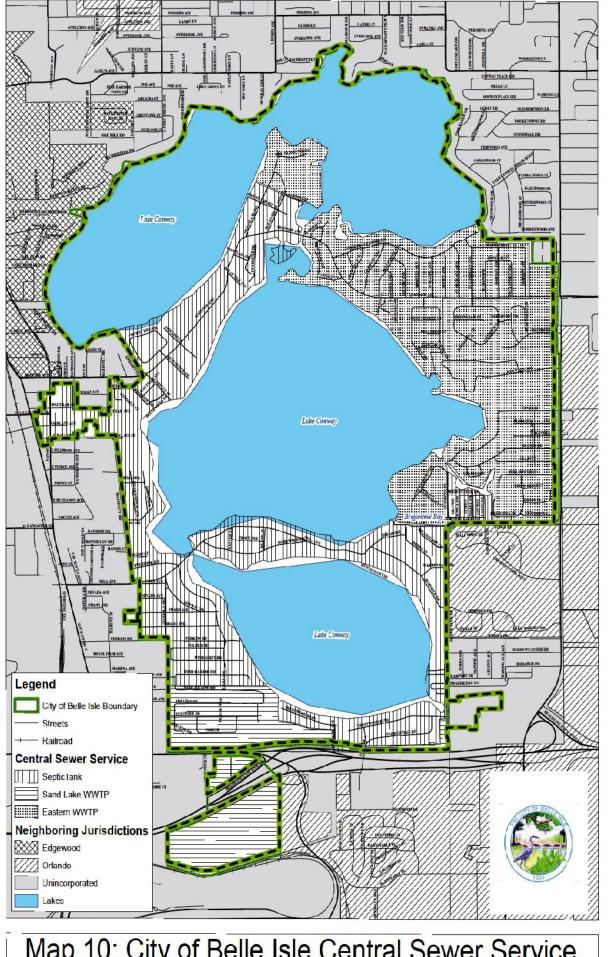
Belle Isle City Limit

Freshwater Marshes Other Wetlands



Information furnished regarding this property is from sources deemed reliable. RVI-ties not made an independent investigation of these sources and no warranty is made as to their accuracy of completeness. This plan is conceptual, subject to charge, and does not represent any regulatory approval.

350



1 in = 1,500 ft





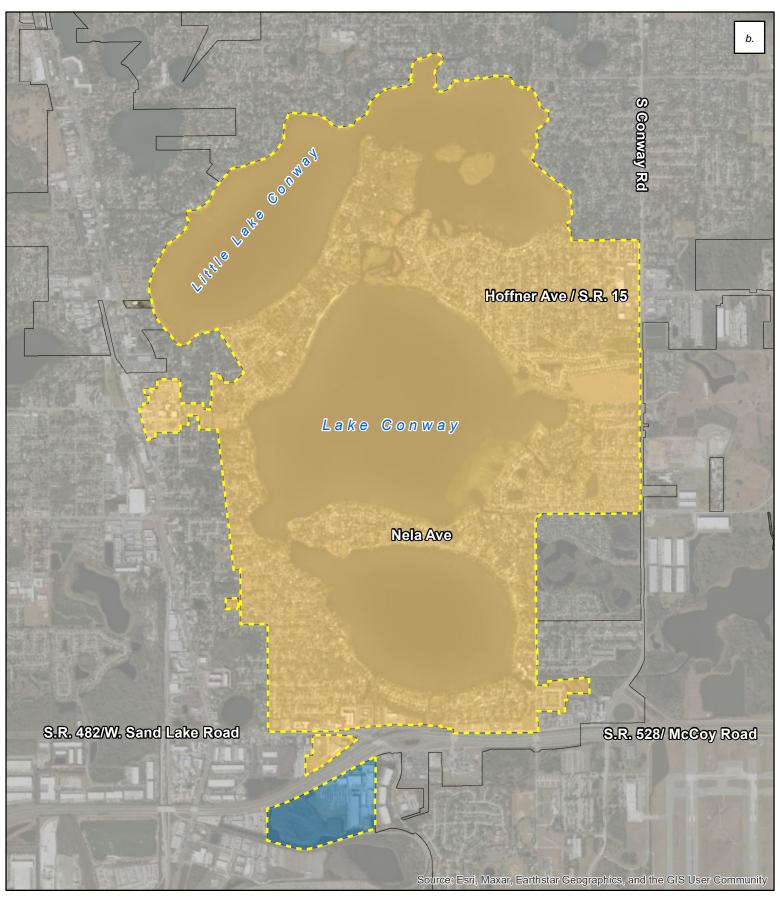
City of Belle Isle • WATER SERVICE PROVIDER

- **♀** City of Belle Isle, FL
- Date: 1/13/2025
- # 23002514 Belle Isle

Orange County

Orlando Utilities Commission

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City of Belle Isle • WASTEWATER SERVICE PROVIDER **Orange County**

Orlando

- ♥ City of Belle Isle, FL
- Date: 1/13/2025
- # 23002514
- Belle Isle





January 13, 2025

Ms. Christine Nazaire, Planning Analyst Bureau of Community Planning & Growth Department of Commerce

Via Email: christina.nazaire@commerce.fl.gov

Re: Belle Isle 24-01ER

Dear Ms. Nazaire:

Enclosed please find responses in **bold** to State Agency Technical Assistance Comments dated November 26, 2024, in addition to the revised adoption package containing the complete Belle Isle Comprehensive Plan Update and Preliminary Assessment (supportive data/analysis).

1. The proposed amendment does not update the City's Comprehensive Plan, based on relevant and appropriate data and analysis, to comply with statutory requirements relating to the City's planning periods.

Chapter 2023-31, Laws of Florida, modified Section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. While the City's Plan should contain a long-term planning period covering a period from now until at least 2044 (20 years from the anticipated adoption of Amendment 24-01ER), the City's proposed long-term planning period is 2040.

The proposed amendment 24-01ER does not update the City's Comprehensive Plan elements to address the required planning periods, based upon relevant and appropriate data and analysis, consistent with the requirements of Section 163.3177(1)(f), F.S., which requires that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and analysis by the local government. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Recommendation: The City must revise the amendment to include an update to the Comprehensive Plan to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by Section 163.3177(5)(a), F.S. The necessary update must also be based upon relevant and appropriate data and analysis. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period.

- Data and analysis of the permanent and seasonal population estimates and projections;
- Coordination of consistency between all of the elements of the Comprehensive Plan;
- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

RESPONSE: Please see the revised Preliminary Assessment, which has been revised to extend the long-range planning period from 2040 to 2045. This change has been reflected throughout all elements of the revised Comprehensive Plan, also attached.

2. The proposed amendment deleted the Five-Year Capital Improvements Plan (CIP) form the Comprehensive Plan and amends Capital Improvements Element Policy 1.4.3 to reference the CIP as part of the City's budget. The deletion of the CIP from the Comprehensive Plan is not consistent with the requirements of Section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

However, proposed Amendment 24-01ER removes the Five-Year Capital Schedule, and instead states in Capital Improvements Element, Policy 1.4.3 that the City's 5-year CIP can be found in the City's budget. The City must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Recommendation: The City must update and adopt the Five-Year Capital Improvements Schedule into the Comprehensive Plan. The City cannot rely on a reference to the City budget to address the requirements in Section 163.3177(3)(a)4., F.S.

RESPONSE: Please refer to the revised Capital Improvements Element. The Five-Year CIP has been included, as adopted for FY 24-25. Policy 1.4.3 has been revised to eliminate reference to the City's budget and relies on attachment of the Five-Year CIP Schedule as an Exhibit to the Element.

3. The proposed amendment includes two policies concerning septic systems; Infrastructure Element Policy 1.1.2 stating 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, and Conservation Element Policy 3.4.4 stating no new permits for septic tanks or septic tank repairs within the City limits shall be approved. These policies are not consistent with the requirements of Section 163.3177(6)(c), which requires the element to be correlated to principles and guidelines for future land use and Section 163.3177(1), which requires meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations. These policies are internally inconsistent with each other and do not establish meaningful and predictable standards due to one policy allowing septic systems on lots with new construction where sewer is not available, but the other prohibiting permits for new septic tanks.

Recommendation: The City needs to evaluate their approach to permitting new septic tanks systems to adopt policies that are consistent with the requirements of Section 163.3177(1) and 163.3177(6)(c), F.S.

RESPONSE: Please refer to the revised Infrastructure and Conservation Elements. Policy 3.4.4 has been revised to eliminate the first sentence stating no new permits for septic tanks or septic tank repairs are permitted within the City limits.

4. The proposed amendment is not consistent with the requirements of Section 163.3177(6)(c)(3)., F.S. Chapter No. 2023-169 amended Section 163.3177(6)(c)(3)., F.S., to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S. requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 24-01ER does not include the information required by Section 163.3177(6)(c)3., F.S. in the adopted portion of the Infrastructure Element. In addition, please see the enclosed comments (letter dated October 30, 2024) from the Florida Department of Environmental Protection (FDEP).

Recommendation: The City should coordinate with FDEP and revise the amendment to include the information required by Section 166.3177(6)(c)3., F.S., within the adopted portion of the Infrastructure Element.

RESPONSE: Please see revised Infrastructure Element. Policy 1.2.4 has been added as follows to ensure consistency with Section 166.3177(6)(c)3., F.S. as follows:

"Policy 1.2.4: In accordance with Florida Statutes, the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one (1) on-site wastewater treatment and disposal system (septic system) per one (1) acre. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years, and a timeline for construction."

Comment 1: Intergovernmental Coordination

FloridaCommerce recommends that the City of Belle Isle coordinate with the Department of Environmental Protection (DEP) and St. Johns River Water Management District (District) to address their comments regarding the proposed amendment.

RESPONSE: Acknowledged. Please see below responses to the District's and FDEP's comments and referenced revisions.

St. Johns River Water Management District Comments:

1. The District approved the Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP) in November 2020. Subsequently, in accordance with Section 163.3177(6)(c)4, F.S., the City is/was required to adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment within 18 months of approval of the 2020 CFWI RWSP (i.e., by May 2022). The District and City representatives have recently been coordinating on the City's effort to update its WSFWP and the District understands that the City plans to include an updated WSFWP as part of its adopted materials for the 24-01ER amendment.

RESPONSE: The City has prepared the updated WSFWP per the above comment and is transmitting it to the state for review concurrent with the adoption of the City's Comprehensive Plan Update (24-01ER). We appreciate the District's Staff assisting in the expeditious preparation of the WSFWP update and understand based on initial review, that it will meet all requirements of Section 163.3177(6)(c)4, F.S.

Florida Department of Environmental Protection Comments:

- 1. During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:
 - Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)

RESPONSE: Please refer to the revised Capital Improvements Element. The Five-Year CIP has been included, as adopted for FY 24-25, which outlines the City's proposed drainage projects. The Infrastructure and Conservation Elements have also been updated to strengthen policy direction for pollutant load reductions, such as Infrastructure Element Policies 1.2.3 and 1.2.4.

Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater
aquifer recharge element, local governments must address the upgrading of wastewater treatment
facilities and prioritize advanced waste treatment (AWT), and, for local governments not included
within a designated Rural Area of Opportunity, a section considering the feasibility of providing

sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

RESPONSE: Please see revised Infrastructure Element. Policy 1.2.4 has been added as follows to ensure consistency with Section 166.3177(6)(c)3., F.S. as follows:

"Policy 1.2.4: In accordance with Florida Statutes, the City will consider the feasibility of providing wastewater service within a 10-year planning horizon to developments within the City limits of 50 or more residential lots, whether built or unbuilt, and more than one (1) onsite wastewater treatment and disposal system (septic system) per one (1) acre. As part of this consideration, the City shall identify the wastewater facility that could receive flow, the capacity of the facility and any associated transmission facilities, the projected wastewater flow at that facility for the next 20 years, and a timeline for construction."

Florida Department of Transportation Comments:

1. Based on the Comprehensive Plan analysis, we have found examples within the document that should be updated to be consistent with current standards. For example, State roadways should be designated with the appropriate naming conventions such as "S.R. 15 / Hoffner Ave". Another example we noted was the version of the ITE used for the traffic analysis. Additionally, there is a reference to the seventh edition of the Institute of Transportation Engineers' Trip Generation Manual, whereas the 11th edition is the latest edition.

Resolution: The Department recommends that the City of Belle Isle review the comprehensive plan and incorporate consistent edits and changes.

RESPONSE: Please refer to the revised Infrastructure, Concurrency Management System, and Capital Improvements Elements and Map Series. All state and county road names have been included in the format referenced above.

Thank you in advance for your consideration of the above information. Please contact me directly at acrespo@rviplanning.com or (239) 850-8525 if you have any questions or require additional information.

Sincerely,

Alexis Crespo, AICP

Vice President of Planning

CC: Rick Rudometkin, City Manager Raquel Lozano, City Planner

a.

Belle Isle Police Department



1521 NELA AVENUE BELLE ISLE, FL 32809 PHONE (407) 240-2473 FAX (407) 850-1616

DATE: January 14, 2025

TO: Rick Rudometkin, City Manager; Honorable Mayor and City Council

FROM: Chief Travis Grimm, Belle Isle Police Department

SUBJECT: Request for Sponsorship of Code Enforcement Officer Patrick Albery to Police

Academy

Mr. Rudometkin, Mayor, and City Council Members,

I respectfully request your approval to sponsor Code Enforcement Officer Patrick Albery for enrollment in a Florida-accredited police academy. This request is distinct from the proposed Police Cadet position, based on our current staffing needs and the understanding that an open police officer position must facilitate this transition.

Officer Albery has been an integral member of the Belle Isle Police Department, demonstrating outstanding dedication and professionalism in his code enforcement role. Sponsoring him for the academy will prepare him to fill one of two potential future vacancies: the anticipated School Resource Officer (SRO) position or an open officer position, should one become available.

If neither the SRO position nor an officer vacancy materializes, Officer Albery will remain in his code enforcement role, continuing to contribute to the department while benefiting from his advanced training.

To fund this sponsorship, I propose utilizing the Law Enforcement Education Fund (104 Fund) to cover the academy tuition and associated costs. As authorized under Florida State Statute Chapter 938.15, these funds are allocated for criminal justice education and training, including basic recruit training, as approved by the employing agency administrator.

This request aligns with the department's strategic objectives to foster professional development and ensure we are well-prepared for future staffing needs.

Approval Section

Please indicate your decision below.

"Excellence through Service."

a.

Belle Isle Police Department



1521 NELA AVENUE BELLE ISLE, FL 32809 PHONE (407) 240-2473 FAX (407) 850-1616

[] Approved
Denied
Name:
Date:
nitials:
Finance Department Review
Please review and provide any additional information or details regarding this request.
Commonts.
Comments:
Name:
Date:
nitials:
Thank you for your consideration. I am available to discuss this request further at your
convenience or during the upcoming council meeting.
Sincerely,

Chief Travis Grimm

Belle Isle Police Department

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

Meeting Date:

January 21, 2025

To:

Honorable Mayor and City Council Members

From:

Travis Grimm - Chief of Police

Subject:

Subject: Sponsorship of Code Enforcement Officer Patrick Albery to

Police Academy

Background:

The Belle Isle Police Department seeks council approval to sponsor Code Enforcement Officer Patrick Albery for enrollment in a Florida-accredited police academy. This sponsorship is distinct from the proposed Police Cadet position and follows departmental policy that an open police officer position must be available to facilitate this transition. Officer Albery has demonstrated exceptional dedication and professionalism in his code enforcement role. Sponsoring him for academy training will prepare him to fill one of two potential future vacancies:

- The anticipated School Resource Officer (SRO) position, or
- A police officer position should one become available due to turnover.

If neither vacancy materializes, Officer Albery will remain in his code enforcement role while benefiting from advanced training.

The sponsorship will cover academy tuition and associated costs using the Law Enforcement Education Fund (104 Fund). As authorized under Florida State Statute Chapter 938.15, these funds are allocated for criminal justice education and training, including basic recruit training, as approved by the employing agency administrator.

Staff Recommendation and Council Discussion Points:

Staff recommends council approval of this sponsorship.

Discussion Points:

- Confirm the understanding that this sponsorship is separate from the proposed Police Cadet position.
- Approve this sponsorship using the Law Enforcement Education Fund (104 Fund).
- Clarify the terms under which Officer Albery transitions into a sworn officer role or remains in his code enforcement position.

Suggested Motion: N/A

Alternatives: N/A

a.

<u>Fiscal Impact</u>: The Law Enforcement Education Fund (104 Fund) will cover the academy tuition and related expenses, which are estimated to be between \$5,000 and \$6,000. Additionally, Albery will maintain his current salary rate, ensuring that the financial impact remains neutral.

Attachments:

Belle Isle Police Department



1521 NELA AVENUE BELLE ISLE, FL 32809 PHONE (407) 240-2473 FAX (407) 850-1616

Date: January 16, 2025
To: Rick Rudometkin
City Manager
City of Belle Isle
Belle Isle. Florida

Subject: Proposal to Establish a Police Cadet Position

Dear Mr. Rudometkin,

I respectfully seek your approval to establish a new Police Cadet position within the Belle Isle Police Department. This position is designed to create a pathway for civilians aspiring to become police officers while addressing the department's need for greater flexibility in recruitment and staffing.

The Police Cadet position will enable the department to hire candidates when the police academy is not in session. Cadets will serve in a civilian capacity, assisting the department with non-law enforcement ancillary duties, such as administrative tasks, community outreach, and operational support. Upon completing a Florida state-accredited police academy and the required certifications, cadets will transition into the role of Police Officer and begin their Field Training Program.

Key aspects of this position include:

- **Starting Salary:** The annual pay for the Police Cadet position will be \$4,000 less than the starting pay of the current council-approved pay plan at the time of their hire.
- Responsibilities: Administrative support, community engagement, and non-law enforcement tasks until academy enrollment.
- Requirements: Candidates must meet the minimum standards for becoming a Police
 Officer in Florida, including passing a polygraph exam and the same rigorous background
 check required of police officer hires.

"Excellence through Service."

Belle Isle Police Department



1521 NELA AVENUE BELLE ISLE, FL 32809 PHONE (407) 240-2473 FAX (407) 850-1616

Commitment Agreement:

- Cadets will be required to sign a three-year service commitment to the Belle Isle
 Police Department upon entering the cadet program and prior to attending the
 academy.
- If a cadet voluntarily leaves the department before fulfilling the three-year commitment or fails to complete the academy, they will be responsible for reimbursing the department for their academy tuition and associated expenses.
- Benefits Structure: Cadets will not receive high-liability benefits until they become sworn
 officers, ensuring cost efficiency for the department.
- **Sponsorship Costs:** Sponsorship costs, including tuition, books, uniforms, tests, and other academy-related expenses, are estimated at \$5,000 to \$6,000, with the understanding that this cannot be a fixed number as costs may rise in the future.
- Vacant and Budgeted Position Requirement: A Police Cadet position will only be filled if there is a vacant and budgeted Police Officer position, which will remain frozen while the cadet is active in the program.
- Evaluation Opportunity: The program will allow the department to observe and evaluate how well the cadet fits within the department's culture, values, and operational needs.

This position will strengthen the department's hiring pipeline by allowing us to onboard and prepare quality candidates for future academy sessions. It also ensures a smoother transition into the Police Officer role, enhancing readiness and retention.

I have attached the full job description for your review. Your approval will allow us to present this proposal to the council for final consideration.

City Manager Decision:

Please indicate your decision below.

- [] Approved
- [] Denied

"Excellence through Service."

Belle Isle Police Department



1521 NELA AVENUE BELLE ISLE, FL 32809 PHONE (407) 240-2473 FAX (407) 850-1616

me:
te:
tials:
nance Department Review:
ease review and provide any additional information or details regarding this proposal.
mments:
me:
te:
tials:
ank you for your time and consideration of this request. I am available to discuss this oposal further at your convenience.
coroly

Chief Travis Grimm Belle Isle Police Department

"Excellence through Service."

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

Meeting Date: January 21, 2025

To: Honorable Mayor and City Council Members

From: Travis Grimm, Chief of Police

Subject: Police Cadet Position

Background:

The Belle Isle Police Department is seeking approval to create a new Police Cadet position. This position will allow the department to hire civilian candidates with the intent of sponsoring them through a Florida-accredited police academy. The Police Cadet position is designed to allow candidates to join the department when academy sessions are not immediately available. Cadets will perform ancillary duties in a civilian capacity until they are enrolled in the academy. Once the cadets complete the academy and receive their law enforcement certifications, they will transition into the role of Police Officer and enter the department's Field Training Officer Program (FTO).

All Police Cadet candidates will undergo the same rigorous background check and screening process required for police officer hires. This includes a comprehensive review of their criminal history, credit history, fingerprinting, and physical and polygraph evaluations. This ensures that only highly qualified individuals are selected for the program and maintains the integrity of the department's hiring standards. Additionally, the cadet program will allow the department to observe and evaluate how each candidate fits within the department's culture, values, and operational needs.

Cadets will not receive high-liability benefits from sworn police officers during their time as cadets. However, they will be paid as full-time employees, working 40 hours per week before and during the academy. They must also sign a three-year service commitment before entering the cadet program and attending the academy. Should a cadet voluntarily leave the department before fulfilling this commitment or fail to complete the academy, they will be responsible for reimbursing the department for their academy tuition and associated expenses.

The Police Cadet position will only be filled if there is a vacant and budgeted Police Officer position, which will remain frozen while the cadet is active. The number of cadet positions allowed concurrently will be capped based on budgetary constraints, and the department needs to ensure financial responsibility and training quality.

This program will include sponsorship costs such as tuition, books, uniforms, tests, and other academy-related expenses. Based on recommendations from the city manager, each cadet sponsorship will require approval by the City Council.

The department believes this position will help attract and retain quality candidates while providing flexibility in recruitment efforts. It will ensure that highly qualified individuals are hired even when academy sessions are not immediately available.

Staff Recommendation:

It is recommended that the Belle Isle City Council approve the creation of the Police Cadet position within the Belle Isle Police Department, with the understanding that cadets will be civilians performing ancillary duties until they attend the police academy and transition into the role of Police Officer upon successful completion of all required certifications.

Suggested Motion:

"I move that the Belle Isle City Council approve the creation of the Police Cadet position within the Belle Isle Police Department, with a starting salary of \$46,000 annually, contingent upon the availability of a vacant and budgeted Police Officer position, and with cadets required to attend the next available police academy. This motion includes the approval of all academy costs and associated fees."

Fiscal Impact:

The annual pay for the Police Cadet position will be \$4,000 less than the starting pay of the current council-approved pay plan at the time of their hire. The department anticipates that this position will be budget-neutral, as it will only be filled when a police officer position is vacant and budgeted for. Sponsorship costs, including tuition, books, uniforms, and academy-related expenses, are estimated to be \$5,000 to \$6,000, with the understanding that this cannot be a fixed number as costs may rise.

Attachments:

Police Cadet Job Description

Job Title: Police Cadet

Department: Belle Isle Police Department

Job Type: Full-time Civilian Position

Starting Salary: \$46,000 Location: Belle Isle, Florida

Position Overview:

The Police Cadet position is designed to provide an opportunity for civilians who aspire to become police officers with the Belle Isle Police Department. The department will sponsor Police Cadets to attend a Florida state-accredited police academy at the next available session. Before attending the academy, cadets will serve in a civilian capacity and assist the department by performing non-law enforcement ancillary duties.

Upon completing the police academy and required certifications, cadets will transition to the role of Police Officer and begin their Field Training Officer Program (FTO). During the cadet period, individuals will not be eligible for high-liability benefits associated with sworn police officers but will be offered an employment pathway focusing on future advancement into law enforcement.

Cadets will only get one chance to pass the academy. Failure to pass will result in termination of employment. Cadets must sign a three-year service commitment to the Belle Isle Police Department upon entering the cadet position and before attending the academy. If a cadet voluntarily leaves the department before fulfilling this commitment or fails to complete the academy, they will be responsible for reimbursing the department for their academy tuition and associated expenses.

To ensure fiscal and operational accountability:

- The Police Cadet position will only be filled if there is a budgeted and vacant Police Officer position that will remain frozen while the cadet position is occupied.
- The number of Police Cadet positions allowed concurrently will be capped to avoid undue financial strain and to maintain training quality.
- Sponsorship will cover all costs associated with academy attendance, including tuition, books, uniforms, tests, and other related expenses, while cadets receive a full-time salary and benefits.
- The City Manager must approve each sponsorship.
- Cadets will be paid as full-time employees for 40 hours per week, both before and during their attendance at the academy.
- Must attend all required courses at the Police Academy.

Key Responsibilities:

- Perform non-enforcement duties such as administrative tasks, assisting in community outreach programs, managing department records, and supporting police officers in various capacities.
- Prepare for academy attendance by completing any required pre-academy training or certifications.
- Participate in department training programs to familiarize cadets with law enforcement operations.
- Assist with public safety activities and events under supervision, including traffic control or nonemergency incident response.
- Maintain professionalism and always adhere to department policies and procedures.

Qualifications:

- Must be at least 18 years of age.
- High school diploma or GED equivalent.
- Valid Florida driver's license with a good driving record.
- U.S. citizen or legal resident with the ability to obtain U.S. citizenship before academy completion.
- Must meet all minimum requirements for becoming a Police Officer in Florida.
- Must submit to and successfully pass a polygraph exam as part of the hiring process.

Minimum Requirements for Police Officers in Florida:

- 1. Be at least 19 years of age.
- 2. U.S. Citizen.
- 3. Have a high school diploma or equivalent.
- 4. No felony or misdemeanor convictions involving perjury or a false statement.
- 5. Not have received a dishonorable discharge from any of the Armed Forces of the United States.
- 6. Pass a physical examination by a licensed physician.
- 7. Successfully complete a background check, including criminal history, fingerprinting, and credit check.
- 8. Meet state and department standards for drug testing.
- 9. Complete the Basic Law Enforcement Academy and pass the Florida State Officer Certification Examination.

Additional Information:

- Police Cadets will attend the next available academy session based on academy scheduling and department needs. While waiting for academy enrollment, cadets will perform duties within the police department as civilians and not have the authority to act as sworn law enforcement officers.
- Cadets who complete their academy training and fulfill their service commitment will have a clear pathway to a rewarding career in law enforcement with the Belle Isle Police Department.
- The department's investment is safeguarded by requiring cadets to sign the service commitment agreement upon entering the position and before any academy costs are incurred.
- Failure to complete the academy or to fulfill the service commitment will result in reimbursement obligations under Florida Statute 943.16(2).

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

Meeting Date: January 21, 2025

To: Honorable Mayor and City Council

From: Rick J. Rudometkin, City Manager

Subject: Bing Grant Application for: Windsor PI, Homeowners Association

for: Flock Safety Security Cameras/Readers.

Background:

Windsor PI., HOA would like to purchase and install new and upgraded license plate readers and security cameras in their neighborhood. They have consulted with Police Chief Grimm. As a result, their Board would like to install Flock security cameras and license plate readers at their Hoffner Avenue and Conway Road neighborhood entranceways and the tennis court/playground area, that is adjacent to the Wawa/O'Reilly's/Crunch Fitness shopping center.

They believe this will enhance safety and security within their neighborhood as well as public safety within the Belle Isle community as the cameras will complement the Flock license plate readers that have been strategically installed throughout the city.

Staff Recommendation:

Approve the Bing grant request for the Flock Safety Security Cameras/Readers for Windsor PI, Homeowners Association.

Suggested Motion:

I move to approve the Bing grant amount of \$5950.00 for Windsor PI., Flock Security Cameras/Readers.

Fiscal Impact:

Bing Grant in the amount of \$5950.00.

Attachments:

Bing Grant Application



CITY OF BELLE ISLE NEIGHBORHOOD PRIDE GRANTS

Grant Application

Submit the original application and any attachments to the City of Belle Isle, 1600 Nela Avenue, Belle Isle, FL 32809. Grants will be awarded by the district City Council Commissioner on a first-come, first-served basis.

PLEASE PRINT

	Applicant Contact Ir	
Applicant Organization Name:	Windsor Place	Homeowners Association In
Project Contact Name:	Malcolm Wer	+2
Mailing Address:	5254 Chiswick (Circle
	Belle Isle, FL	32812
	City, State	Zip
aytime Phone:	321.946.8254	Evening Phone: Same
mail:	mwertzwphoa (gmail.com
	ALTERNATIVE CONTACT	INFORMATION
Iternate Contact Name:	ené Rodon	
aytime Phone:	467.399.5803	Evening Phone: Same
mail:	WPHOAsecretary	2024@gmail.com
	GRANT INFORM	ATION
		Allon
<pre>/pe of Project — Please select a</pre>	ill that apply:	Fountains Flack Safety
Reader Board Sign	×	Other (please explain) Security Cameras
 Ground Lighting 	×	Project Street Address or Nearest Intersection:
Wall/Fence pressure w	ashing and or painting	1) Hoffner Ave & Mandsmorth AV
 Irrigation "Repairs" 	¥	2) Conway Rd & Rothbury Pr.
o Total amount of project	<u>311,900,00</u>	3) 5321 Hawford Circle
o Grant amount requested		***
 Neighborhood participa 	tion amount (remainder of invoice)	5.950,000
Our Associati	on can mutch u	of to 50% of the cost of the Project funding if
we would like	L to be considere	ebl for additional tunding it
is available. In	le are prepared to	pay for the annual recurring
		N cost of &II, 150. A my financial support that the City can
		Provide will be greatly
		appreciated.

PROJECT INFORMATION

Please provide the answers to the following questions.

 Description of the Project. This summary should provide an overview of the entire project, including what improvements will be constructed, installed, or applied. Remember to demonstrate the need for the project.

Please refer to Attachment I.

State the location and land ownership of the proposed project - Is the project on public property? (Right-of-way use
agreement/permit will be required.) Please state the exact location of the project, including an address or cross streets.

Please refer to Attachments I and II.

- Attach 2-5 photos, and include a brief description of each photo. Please also provide the original color photos.
- Project Maintenance: Describe how the property has been maintained in the past, how the project will be maintained, and by whom after completion.

Please refer to Attachment I.

5. <u>Describe why this project is important to the community</u>. Provide a brief summary of how the project will enhance the quality of life in the community. How will this project empower your organization to work together to accomplish common goals and objectives? (i.e., to improve neighborhood communication and participation).

Please refer to Attachment I

BING TEAM ROSTER

Each organization is required to have at least a 3—to 5-member team that will help plan and implement its community project. Team members must sign the roster as part of the grant application and indicate their role/responsibility on the team.

PRINT NAINE & SIGNATURE	rt of the grant application and indicate their ro ADDRESS/PHONE/EMAIL	ROLE/RESPONSIBILITY
"malcolm Wertz	5254 Chismick Circle	
nature	Belle 1518, PL 32812 321,946,8254	Project Manager mwertzuphonogmail.com)
movie Bonanno	9266 Chiswick Circle Belle 1812, PL 32812	Asst. Project Warager
manuumo	407.383.0322	riobonanno yahao.com
"Kene Kodon	3531 Edlingham of Belle Isle, PL 32812	Application Writer
ball lale	407-399-5863	wyhoa secretary Ogmail.co
Alex Brivett	5357 Hawford Circle Belle Isle, PL 32812	Team Member
44	407.222.2049	a lex burnett withou (gmail. C
t Pales Naty	3549 Edlingham Ct. Belle Isle, FL 32812	Team Member
With TWIN		ralphwindsorphi@gmail

SUGGESTED TEAM ROLES: PROJECT MANAGER, — Team Captain. Responsible for leading projects and getting a group consensus on which project the group wants to pursue.

ASST PROJECT MANAGER — Co-Captain. Will work in concert with the project manager and assist in obtaining a quote(s) once the project idea has been decided upon. This position can also serve as the "Fund Watcher monitoring project expenses.

APPLICATION WRITER — will work with the project manager in organizing and developing the BING application and submitting the final report and pictures upon completion of the project.

BELLE ISLE NEIGHBORHOOD GRANTS (BING)

NAME OF BUSINESS		FRANT REQUEST
TANKE OF BUSINESS	TOTAL COST	DESCRIPTION OF SERVICES
Flock Safety	\$5,000	Install 2 Flock Safety Sparrow license plate readers; one (1) @ each entrance.
Flock Safety	846,900	+ Instell 2 Solar Condor LPR Expansion cameras; one (!) @ each entrance.
		+ Install one (1) Solar Condor fixed security camera at tennis court/play ground
1016: The project	it will be isobility o	completed in two phases the cameras.
hase I will included inchromate readily availor approval.	de the insoders at or late and c	itallation of the Sparrow) ur two entrances. These on be installed immediately
Engor comoras	rauge H	he installation of the wo entrances and tennès nese comeras are in ation expected in gorda
TOTAL AMOUNT OF PROJECT &	111,900	
TOTAL AMOUNT OF PROJECT	11) 100	
CRANT ANGUAIT PROJECTED	5,950**	

* * *

** Our Association can moter up to 50% of the initial cost of the project. We would like to be considered for additional funding if it is available. We are prepared to pay for the

updated January 2024 - BING GRANT APPLICATION annual recurring cost of \$11,150. Any financial support that the City can provide will be greatly 373
appreciated thank you

VENDOR ACKNOWLEDGEMENT FORM

Your company is bidding to be selected to perform services for a neighborhood organization as part of the Belle Isle Neighborhood Grant (BING).

Please read this acknowledgment in its entirety before proceeding with any activity. By the below form, you are accepting the terms set forth:

- Please attach proof of insurance for workman compensation (waiver of subrogation),
 Commercial General Liability, and Business Automobile Liability policies with the submission of your quote. (see attached sample)
- You acknowledge that you will comply with all vendor requirements.
- You are not to start any work on the proposed project until you have been granted permission by The City of Belle Isle.
- The quote provided by your organization should include all costs associated with completing this project, i.e. — labor, material, permitting, engineering and design.
- You understand that if you are completing work that requires permitting, you must be a Belle Isle registered contractor. There is no cost associated with this process.
- You understand that the City of Belle Isle will not be responsible for costs exceeding the amount on the original quote.
- You are aware that the project must be completed within 45 days of approval of the Project.
- If your services or costs have changed or the project is delayed, the City of Belle Isle must be contacted immediately.
- Upon project completion, you are to invoice the City of Belle Isle with the exact products/services identified on the original quote. Any deviation may result in a loss of payment.

Flock Group In	nc DBA Flock Safety	
Company Name		
Jana Detrick		
Print Name	Can de Vation	
Signature:	Jan d. Xetain	
Title:	Billing Manager	
Date:	1/3/2025	

CITY OF BELLE ISLE NEIGHBORHOOD PRIDE GRANTS

Grant Application

FINAL REPORT FORM

To be submitted within 48 hours of completion of the project.

Please include pictures and the final invoice to the City of Belle Isle.

Neighborhood Association		
GRANT TYPE (CHOOSE ONE)		
Wall Repair	 Mini-Grant 	
 Capital Improvement 	o Entranceway	o Fountain
 Sign Grant 	Landscaping	 Other, explain
	Laridscaping	
	PROJECT COMPONENT	
Vendor:		
Work Accomplished by Vendor:		
	EXPENDITURES	
roducts/Services Received		Cost
	VOLUNTEER HOURS	
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5 OF 6

UPDATED JANUARY 2024 - BING GRANT APPLICATION

FINAL REPORT FORM – cont'd	Jun of A
Neighborhood Association	
Describe the extent to which the original objective of the grant has been achieved.	
	
Print Name:	
Signature:	
Date:	

BING GRANT APPLICATION – WINDSOR PLACE HOA ATTACHMENT I

Project Information:

1. <u>Description of Project:</u> Windsor Place is located near the intersection of Conway Road and Hoffner Avenue. There are two entrances to the subdivision: one off Conway Road and one off Hoffner Avenue. The subdivision of 152 homes also has a neighborhood tennis court and playground adjacent to Belle Isle's Wawa-O'Reilly's-Crunch Fitness shopping center.

Windsor Place would like to upgrade our current cameras and license plate readers at both entranceways. We would also like to install security cameras at our neighborhood tennis court and playground.

The current entranceway security cameras and license plate readers were installed in 2017 and now have on-going maintenance and connectivity issues, low resolution, and poor image quality. This has resulted in the lack of available data or useable video footage for the police department after crimes have occurred in the neighborhood. There are currently no cameras installed at the tennis court and playground.

After consulting with the Belle Isle Police Chief, we would like to install Flock Safety Sparrow license plate readers and Condor security cameras. This will allow the Windsor Place Homeowners Association to become a part of the network of license plate readers utilized by the Belle Isle Police Department and Orange County Sheriff's Office. We believe this will enhance the ongoing efforts to improve public safety not only in our neighborhood, but also in our community.

Our project will be completed in two phases based on the availability of the cameras. Phase 1 will include the installation of the Sparrow license plate readers at our two entrances. These are readily available and can be installed immediately. Phase 2 will include installation of the Condor security cameras at our two entrances and tennis court and playground area, with installation in approximately 90 days.

2. State the location and ownership of the proposed project:

The Windsor Place entrances located at: 1) Conway Road and Rothbury Drive and 2) Hoffner Avenue and Wandsworth Avenue. The tennis court and playground is property of the homeowners association and is located at 5321 Hawford Circle, Belle Isle, FL (see diagram Attachment II)

3. Attach 2- 5 photos and include a brief description. (see Attachment III)

4. Project Maintenance: Describe how the property has been maintained in the past, and how the project will be maintained and by whom after it is completed: The Windsor Place HOA Board of Directors is responsible for ensuring the maintenance and operation of the security cameras. The HOA Board of Directors currently conducts periodic checks of the cameras and has a maintenance contract with a vendor.

The HOA Board of Directors will obtain a service contract with Flock Safety, which includes ongoing reviews, maintenance, and updates of the license plates readers and security cameras. After the initial installation at a cost of \$11,900, the Windsor Place Homeowners Association will budget for and pay the recurring annual cost of \$11,150 for the service contract.

5. Describe why this project is important to the community: Provide a brief summary of how the project will enhance the quality of life in the community. How will this project empower your organization to work together to accomplish common goals and objectives? (i.e. to improve neighborhood communication and participation). Windsor Place homeowners have experienced some home and car break ins, an armed burglary, car thefts, and vandalism to the playground equipment, tennis court, and picnic tables. We also have occasional unauthorized visitors using the playground and tennis courts.

Surveillance cameras are important to our homeowners. New cameras will ensure current and more reliable surveillance technology is being utilized, improved video quality for law enforcement in the event of any criminal incidents, and enhanced neighborhood and community safety and security.

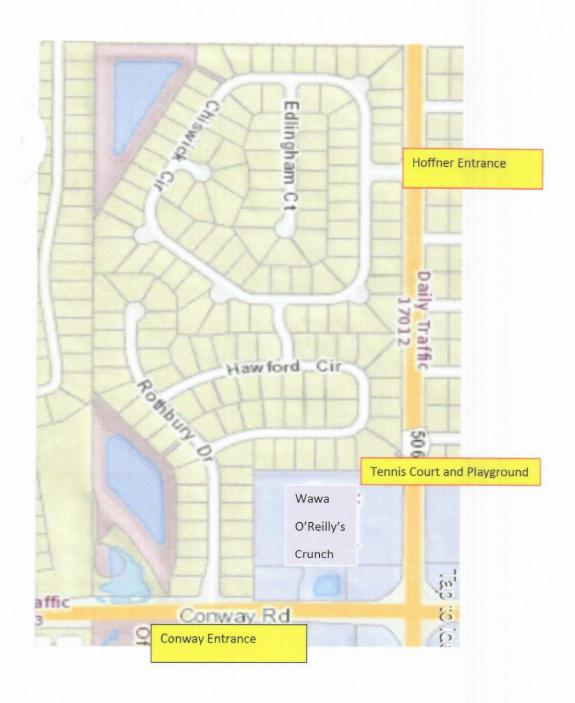
Additionally, by installing Flock Safety cameras and license plate readers, Windsor Place becomes a part of the network of cameras utilized by the Belle Isle Police Department and Orange County Sheriff's Office. These cameras and license plate readers will notify law enforcement agencies when wanted felons and stolen vehicles enter the neighborhood. The cameras also provide notifications for Silver and Amber alerts, BOLOs, and national crime information.

We believe our project will help enhance public safety and security not only for the Windsor Place homeowners, but also for other residents of Belle Isle. We believe the new cameras will complement the Flock license plate readers that are being strategically installed throughout Belle Isle. Finally, the cameras will allow us to become a part of the network of cameras used by Belle Isle and Orange County law enforcement agencies.

BING GRANT APPLICATION – WINDSOR PLACE HOA

ATTACHMENT II

Map / Diagram of Project



BING GRANT APPLICATION – WINDSOR PLACE HOA

ATTACHMENT III

Photos of Project Area



Location of Cameras and License Plate Readers at Hoffner Avenue and Wandsworth Avenue Entrance

Location of Camera Placement at Conway Road and Rothbury Drive Entrance





Cameras at the Neighborhood Tennis Court and Playground will be installed near the sign pointing into the area and community perimeter wall.

Flock Safety + FL - WINDSOR PLACE HOMEOWNERS' ASSOCIATION, INC.

Flock Group Inc. 1170 Howell Mill Rd, Suite 210 Atlanta, GA 30318

MAIN CONTACT: Erica Graham erica.graham@flocksafety.com 9045131590

frock safety



EXHIBIT A ORDER FORM

Customer: FL - WINDSOR PLACE HOMEOWNERS

ASSOCIATION, INC.

Legal Entity Name: FL - WINDSOR PLACE HOMEOWNERS'

ASSOCIATION, INC.

Accounts Payable Email: mwertzwphoa@gmail.com

Address: 5254 Chiswick Circle Belle Isle, Florida 32812

Initial Term: 24 Months

Renewal Term: 24 Months

Payment Terms: Net 15

Billing Frequency: Annual Plan - Invoiced at First Camera Validation.

Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item		Quantity	Total
Tock Safety Platform			\$6,150.00
Flock Safety Flock OS			
FlockOS ™ - Community	Included	1	Included
Flock Safety Video Products			
Solar Condor ™ LPR Expansion	Included	2	Included
Solar Condor ™ Fixed	Included	1	Included

Professional Services and One Time Purchases

		Quantity	
Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	\$0.00	2	\$0.00
Condor Professional Services - Standard Implementation Fee	\$750.00	1	\$750.00

| Subtotal Year 1: \$6,900.00 |
| Annual Recurring Subtotal: \$6,150.00 |
| Discounts: \$300.00 |
| Estimated Tax: \$0.00 |
| Contract Total: \$13,050.00 |

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires selfinstallation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At First Camera Validation	\$6,900.00
Annual Recurring after Year 1	\$6,150.00
Contract Total	\$13,050.00

^{*}Tax not included

Discounts

Discounts Applied	Amount (USD)	
Flock Safety Platform	\$0.00	
Flock Safety Add-ons	\$0.00	
Flock Safety Professional Services	\$300.00	

Product and Services Description

Flock Safety Platform Items	Product Description	
FlockOS TM - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.	
Solar Condor ™ LPR Expansion	Community grade solar-powered video fixed camera addition to existing Falcon install	
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.	
Solar Condor ™ Fixed	Community grade live streamed Solar powerd Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming. AC power is also available if needed.	
Condor Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.	

FlockOS Features & Description

FlockOS Features	Description	
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.	
Unlimited Users	Unlimited users for FlockOS	
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations	
License Plate Lookup	Look up specific license plate location history captured on Flock devices	
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.	
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.	
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera	

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at

https://www.flocksafety.com/cs-terms-and-conditions

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC. Signed by:		Customer: FL - WINDSOR PLACE HOMEOWNERS' ASSOCIATION, INC.	
By:	Mark Smith AC5C931454C24F3		alcolm Wertz
Name:	Mark Smith	Name: Ma	lcolm Wertz
Title:	General Counsel	Title:	
Date:	12/20/2024	Date:	/20/2024
		PO Number:	

Flock Safety + FL - WINDSOR PLACE HOMEOWNERS' ASSOCIATION, INC.

Flock Group Inc. 1170 Howell Mill Rd, Suite 210 Atlanta, GA 30318

MAIN CONTACT: Erica Graham erica.graham@flocksafety.com 9045131590

fłock safety

EXHIBIT A ORDER FORM

istomer: FL - WINDSOR PLACE HOMEOWNERS

ASSOCIATION, INC.

Legal Entity Name: FL - WINDSOR PLACE HOMEOWNERS

ASSOCIATION, INC

Accounts Payable Email: mwertzwphoa@gmail.com

Address: 5254 Chiswick Circle Belle Isle, Florida 32812

Initial Term: 24 Months

Renewal Term: 24 Months

Payment Terms: Net 45

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item		Quantity	Total
Flock Safety Platform			\$5,000.00
Flock Safety Flock OS			
FlockOS TM - Community	Included	1	Included
Flock Safety LPR Products			
Flock Safety Sparrow ®	Included	2	Included

Professional Services and One Time Purchases

ltem	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	\$0.00	2	\$0.00

| Subtotal Year 1: \$5,000.00 |
| Annual Recurring Subtotal: \$5,000.00 |
| Discounts: \$300.00 |
| Estimated Tax: \$0.00 |
| Contract Total: \$10,000.00

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$5,000.00
Annual Recurring after Year 1	\$5,000.00
Contract Total	\$10,000.00

^{*}Tax not included

Discounts

Discounts Applied	Amount (USD)	
Flock Safety Platform	\$0.00	
Flock Safety Add-ons	\$0.00	
Flock Safety Professional Services	\$300.00	

Product and Services Description

Flock Safety Platform Items	Product Description	
FlockOS TM - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.	
Flock Safety Sparrow ®	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.	
Professional Services - Existing	One-time Professional Services engagement. Includes site and sofety, and an include site and sofety, and an include site and sofety.	

FlockOS Features & Description

FlockOS Features	Description	
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.	
Unlimited Users	Unlimited users for FlockOS	
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations	
License Plate Lookup	Look up specific license plate location history captured on Flock devices	
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.	
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.	
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By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at

https://www.flocksafety.com/cs-terms-and-conditions

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC. Signed by:	Customer: FL - WINDSOR PLACE HOMEOWNERS' ASSOCIATION, INC.	
By: Mark Smith	By: Malcolm Wertz	
Mark Smith Name:	Malcolm Wertz Name:	
Title: General Counsel	Title:	
12/20/2024 Date:	Date: 12/20/2024	7
	PO Number:	

Sole Source Letter for Flock Safety™ ALPR Cameras and Solution

Flock Safety is the sole manufacturer and developer of the Flock Safety ALPR Camera. Flock Safety is also the sole provider of the comprehensive monitoring, processing, and machine vision services which integrate with the Flock Safety ALPR Camera.

The Flock Safety ALPR camera and devices are the only Law Enforcement Grade ALPR System to offer the following combination of proprietary features:

1. Vehicle Fingerprint Technology™:

- Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data)
- Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate
- Ability to 'Save Search' based on description of vehicles using our patented Vehicle Fingerprint Technology without the need for a license plate, and set up alerts based on vehicle description
- Only LPR provider with "Visual Search" which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo
- Falcon Flex™: an infrastructure-free, location-flexible license plate reader camera that is easy to self install. Falcon Flex ties seamlessly into the Flock ecosystem with a small and lightweight camera with the ability to read up to 30,000 license plates and vehicle attributes on a single battery charge

2. Integrated Cloud-Software & Hardware Platform:

- Ability to capture two (2+) lanes of traffic simultaneously with a single camera from a vertical mass
- Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power
- Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 60W or less
- Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection
- Utilizes motion capture to start and stop recording without the need for a reflective plate

- Motion detection allows for unique cases such as bicycle capture, ATV, motorcycle, etc.
- On device machine processing to limit LTE bandwidth consumption
- Cloud storage of footage
- Covert industrial design for minimizing visual pollution

3. <u>Transparency & Ethical Product Design:</u>

- One-of-a-kind "Transparency Portal" public-facing dashboard that details the policies in place by the purchaser, as well as automatically updated metrics from the Flock system
- Built-in integration with NCMEC to receive AMBER Alerts to find missing children
- Privacy controls to enable certain vehicles to "opt-out" of being captured

4. Integrated Audio & Gunshot Detection:

 Natively integrated audio detection capabilities utilizing machine learning to recognize audio signatures typical of crimes in progress (e.g., gunshots

5. Live Video Integration:

- Ability to apply computer vision to third-party cameras using Wing™ LPR, transforming them to evidence capture devices using the same Vehicle Fingerprint technology offered on the Flock Safety Falcon™ ALPR cameras
- Wing[™] Livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents
- Manage various government intelligence including ALPR, livestream cameras,
 CAD, automatic vehicle location (AVL) on Flock Safety's Wing™ Suite
- Access Wing[™] Replay to unlock enhanced situational awareness with 7-day footage retention, Hot List Live Video Instant Replay, and downloadable MP4

6. Partnerships:

- Flock Safety is the only LPR provider to officially partner with AXON to be natively and directly integrated into Evidence.com
- Flock Safety is the only LPR provider to be fully integrated into a dynamic network of Axon's Fleet 3 mobile ALPR cameras for patrol cars and Flock Safety's Falcon cameras
- Access to additional cameras purchased by our HOA and private business partners, means an ever-increasing amount of cameras and data at no additional cost

7. Warranty & Service:

- Lifetime maintenance and support included in subscription price
- Flock Safety is the only fully integrated ALPR one-stop solution from production of the camera to delivery and installation
- Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues

Thank you,

Garrett Langley CEO, Flock Safety

Who We Are

Flock is a public safety network that helps neighborhoods, cities, businesses, schools and law enforcement work together to stop crime, protect privacy and mitigate bias. Thousands of communities like yours are utilizing our platform proactively and retroactively with the main goal of completely eliminating crime.

Our Founding Story

In 2017, our Co-Founder and CEO Garrett Langley experienced property crime in his Atlanta neighborhood. With little evidence to help police track down the suspects and a dead-end case, he saw an opportunity to make a change

After working with local police to understand how citizens can help prevent and solve crime, Garrett brought in co-founder Matt Feury and early employees Paige Todd and Bailey Quintrell to launch Flock Safety.

Flock Safety is trusted by 5,000+ communities and partners with 4,000+ Law Enforcement Agencies. Flock has raised \$380 million in venture capital from leading firms including Andreessen Horowitz, Tiger Global, 776, Spark Capital, Matrix Partners, Initialized Capital, Axon, Bedrock Capital, Meritech Partners, Founders Fund, and Y-Combinator.

Flock is now in 45 states, assisting in solving 2,000 crimes per week and is helping law enforcement solve 10% of all reported crimes across the US.

Commitment to Privacy

At Flock, we take your privacy very seriously -

- You, the neighborhood, 100% own your own data (saved for 30 days). Flock does not share it or sell it. And you get to determine who has access to the footage.
- The images captured are unbiased images with no room for human error, and will hold up as evidence in a court of law
- The platform is cloud based and utilizes Amazon Web Services. All CJIS data is stored in the AWS GovCloud and is only available to law enforcement agencies.
- We have a feature called the SafeList that filters between residents and non-residents, as well as an Opt-Out feature that prevents a plate from uploading to the cloud.

I want to emphasize that the Flock system is not a tool to monitor residents. The Sparrow LPR is programmed to send hot alerts for wanted felons, stolen vehicles, Amber Alerts, Silver Alerts, BOLOs and suspects on the national NCIC hotlist. Our mission is to eliminate crime and we strongly believe that you deserve to be protected and feel safe in your own neighborhood.

... W-9

(Rev. October 2018) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information

Give Form to the requester. Do not send to the IRS.

Individual/sole proprietor or single-member LLC Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check another LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that odd (if any other (see instructions)) ▶ Certain entrinstructions Exempt pay	ions (codes apply only to ities, not individuals; see s on page 3): yee code (if any) from FATCA reporting				
2 Business name/disregarded entity name, if different from above Flock Safety 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. Individual/sole proprietor or	ities, not individuals; see s on page 3): yee code (if any)				
Flock Safety 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. □ Individual/sole proprietor or single-member LLC □ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check another LLC it is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the tax classification of its owner. Other (see instructions) ▶ 5 Address (number, street, and apt. or suite no.) See instructions.	ities, not individuals; see s on page 3): yee code (if any)				
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single-member LLC Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check another LLC that is not disregarded from the owner unless the owner of the LLC is is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner. Other (see instructions) ▶ 5 Address (number, street, and apt. or suite no.) See instructions.	yee code (if any)				
Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check another LLC its classified as a single-member LLC that is disregarded from the owner of the LLC is is disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. Other (see instructions) ▶ 5 Address (number, street, and apt. or suite no.) See instructions. Requester's name and address (170 Howell Mill Rd NW Suite 210					
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5 Address (number, street, and apt. or suite no.) See instructions. 1170 Howell Mill Rd NW Suite 210	Exemption from FATCA reporting code (if any)				
1170 Howell Mill Rd NW Suite 210	ounts maintained outside the U.S.)				
	(optional)				
6 City, state, and ZIP code					
Atlanta, Georgia 30318					
7 List account number(s) here (optional)					
(c) risio (optional)					
Part I Taxpayer Identification Number (TIN)					
Enter your TIN in the appropriate box. The TIN provides					
backup withholding. For individuals, this is generally your social security number (SSN). However, for a	r				
resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other					
entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a</i>	-				
Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.	number				
	1075				
Part II Certification	9 4 8 7 5				
Under penalties of perjury, I certify that:	obrelle Science				
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); a service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has a no longer subject to backup withholding; and	and Internal Revenue notified me that I am				
B. I am a U.S. citizen or other U.S. person (defined below); and					
The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.					
Certification instructions. You must cross out item 3 should like up how have been stiffed and a start of the					
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage in other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instruction	iterest paid,				
Sign Signature of U.S. person					
Date ► 1/7/2022					
General Instructions • Form 1099-DIV (dividends, including those from strunds)	tocks or mutual				
Section references are to the Internal Revenue Code unless otherwise otherwise of the Internal Revenue Code unless otherwise of Form 1099-MISC (various types of income, prizes,	, awards, or gross				
elated to Form W-9 and its instructions, such as legislation enacted proceeds) Form 1099-B (stock or mutual fund sales and certification)	proceeds) • Form 1099-B (stock or mutual fund sales and certain other				
fiter they were published, go to www.irs.gov/FormW9. Form 1099-S (proceeds from real estate transactions by brokers)	one)				
	Form 1099-K (merchant card and third party network transactions)				
n individual or entity (Form W-9 requester) who is required to file an Form 1098 (home mortgage interest), 1098-E (stud	Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)				
information return with the IRS must obtain your correct taxpayer 1098-T (tuition)	Form 1099-C (canceled debt)				
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nformation return with the IRS must obtain your correct taxpayer dentification number (TIN) which may be your social security number SSN), individual taxpayer identification number (ITIN), adoption 1098-T (tuition) Form 1099-C (canceled debt)					



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in liquid for the policy.

PRODUCER MARSH RISK & INSURANCE SERVICES		CONTACT NAME:			
FOUR EMBARCADERO CENTER, SUITE 1100 CALIFORNIA LICENSE NO. 0437153 SAN FRANCISCO, CA 94111		PHONE FAX (A/C, No, Ext): (A/C, No):			
CN134017657GAUWE-23-24		INSURER(S) AFFORDING COVERAGE	NAIC#		
		INSURER A: Travelers Property Casualty Company of America	25674		
INSURED Flock Group Inc DBA Flock Safety 1170 Howell Mill Rd NW Atlanta, GA 30318		INSURER B : The Charter Oak Fire Insurance Company	25615		
		INSURER C :			
		INSURER D:			
		INSURER E :			
		INSURER F :			
COVERAGES	CERTIFICATE NUMBER:	SEA_002041270.00 DEL/(CLONENUMBER 0			

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S	
Α	X COMMERCIAL GENERAL LIABILITY		H-630-9W194831-TIL-23	08/23/2023	08/23/2024	EACH OCCURRENCE	\$	1,000,000
	CLAIMS-MADE X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	1,000,000
						MED EXP (Any one person)	\$	10,000
						PERSONAL & ADV INJURY	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER					GENERAL AGGREGATE	\$	2,000,000
	X POLICY X PRO-					PRODUCTS - COMP/OP AGG	\$	2,000,000
	OTHER:						\$	
В	AUTOMOBILE LIABILITY		810-6T343696-23-I3-G	08/23/2023	08/23/2024	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
	X ANY AUTO					BODILY INJURY (Per person)	\$	
	OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY AUTOS ONLY					BODILY INJURY (Per accident)	\$	
						PROPERTY DAMAGE (Per accident)	\$	
							\$	
A	X UMBRELLA LIAB X OCCUR		CUP-6T386924-23-I3	08/23/2023	08/23/2024	EACH OCCURRENCE	\$	10,000,000
	EXCESS LIAB CLAIMS-MADE					AGGREGATE	\$	10,000,000
	DED X RETENTION \$ 10,000						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		UB-6T346569-23-I3-G	08/23/2023	08/23/2024	X PER STATUTE OTH-		
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A				E.L. EACH ACCIDENT	\$	1,000,000
	(Mandatory in NH)					E.L. DISEASE - EA EMPLOYEE	\$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$	1,000,000
Α	Emors&Omissions(SIR: \$50,000)		ZPL-91N55329-23-I3	08/23/2023	08/23/2024	E&O Limit		5,000,000
Α	Cyber (SIR: \$50,000)		ZPL-91N55329-23-I3	08/23/2023	08/23/2024	Cyber Aggregate Limit		5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Flock Group Inc. DBA Flock Safety 1170 Howell Mill Rd Northwest Atlanta, GA 30318	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services
	Marsh Risk & Insurance Services

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ACORD 25 (2016/03)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- A. BROAD FORM NAMED INSURED
- B. BLANKET ADDITIONAL INSURED
- C. EMPLOYEE HIRED AUTO
- D. EMPLOYEES AS INSURED
- E. SUPPLEMENTARY PAYMENTS INCREASED LIMITS
- F. HIRED AUTO LIMITED WORLDWIDE COV-ERAGE — INDEMNITY BASIS
- G. WAIVER OF DEDUCTIBLE GLASS

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph c. in A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

- H. HIRED AUTO PHYSICAL DAMAGE LOSS OF USE – INCREASED LIMIT
- PHYSICAL DAMAGE TRANSPORTATION EXPENSES – INCREASED LIMIT
- J. PERSONAL PROPERTY
- K. AIRBAGS
- L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS
- M. BLANKET WAIVER OF SUBROGATION
- N. UNINTENTIONAL ERRORS OR OMISSIONS

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

C. EMPLOYEE HIRED AUTO

 The following is added to Paragraph A.1., Who Is An Insured, of SECTION II – COV-ERED AUTOS LIABILITY COVERAGE:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

- The following replaces Paragraph b. in B.5., Other Insurance, of SECTION IV – BUSI-NESS AUTO CONDITIONS:
 - b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:
 - Any covered "auto" you lease, hire, rent or borrow; and
 - (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

Page 1 of 4

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II — COVERED AUTOS LIABILITY COVERAGE:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS - INCREASED LIMITS

- The following replaces Paragraph A.2.a.(2), of SECTION II – COVERED AUTOS LIABIL-ITY COVERAGE:
 - (2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- The following replaces Paragraph A.2.a.(4), of SECTION II – COVERED AUTOS LIABIL-ITY COVERAGE:
 - (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

F. HIRED AUTO - LIMITED WORLDWIDE COV-ERAGE - INDEMNITY BASIS

The following replaces Subparagraph (5) in Paragraph B.7., Policy Period, Coverage Territory, of SECTION IV — BUSINESS AUTO CONDITIONS:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

- (a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:
 - (i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.
 - (ii) Neither you nor any other involved "insured" will make any settlement without our consent.
 - (iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".
 - (iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph C., Limits Of Insurance, of SECTION II — COVERED AUTOS LIABILITY COVERAGE.
 - (v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph C., Limits Of Insurance, of SECTION II — COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.
- (b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.
- (c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE - GLASS

The following is added to Paragraph D., Deductible, of SECTION III - PHYSICAL DAMAGE COVERAGE:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph A.4.b., Loss Of Use Expenses, of SECTION III – PHYSICAL DAMAGE COVERAGE:

However, the most we will pay for any expenses for loss of use is \$65 per day, to a maximum of \$750 for any one "accident".

PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., Transportation Expenses, of SECTION III – PHYSICAL DAMAGE COVER-AGE:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph A.4., Coverage Extensions, of SECTION III – PHYSICAL DAMAGE COVERAGE:

Personal Property

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph B.3., Exclusions, of SECTION III — PHYSICAL DAMAGE COVERAGE:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph A.2.a., of SECTION IV — BUSINESS AUTO CONDITIONS:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., Transfer Of Rights Of Recovery Against Others To Us, of SECTION IV — BUSINESS AUTO CONDITIONS:

Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

Page 3 of 4

such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS
The following is added to Paragraph B.2., Concealment, Misrepresentation, Or Fraud, of SECTION IV – BUSINESS AUTO CONDITIONS:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following: BUSINESS AUTO COVERAGE FORM

PROVISIONS

The following is added to Paragraph A.1.c., Who
Is An Insured, of SECTION II – COVERED
AUTOS LIABILITY COVERAGE:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

 The following is added to Paragraph B.5., Other Insurance of SECTION IV – BUSINESS AUTO CONDITIONS:

Regardless of the provisions of paragraph a. and paragraph d. of this part 5. Other Insurance, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

(Includes Products-Completed Operations If Required By Contract)

This endorsement modifies insurance provided under the following: COMMERCIAL GENERAL LIABILITY COVERAGE PART

PROVISIONS

The following is added to SECTION II – WHO IS AN INSURED:

Any person or organization that you agree in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only:

- a. With respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and
- b. If, and only to the extent that, such injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies. Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

- a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section III Limits Of Insurance.
- b. The insurance provided to such additional insured does not apply to:

- (1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:
 - (a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and
 - (b) Supervisory, inspection, architectural or engineering activities.
- (2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.
- c. The additional insured must comply with the following duties:
 - (1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:
 - (a) How, when and where the "occurrence" or offense took place;
 - (b) The names and addresses of any injured persons and witnesses; and
 - (c) The nature and location of any injury or damage arising out of the "occurrence" or offense.
 - (2) If a claim is made or "suit" is brought against the additional insured:

- (a) Immediately record the specifics of the claim or "suit" and the date received; and
- (b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.
- (3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.
- (4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph 4., Other Insurance, of Section IV Commercial General Liability Conditions.



Re: Board Update?

Hi Malcolm,

Purely coincidental, I was just introduced to the chief of police of Belle Isle, Chief Travis Grimm, who happens to be a huge advocate for Flock (it was his decision to put 17 cameras in Belle Isle). He is very interested in discussing how to grow the community safety sector and increase the involvement of HOAs in Belle Isle.

Feel free to mention this in your meeting tomorrow and I'll see what I can do about getting a formal recommendation from him in the meantime.

Thank you!

Erica

On Tue, Dec 10, 2024 at 7:16 PM Erica Graham

Show Quoted Content

WINDSOR PLACE

A MESSAGE FROM YOUR HOA BOARD MEMBERS INVITATION TO ATTEND MEETING - NEIGHBORHOOD SECURITY CAMERAS

Dear neighbors/homeowners,

November 20, 2024

Your HOA board members have been discussing our neighborhood entranceway security cameras. The current system was installed in 2017 with grant funding provided by the City of Belle Isle.

In recent years, the system has had some problems with the equipment and Spectrum services; mostly caused by various weather conditions. Due to the on-going problems and the age of the equipment, the Board decided to obtain several estimates for upgrading the system and providing annual maintenance/internet.

The estimates range from approximately \$8,800 - \$9,400 for the initial upgrade, and annual service and maintenance/internet costs range from approximately \$5,700 - \$8,400.

There's also a suggestion to drop the service but leave the security cameras and signage as a deterrent.

Since this decision impacts everyone, the board members would like to hear from you.

A meeting to discuss the options and decide what is best for our neighborhood will be held on Thursday, December 12, 2024 at 6:30pm at the Dover Shores Community Center, 1400 Gaston Foster Road, Orlando, FL 32812.

We appreciate your interest and hope that you'll be able to attend. If you cannot attend and would like to share your thoughts and/or suggestions prior to the meeting, please feel free to contact us at

- Alex Burnett, <u>alexburnettwphoa@gmail.com</u>, 407.222.2049
- Ralph Watty, ralphwindsorplbi@gmail.com, 407.319.5783
- Malcolm Wertz, mwertzwphoa@gmail.com, 321. 946.8254
- Rene Rodon, wphoasecretary@gmail.com, 407.399.5803
- Rie Bonano, riebonanno.wphoa@yahoo.com, 407.383.0322

WINDSOR PLACE HOA **BOARD OF DIRECTORS MEETING**

THURSDAY, DECEMBER 12, 2024 6:30 P.M.

DOVER SHORES NEIGHBORHOOD CENTER, 1400 GASTON FOSTER RD, ORLANDO FL 32812

MEETING MINUTES

Attendees: Alex Burnett-President, Ralph Watty-Vice President, Malcolm Wertz-Treasurer, Rene

Rodon-Secretary and Rie Bonanno-Director.

Paula Butler, CAM Several Homeowners

Alex Burnett called the meeting to order at 6:30 p.m.

Approval of the Meeting Minutes: Alex Burnett motioned, Ralph Watty seconded, to approve the minutes of the October 24, 2024 meeting minutes as written. All were in favor and the motion carried.

Unfinished Business

A. Cameras at Entrances - Belle Isle Police Department was contacted in regards to Flock Safety Security Cameras and the association was recommended these cameras. The city will be purchasing 17 new license plate reader cameras for around town. Malcolm Wertz has done research on the existing cameras and others as well. The 4 options to be considered are: 1.) Continue with existing system, 2.) Purchase upgraded cameras from existing vendor but they would not do what is needed, 3.) Flock Security - Uses Celllular only, maintenance is covered by Flock and it is \$8400/year which would be an increase from current expenses of \$18.00 per household. 4.) Discontinue Cameras Entirely

Ralph Watty made the motion to move forward with Flock Security, seconded by Rene Rodon. Vote as 5:5 and the motion carried.

Rene Rodon motioned to add the 5th camera, seconded by Alex Burnett. Vote was 5:5 and the motion carried

Rene Rodon made a motion to apply for the grant to cover the cameras, seconded by Alex Burnett. Vote was 5:5 and the motion carried.

The Board discussed where the funds would come from for the matching funds requirement for the grant. There is funds in the reserve account under contingency. Once the CD matures the funds can be put back into operating if this moves forward quickly.

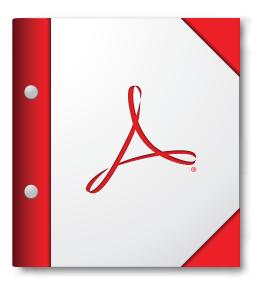
B. Corporate Transparency Act - Paula Butler explained that the requirement of the Board to send personal data to the state/federal government has been stopped by a court case. The Board will be kept informed of any changes going forward.

New Business - NONE

Owners Forum: Louise Dutton asked if the Board was going to appoint a landscaping committee and after some discussion it was decided it was not necessary.

Adjournment: With no other business to discuss, the meeting adjourned at 7:20 p.m.

GM-03 08/2021



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

Meeting Date: January 21, 2025

To: Honorable Mayor and City Council

From: Rick J. Rudometkin, City Manager

Subject: Amendment To Retainer Agreement for Legal Services

Background:

The city and city attorney entered into that certain Retainer Agreement for Legal Services in September 19, 2017. The city and city attorney desire to amend the agreement for Legal Services as provided herein.

Staff Recommendation:

Amend the agreement with Fishback Dominick LLP., for the monthly retainer and hourly rates included in the amendment document.

Suggested Motion:

I move to amend the agreement with Fishback Dominick LLP., for the monthly retainer, hourly rates and language included in the amendment document.

Fiscal Impact:

Increase in attorney budget item calculated from the amendment agreement.

Attachments:

Amendment to retainer agreement for legal services

AMENDMENT TO RETAINER AGREEMENT FOR LEGAL SERVICES

AMENDMENT TO RETAINER AGREEMENT FOR LEGAL SERV	ICES
This AMENDMENT TO RETAINER AGREEMENT FOR LEGAL SERVICES made and entered into this day of2025, by and between FISHBACK Downse address is 1947 Lee Road, Winter Park, Florida 32789-1834, (hereinafter referred Attorney"), and the CITY OF BELLE ISLE, a municipal corporation of the State of Florida is 1600 Nela Avenue, Belle Isle, FL 32809, (hereinafter referred to as the "City").	OMINICK LLP, d to as the "City
WHEREAS, the City and City Attorney entered into that certain Retainer Agre Services dated September 19, 2017, as amended (herein "Agreement for Legal Services");	
WHEREAS, the City and City Attorney desire to amend the Agreement for Le provided herein.	egal Services as
NOW THEREFORE, in consideration of the agreement and promises set forth good and valuable considerations, the parties agree as follows:	herein and other
1. Paragraph 3 A. of the Agreement for Legal Services is hereby amended monthly retainer fee to \$4,500.00 to cover the first twenty (20) hours of as described in Paragraph 3 A. Unless otherwise agreed to by the City M. Firm, on October 1, 2026, and each October 1st thereafter, the month forth in Paragraph 3 A., shall increase by 5% rounded to the nearest two increment.	f legal services Ianager and the lly retainer, set
2. <u>Paragraph 3 B.</u> of the Agreement for Legal Services is hereby amended hourly rates for matters outside the monthly retainer to:	d to change the
Designated lead City Attorney, Daniel W. Langley Other Partners, Board Certified Attorneys, Attorneys with over 15 years experience Associates with less than 15 years experience Paralegals & Law Clerks Legal Assistants	\$325.00 per hour \$300.00 per hour \$275.00 per hour \$175.00 per hour \$100.00 per hour
3. Except as amended herein, the Agreement for Legal Services shall remaind effect.	ain in full force
4. The amendments contained within this Amendment become effective <u>2025</u> .	e on March 1,
IN WITNESS WHEREOF, the parties have caused this Agreement to be made and day and year first written above.	l entered into the
CITY ATTORNEY: CITY OF BELLE ISLE, FLORII Fishback Dominick LLP	DA:
Daniel W. Langley, Partner For the Firm ATTEST:	

Yolanda Quiceno, City Clerk

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

Meeting Date: January 21, 2025

To: Honorable Mayor and City Council

From: Rick J. Rudometkin, City Manager

Subject: Approve extending Willdan's Stormwater Rate Study contract to

September 30, 2025.

Background:

This current contract extension has expired, and we are still working with the vendor, Willdan, on the stormwater rate study, and need an extension for time.

Staff Recommendation:

Extend the current contract with Willdan, so we can continue to work with them on the stormwater rate study.

Suggested Motion:

I move to extend the current contract with Willdan for the stormwater rate study until September 30, 2025.

<u>Fiscal Impact:</u> There is no fiscal impact.

Attachments: N/A

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

Meeting Date: January 21, 2025

<u>To:</u> Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: Cybersecurity Resolution Adoption

Background:

During last year's legislative session, HB 7055 was passed, which requires state and local government agencies to take extra precautions in providing cybersecurity readiness to prevent and respond to cyber-attacks. The bill mandates local governmental entities to develop a cybersecurity training curriculum, adopt specified cybersecurity standards, and notify the Florida Digital Service of compliance. The dates for complying with the statute vary depending on the agency's size and whether it is a county or municipality. Per the statute:

(c) Each municipality with a population of 25,000 or more must adopt the cybersecurity standards required by this subsection by January 1, 2024. Each municipality with a population of less than 25,000 must adopt the cybersecurity standards required by this subsection by January 1, 2025.

<u>Staff Recommendation:</u> Adopt the cybersecurity standards resolution required by this subsection.

<u>Suggested Motion:</u> I move to adopt Cybersecurity Standards Resolution required by this subsection and HB 7055 for the City of Belle Isle.

Alternatives: None

Fiscal Impact: None

Attachments:

Cybersecurity Resolution

RESOLUTION 25-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, TO ADOPT
STANDARDS TO SAFEGUARD AGAINST CYBERSECURITY THREATS; ADOPTING THE METHODS
AND STANDARDS SET FORTH IN VERSION 1.1 OF THE FRAMEWORK FOR CYBERSECURITY
ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY; PROVIDING FOR
CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas, Section 282.3185 (4) Florida Statutes provides that each local government shall adopt cybersecurity standards that safeguard its data, information technology, and information technology resources to ensure availability, confidentiality, and integrity; and

Whereas, Section 282.3185 (4) Florida Statute provides that each municipality with a population of less than 25,000 must adopt the cybersecurity standards required by this subsection by January 1, 2025; and

Whereas, the City must notify the Florida Digital Service of its compliance with this subsection as soon as possible; and

Whereas, the City Council finds that the cybersecurity standards set forth in Version 1.1 of the Framework for Improving Critical Infrastructure Cybersecurity, promulgated by the National Institute of Standards and Technology, provide standards that are consistent with generally accepted best practices for cybersecurity; and

Whereas, the City Council finds that Version 1.1 of the Framework for Improving Critical Infrastructure Cybersecurity, promulgated by the National Institute of Standards and Technology, might be amended from time to time and that the methods and procedures provided for herein should be amended to include such amendments; and

25

Section I.

Section III.

Whereas, the City Council intends to adopt the provisions of Version 1.1 of the Framework for Improving Critical Infrastructure Cybersecurity, promulgated by the National Institute of Standards and Technology, in order to establish a framework to manage cybersecurity risks as follows:

- Develop an organizational understanding to manage cybersecurity risk to systems, assets,
 data, and capabilities.
- b. Develop and implement the appropriate safeguards to ensure delivery of services.
- c. Develop and implement the appropriate activities to identify the occurrence of a cybersecurity event.
- Develop and implement the appropriate activities to take action regarding a detected cybersecurity event.
- e. Develop and implement the appropriate activities to maintain resilience plans and restore any capabilities or services that were impaired due to a cyber-security event.

The foregoing findings are incorporated herein by reference and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, AS FOLLOWS:

Section II. The methods and standards that are set forth in Version 1.1 of the Framework for Improving Critical Infrastructure Cybersecurity, as may be amended from time to time, which is promulgated by the National Institute of Standards and Technology, are hereby

The City's Internet Technology Director or designee shall establish cybersecurity

adopted by the City to establish a framework for cybersecurity for the City.

procedures intended to **accomplish** the following goals:

 a. Develop an organizational understanding of how to manage cybersecurity risk to systems, assets, data, and capabilities.

1		
2	ATTEST:	Nicholas Fouraker, Mayor
3	Yolanda Quiceno, City	Clerk
4		
5	APPROVED AS TO FORM AND LEGALIT	Υ:
6		
7	Dan Langley, City Attorney	
8		
9	STATE OF FLORIDA	
10	COUNTY OF ORANGE	
11		
12	I, YOLANDA QUICENO, CITY CLERK OF T	THE CITY OF BELLE ISLE, FLORIDA, do hereby certify that the above
13	and foregoing Resolution No. 25-01 wa	s duly and legally passed and adopted by the Belle Isle City
14	Council in session assembled, at which	session a quorum of its members was present on the
15	day of, 2025.	
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18	Yolanda Quiceno, CMC-City Clerk	
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CITY OF BELLE SLE, FLORIDA CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: January 21, 2025

<u>To:</u> Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: City Council Waiver to Formal Procurement Adoption

Background:

As the governing body, the City Council has inherent authority to grant waivers to the formal procurement process unless formal procurement is required by state law. However, after reviewing the City's Purchasing Policy, we do not see a provision that specifically addresses such reserved authority. Therefore, we are suggesting that the City Council adopt the attached resolution to clarify its authority.

We believe that the City Council can grant a waiver to formal procurement to allow for procurement of a particular good, material, equipment or service if the city council deems such waiver to be in the best interest of the city. This provision does not apply to formal procurement required by state statute.

Staff Recommendation:

Approve the Waiver to Formal Procurement with the attached resolution to clarify the council's authority.

Suggested Motion:

I move to approve the Waiver to Formal Procurement Resolution, to clarify the council's authority when procuring a particular good, material, equipment or service if the city council deems such waiver to be in the best interest of the city.

Alternatives: None

Fiscal Impact: None

Attachments:

Waiver Resolution

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RESOLUTION NO. 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING THE PURCHASING POLICY FOR THE CITY OF BELLE ISLE ADOPTED BY RESOLUTION NO. 20-08 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 7, 2020, the City Council adopted a Purchasing Policy via Resolution No. 20-08; and

WHEREAS, the City desires to amend the Purchasing Policy to clarify the City Council's inherent authority to grant waivers to the formal procurement process when it deems it in the City's best interests in circumstances where formal procurement is not required by State law.

WHEREAS, the City Council does hereby find that the adoption of this Resolution is in the best interest of the City of Belle Isle.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Belle Isle, Florida that:

Section 2.

Section 1. The above recitals are true and correct and incorporated herein.

> The Belle Isle City Council hereby amends the Purchasing Policy adopted by Resolution No. 20-08 to add a new Section 4.8 to read as follows:

4.8 City Council Waiver to Formal Procurement

vote, waive the formal procurement procedures contained in the city's purchasing policies for the procurement of a particular good, material, equipment or service if the

city council deems such waiver to be in the best interest of the city. This provision does

To the extent not prohibited by general law, the city council may, by majority

not apply to formal procurement required by state statute.

25

1	Section 3. This Resolution shall take effect immediately upon its adoption.
2	Adopted by the City Council on this 21st day of January 2025.
3	
4	
5	NICHOLAS FOURAKER, MAYOR
6	Attest:
7	Yolanda Quiceno, CMC-City Clerk
8	
9	
LO	Approved as to form and legality
11	City Attorney
12	
13	STATE OF FLORIDA
L 4	COUNTY OF ORANGE
L5	I, Yolanda Quiceno, City Clerk of the City of Belle Isle, do hereby certify that the above and foregoing
16	document RESOLUTION 25-02 was duly and legally passed by the Belle Isle City Council, in session
17	assembled on the day of 2025, at which session a quorum of its members was present.
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20	Yolanda Quiceno, CMC-City Clerk
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City Manager work plan list:

• Golf Cart Ordinance update:

We are updating our golf Cart ordinance, including areas covered by the city and the county, along with a new map. As this unfolds it will be brought back to the council. We are including a flyer and protocol instructions as well.

• RFP's:

We will be going out for RFPs for a number of items. They include Lobbying Services, IT Services, Audit Services, etc., to name a few. We are looking at other contracts and services. This will clean up our contract list and streamline the processes.

Hurricane Milton:

We are having meetings with FEMA. Our Vendor has been paid for the debris clean-up with documentation reconciled/validated by the city and vendor. Destruction of the debris pile is completed, and the vendor has been paid. We will be seeking reimbursement for the costs associated with Milton for category A&B. There are numerous meetings as we start the process of seeking reimbursement.

• Hurricane lan:

We have met with KPMG and Florida DEP on what is required to apply for our possible reimbursement that has been ongoing now for almost 2 1/2 years. Due to some issues on the state's end, we have re-established communication and are trying to procure documentation to justify the invoices paid. We might not receive reimbursement due to a lack of documentation and load ticket discrepancies. The council has approved the CM to do a preliminary investigation to inquire about the events that took place. We are currently involved with interviews and documentation collection. There has been cooperation between all parties. Social media has been active.

Revenue stream needs:

We are working with the Budget Committee to come up with revenue stream options for the increased expenditures from the OCFD millage increase and our 5-year CIP project list. We will do a road show to explain to the residents the "why". We also are completing a rate study to look at increasing stormwater fees for the next FY. The current fund for this is negative due to pipe-lining projects. We have needs, to continue with maintenance and are looking to fund these needs.

3904 Arajo condemnation:

City Council approved on October 15th, the Order of Condemnation and Removal of Hazardous Condition. PW has 2 bids and is waiting for a third from contractors on the price to remove the home and slab/foundation. We will bring this back to the council for approval once we have all the bids. Also, we have looked inside the house to see what goods are in there and what needs to be done with these goods.

Annexation:

We are working with Orange County to put in place a planning agreement to help with future annexation possibilities. This agreement needs to be in place for us to have the ability in the future. We are currently creating maps to show the areas we are interested in acquiring through annexation. This will be part of our planning agreement.

City Hall renovation:

The landscaping has been completed and now we are making some changes and additions to the inside of the building. We still need painting, (inside), lighting and updates to finish the renovations for our current city hall.

Property Acquisition/Municipal Complex

The environmental study for the 20.5-acre property on Conway and Judge is completed by Bio-Tech. We have met with Bio-tech for the initial discussion of the report. We will have a workshop to discuss this property and the future of our municipal complex in the next few weeks. The concept for our current location needs to be funded and a final location needs to be determined to save on cost. Also, deciding on whether to move forward on the Conway property or not, is essential to move forward.

Comp Plan Update:

We are bringing the Comp Plan and Water Plan to the council in January for final approval. By approving this, we will now have a living document to refer to as we move into the future.

• Stormwater Grant:

We have been confirmed for money for this grant application from Congressman Soto's office. The amount currently confirmed is \$850k. This amount could go up as this moves forward through the process in the state's FY 25 budget. We will have more information once the state contacts the CM for more information.

Purchasing Policy

The Purchasing Policy has been updated with our purchasing thresholds modified and some other language being looked at. It will be reviewed by staff and then follow-up comments will be made, then it will be presented to the council for adoption.

Resilient Florida Grant - 23PLN26, Belle Isle Vulnerability Assessment.

This grant is funded at \$115k for the City of Belle Isle including a \$35k match. The final agreement has been signed. We will contact a consultant to administer this grant process and fulfill the grant requirements.

• Judge/Daetwyler Dr. Transportation Grant:

Congressman Soto's office presented us with a check for \$745k for street improvements to improve multi-use path(s), for pedestrians and bicyclists, road improvements, etc. We hope to start the project this year. This grant was programmed in the state's FY 24 budget, and we are waiting on the state to contact the CM to solidify the grant agreement.

 Updating and closing previous grants and reimbursements from FEMA, Florida PA, and Florida DEP:

SOL Ave grant will be reimbursed hopefully by April of this year. The final agreement has been signed. We are working to provide information and update quarterly reports that have not been updated previously. We have only a few items left to fill out and are waiting on a response from Florida DEP for the information we have provided.

Lancaster House Update:

We continue to wait on CCA approval by their board for the carveout document. They need 51% of the bondholders and they have 46% now. It will come back to the city for final approval once that % is met.

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 are working on setting up a meeting with the county to talk about a financial partnership to make these improvements on Hoffner. The city has no match money for this project. To move forward, a revenue stream will have to be recognized and approved. We are hopeful that having the grant funding, OC partnering and a revenue stream installed will be enough to start this project and get it underway.