

# CITY OF BELLE ISLE COMPREHENSIVE PLAN UPDATE

The Centennial Plan

# Meet 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.



Planning + Landscape Architecture

Our purpose is to inspire people to be outside and engage in the community around them.

As planners, urban designers and landscape architects, we embrace every opportunity to advance this mission by creating memorable and engaging community places. Founded in 1982, RVI has grown into a national firm with a broad range of project experience that inspires our team to think creatively. We approach each new opportunity with an adventurous spirit, a collaborative mindset and a desire to consistently raise the bar for our clients and for the communities we serve.



ESTABLISHED

1982

100+ EMPLOYEES

“RVI is an exceptional design firm that truly understands both the science behind a project and the critical nature of public involvement in the process.”

Susan Rankin, Former Executive Director, The Trail Foundation



LAND PLANNING



LANDSCAPE ARCHITECTURE



PARKS & OPEN SPACE DESIGN



COMMUNITY PLANNING



DIGITAL INNOVATION

10 TEN OFFICES

SIX STATES



ARIZONA



COLORADO



FLORIDA



GEORGIA



NORTH CAROLINA



TEXAS

NATIONAL EXPERTISE



# Fisher Planning & Development Services

## April Fisher, AICP

- Master of City and Regional Planning degree from Clemson University
- Over 24 years of experience in urban and regional planning, providing services in both the public and private sectors.
- Former Consulting City Planner for Belle Isle



# Applied Ecology

**Dr. Claudia Listopad, Ph.D., GISP**

**Dr. Lisa Souto, Ph.D.**

- Over 100 years of combined specialized experience in numerical and ecosystem modeling, study design, geospatial project management, remote sensing, geotechnical services and statistical analyses for resolving a multitude of environmental problems
- Integral to evaluation of City's Natural Resources and associated policy/regulatory framework



# Comprehensive Planning Overview

- 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**

# Belle Isle Comprehensive Planning Overview

- Current plan was adopted in 2010 as part of larger EAR process
- Many changes to State law governing Comprehensive Plans since that time
- City is generally built-out
- It is strongly recommended that the City reassess it's vision as stated in the Comprehensive Plan and direct updates accordingly
- Revisit the Strategic Plan goals from 2019-2020 to determine relevancy and connection to the Comprehensive Plan



# Process

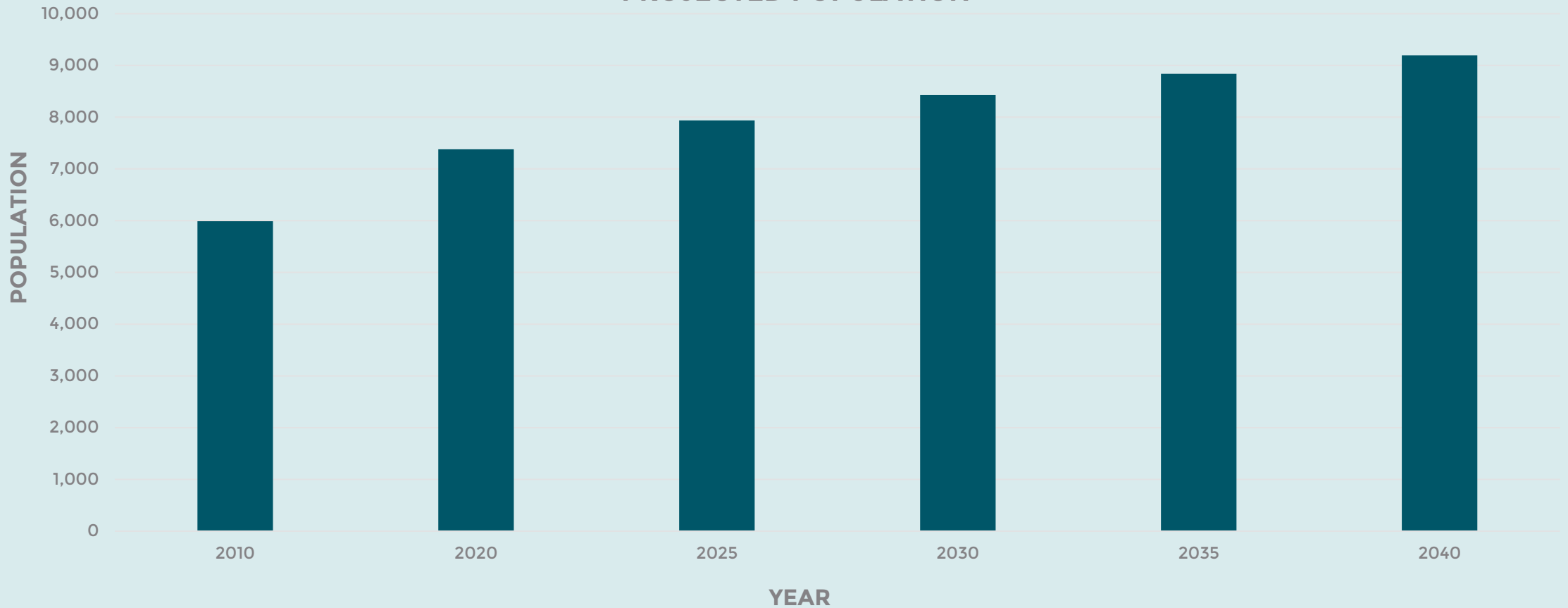
- ✓ **Project Initiation / Background Research (March-May 2023)**
- **Assessment Report (June - October 2023)**
- **Community Workshop (October/November 2023)**
- **Draft Text & Map Amendments (October 2023 - February 2024)**
- **Finalize Text & Map Amendments (February - March 2024)**
- **Public Hearings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

# Assessment of Belle Isle

- Changing conditions since the 2010 Plan to Assess:
  - Demographic Changes
  - Local Industry & Business Environment
  - Vacant Land Availability/Build Out Analysis
  - Available Housing Stock
  - Infrastructure
  - Comprehensive Plan Amendments, Annexations, Text Changes
  - Emerging Trends & Issues

# Demographic Breakdown

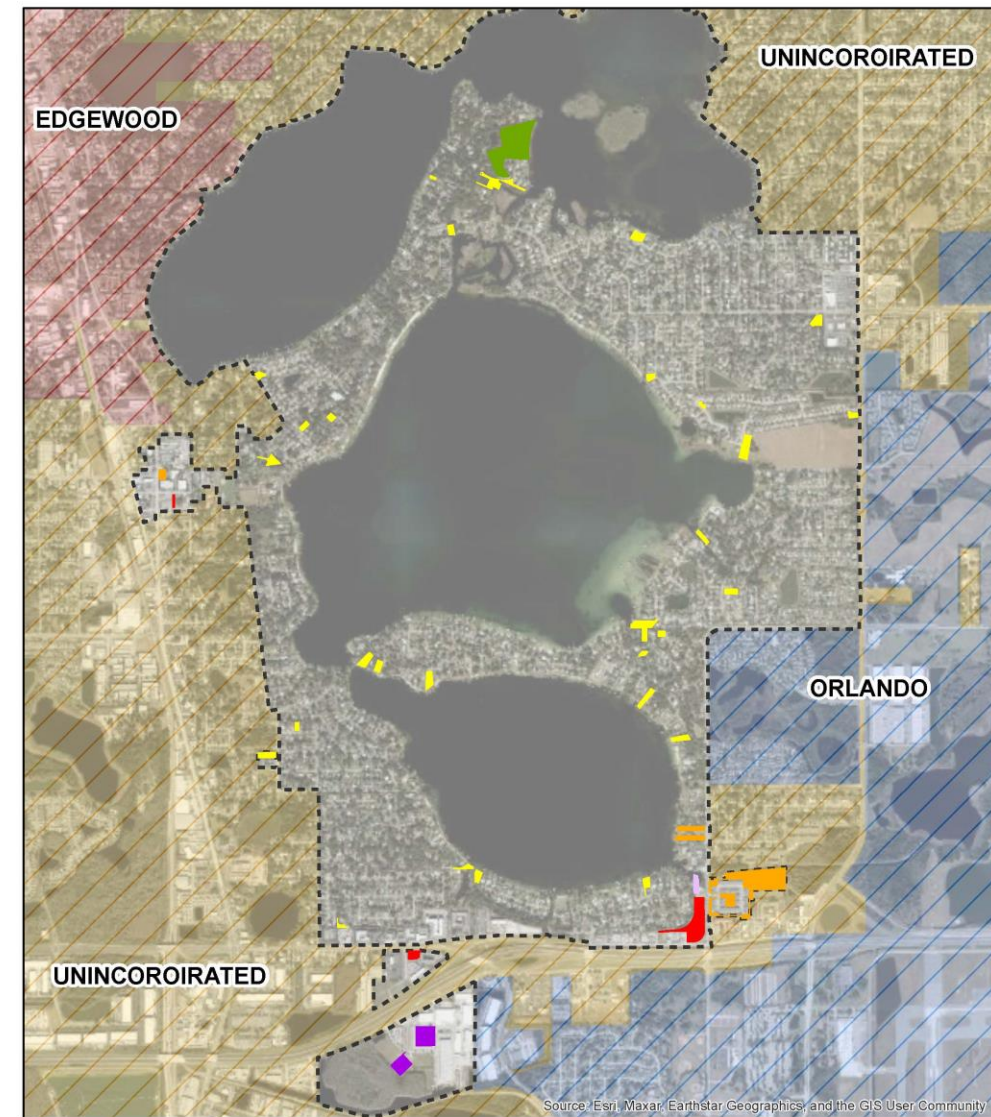
BELLE ISLE 2010 - 2040  
PROJECTED POPULATION



# Vacant Land Availability

Approximately 36 Total Acres of Vacant Lands Available

- Residential: 27+/- Acres
- Commercial & Professional Office: 5+/- Acres
- Industrial: 4+/- Acres



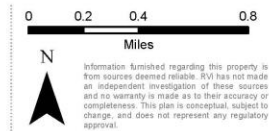
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111 North Magnolia  
Avenue  
Suite 1350  
Orlando, FL 32801  
Tel: 407.775.8500

**City of Belle Isle • VACANT LAND**

- 📍 City of Belle Isle, FL
- 📅 Date: 9/12/2023
- 📄 # 23002514
- 📍 Belle Isle

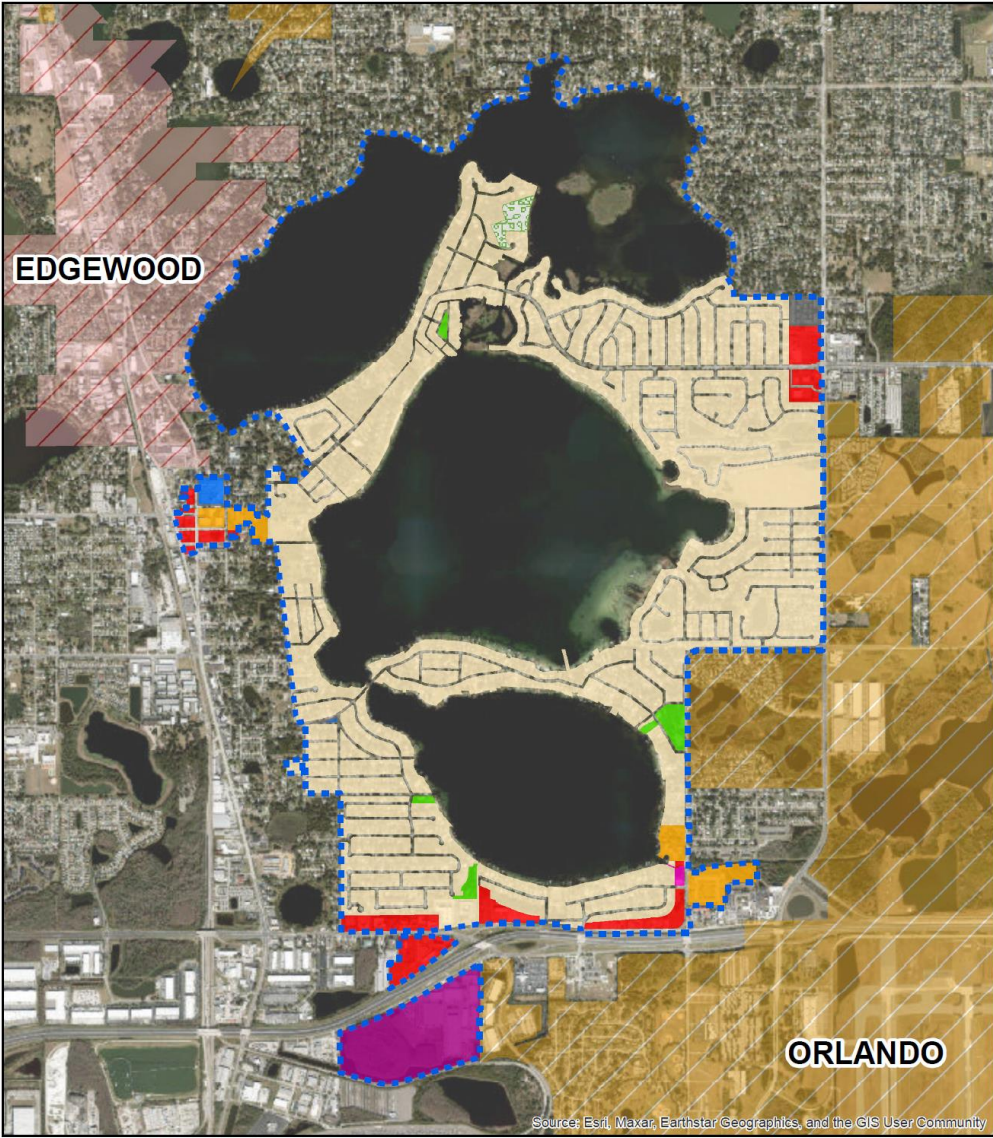
**VACANT LAND**

- 📏 City Boundary
- 🟡 Vacant - Low Density Residential (34)
- 🟠 Vacant - Medium Density Residential (11)
- 🔴 Vacant - Commercial (4)
- 🟣 Vacant - Professional / Office (3)
- 🟪 Vacant - Professional / Office (1)
- 🟢 Vacant - Conservation (1)



# Overview of FLU Map

Category	Acreage (+/-)	Percentage
LDR	1039.2	80.6%
MDR	38.9	3%
COM	73.55	5.7%
IND	84.79	6.6%
PO	1.54	0.1%
PB	6.55	0.5%
CONS	8.76	0.8%
REC	14.87	1.1%
*UNC	20.46	1.6%



**City of Belle Isle • FUTURE LAND USE**

111 North Magnolia Avenue  
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 Orlando, FL 32801  
 Tel: 407.775.6500

City of Belle Isle, FL  
 Date: 6/2/2023  
 # 23002514  
 Belle Isle

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

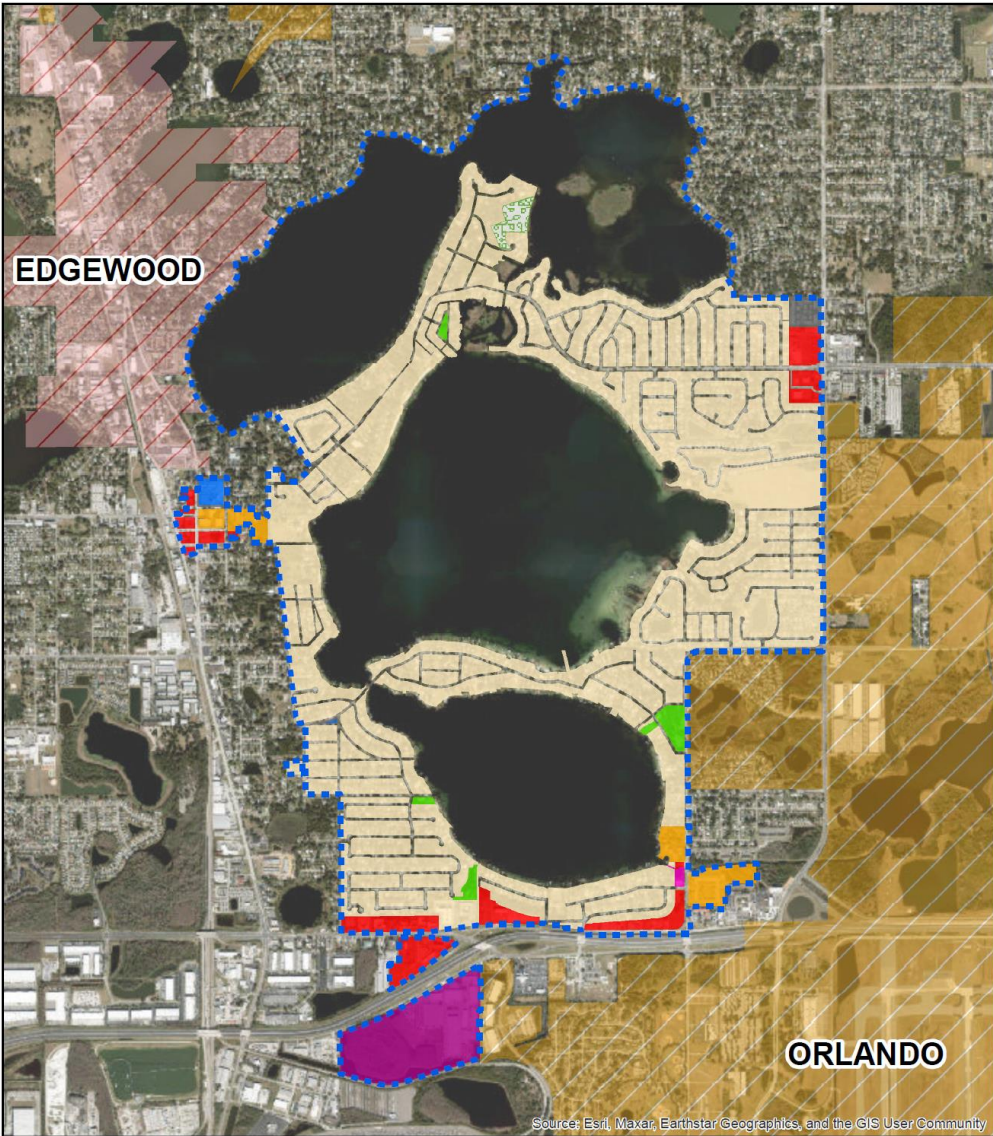
0 0.25 0.5 1  
 Miles

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

# Overview of FLU Map

## Annexations

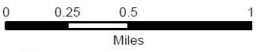
- 16-07 Brighton Park (16+/- Acre Residential)
- 21-05 Daetwyler Dr Right-of-Way (9+/- Acre Right-of-Way)
- 22-01 Sienna Place (7+/- Acre Residential)



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# Public Participation Strategy

- ✓ Initial Workshop Presentation (9/18/23)
- ✓ Online Community Survey
- ✓ Community Workshop
- ✓ Council Workshop for Preliminary Analysis Report findings
- ✓ Transmittal & Adoption Hearings

# 2019-2020 Strategic Plan Goals

- To Improve Communication and Relationships with All Stakeholders, Internally and Externally.
  - **Is the Proposed Public Outreach Strategy Sufficient?**
  - **Should We Pursue a Steering Committee of Stakeholders/Citizens?**
  - **Thoughts on Online Survey?**
  - **One (1) Community Workshop + Council Workshops & Public Hearings**



# 2019-2020 Strategic Plan Goals

- To Maintain and Enhance City Infrastructure (Including Facilities, Utilities, Roads, Sidewalks, and Parks).
  - Is a strong Multi-Modal infrastructure network a focus of great importance? Other infrastructure priorities?

# 2019-2020 Strategic Plan Goals

- To Maximize All of the City's Resources to Accomplish the Mission, Vision and Goals Efficiently and Effectively.
  - **What resources are paramount and focused on through the effort?**

# 2019–2020 Strategic Plan Goals

- To Manage Growth
  - **Is annexation of additional lands important to the City?**
  - **How to maintain City character while pursuing Annexation goals?**

# Open Discussion/Questions

- Questions for the Team
- Council Priorities
- Stakeholder Group/Steering Committee?
- Priority Areas
- Feedback on Public Strategy



**Thank you!**