

CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

Community Workshop

The Team

RVi Planning + Landscape Architecture

Stephen Noto, AICP, Director of Planning Orlando

Patrick Murray, Project Manager

Alexis Crespo, AICP, VP of Planning

Fisher Planning & Development Services

April Fisher, AICP

Applied Ecology

Dr. Claudia Listopad, Ph.D., GISP

Dr. Leesa Souto, Ph.D.

Comprehensive Planning in Florida

- Long-range planning document required for each jurisdiction by the Community Planning Act (Ch. 163, Florida Statutes)
- Describes the City's Vision for the Future and translated this vision into policies, programs & public investments – City Blueprint
- Goals, Objectives & Policies to guide the physical development of the City
- Required and optional “Elements” or chapters – Future Land Use, Housing, Conservation & Coastal Management, etc.
- Not regulatory and specific like your Land Development Code
- More breadth and depth than your Strategic Plan

Current Comp Plan Elements



Future Land Use



Transportation



Housing



Infrastructure



Intergovernmental Coordination



Parks



Capital Improvements

Demographics – Population & Stability

- 2020 population was 7,032
- Projected 2040 population is 7,747
- This +/- 10% increase equals to approximately 655 people
- According to the Shimberg Center for Housing Studies, the most significant population shifts will occur between the 35 to 54-year-old range.
- The homeownership rate in Belle Isle is over 94%.
 - Highest in Orange County
 - City of Orlando is 38%
 - City of Edgewood is 77%

Demographics – Socioeconomics

- The most recent 2017-2021 estimations show that the median household income in Belle Isle was \$113,309.00.
 - The City of Orlando is \$58,968
- 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
 - 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

Critical Community Issues – Available Land

- Available Land and Annexation
 - The City has roughly +/- 75.7-acres of vacant land, +/- 56 of which is residential
 - Most redevelopment would be small-scale infill
 - One +/-30-acre parcel is available for greenfield development which may yield 165 dwelling units
 - Annexation is the next available strategy to grow the tax base
 - It is strongly recommended that the City complete a **surrounding parcels analysis and a fiscal impact analysis** to review zoning, future land use, taxable valuation, and level-of-service impacts to obtain a better understanding of how annexation may impact City services.

Critical Community Issues – Water Quality

- Environmental and Open Space
 - Conservation Element policies are recommended to be updated and clarified to better reflect the value of the City's environmental assets.
 - SB 712, Clean Waterways Act
 - The City of Belle Isle is named as a partner in the Lake Okeechobee BMAP (Basin Management Action Plan).
 - All partners within a BMAP must submit a wastewater treatment/septic tank plan by February 1, 2024.



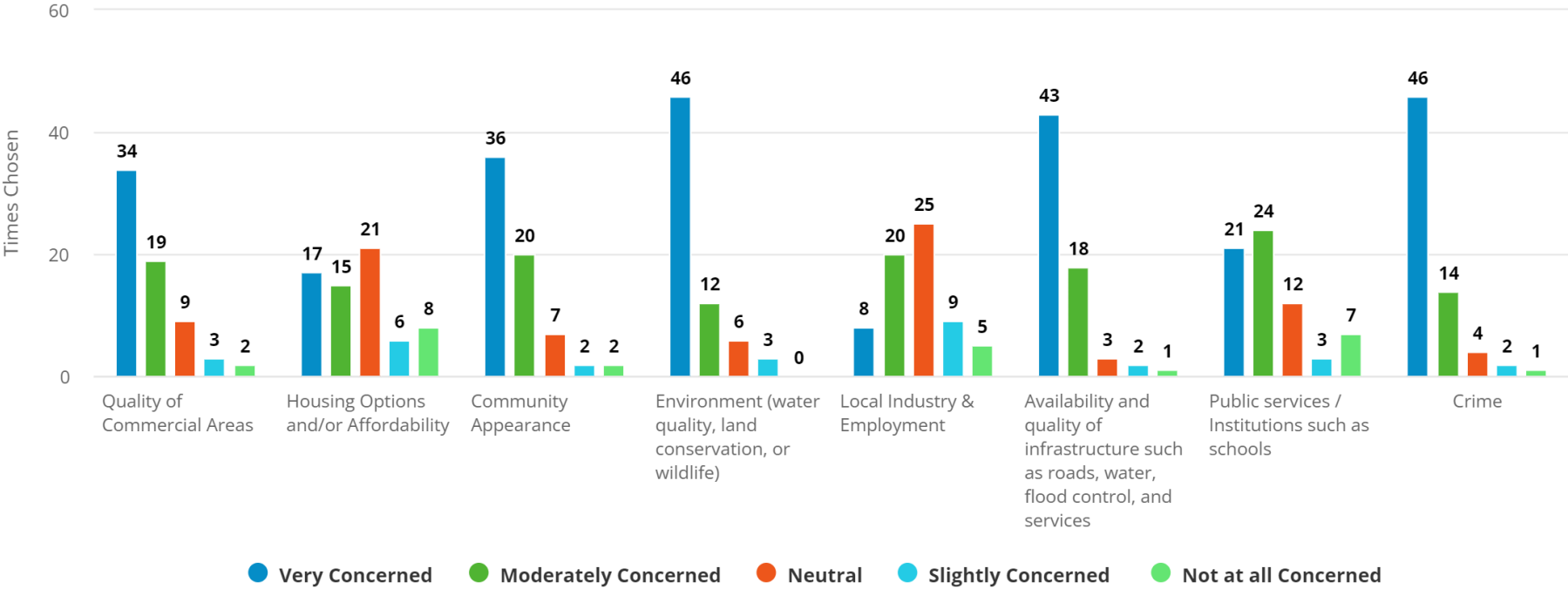
Critical Community Issues – Water Quality

- Environmental and Open Space
 - There are over 1000 septic systems in the City.
 - 86% are within 1/4 mile of a sewer line.
 - Unless an extension is granted, the septic-to-sewer conversion plan is due in February 2024.
 - All new construction on lots less than 1 acre must connect to sewer or install an enhanced nutrient reducing septic system, per HB 1379.
 - This is a significant issue that will place a substantial burden on the City. Additional review and consideration of this Bill is strongly recommended to determine the path forward for the City.

Online Community Survey

5) Generally speaking, how concerned are you related to the topics below over the next 20 years in the City of Belle Isle?

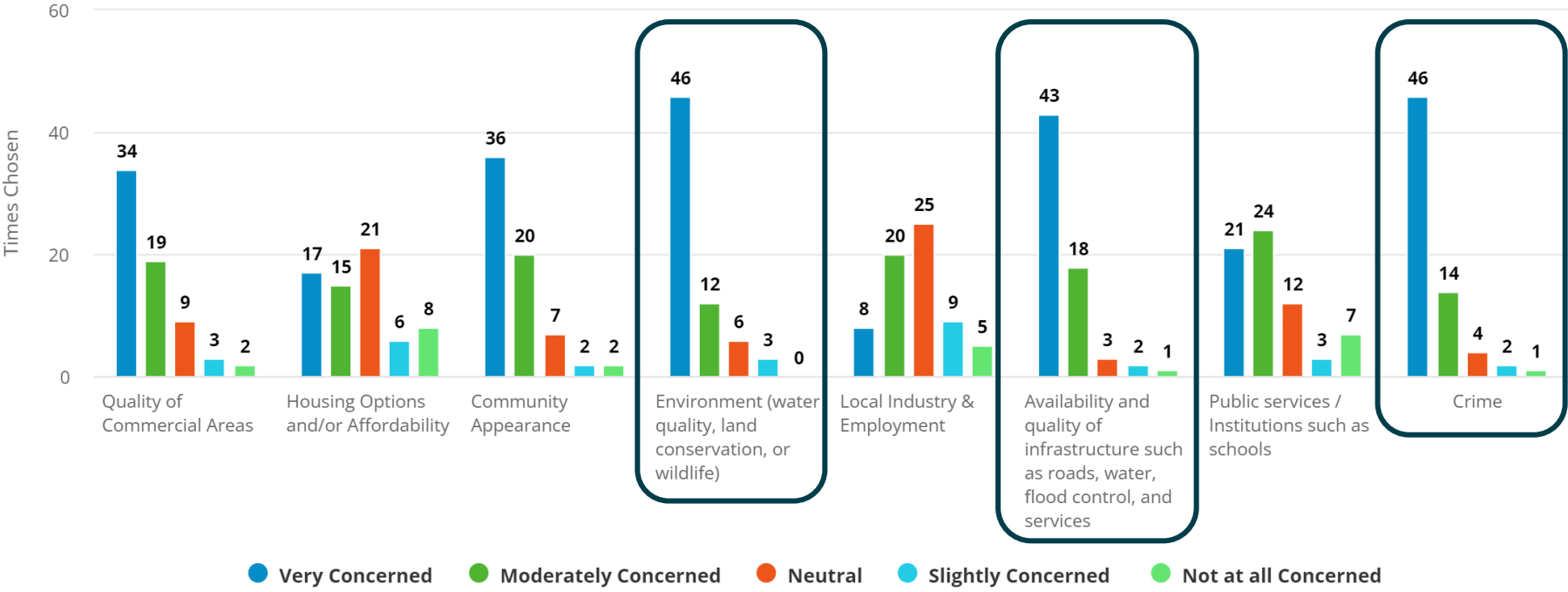
Number of responses: 67



Online Community Survey

5) Generally speaking, how concerned are you related to the topics below over the next 20 years in the City of Belle Isle?

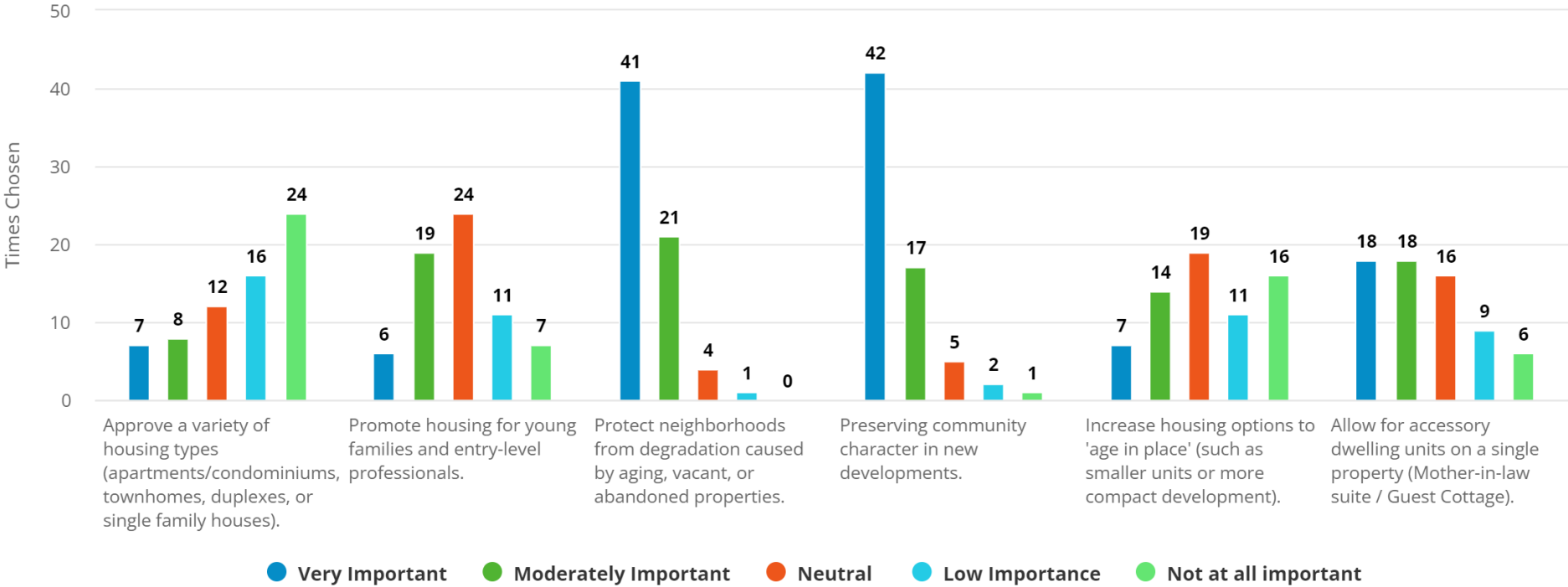
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Online Community Survey

7) Over the next 20 years, how important are the actions the City should take to address housing needs?

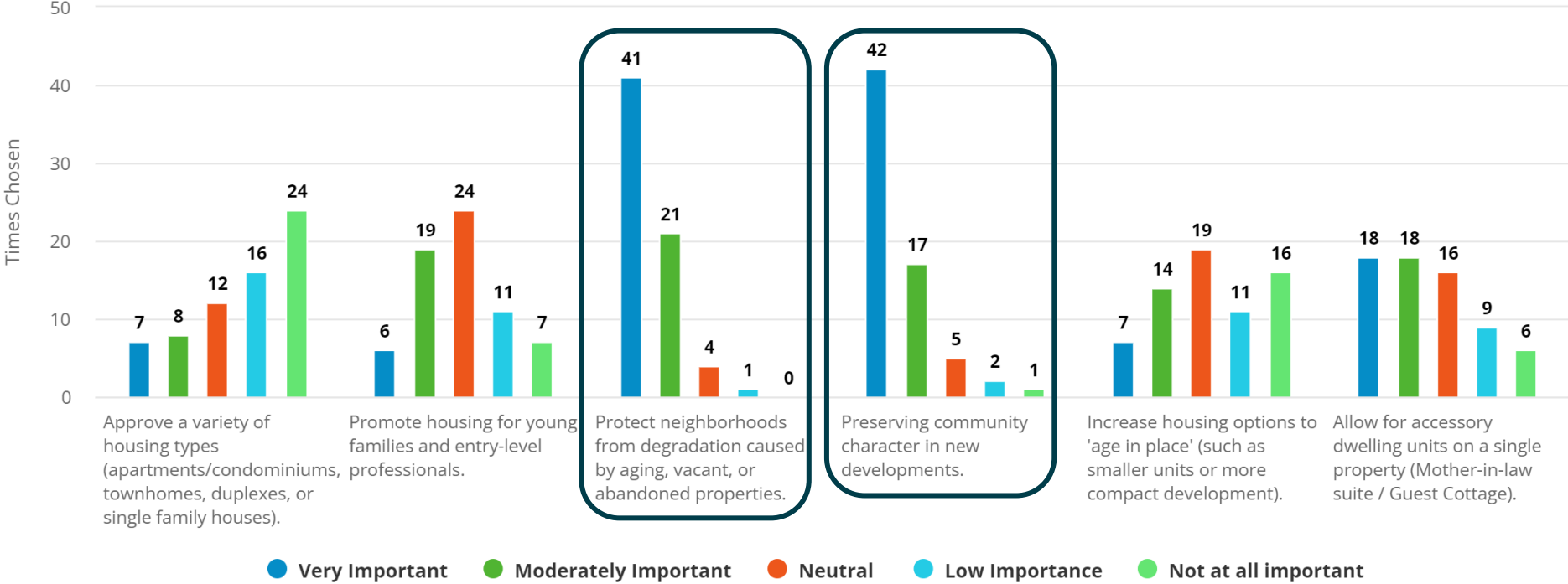
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Online Community Survey

7) Over the next 20 years, how important are the actions the City should take to address housing needs?

Number of responses: 67



Open Discussion/Questions

- ✓ **Project Initiation / Background Research** (March-June 2023)
- ✓ **Assessment Report** (July – November 2023)
- **Draft Text & Map Amendments** (November 2023 – February 2024)
- **Community Workshop & Stakeholder Meetings** (November 2023 -February 2024)
- **Finalize Text & Map Amendments** (February – March 2024)
- **Public Hearings** (April/May 2024)
- **DEO Coordination** (May – July 2024)
- **Final Adoption Hearing** (August/September 2024)

Open Discussion/Questions

- Questions for the Team
- What do you find important for the City
- Take the survey





Thank you!