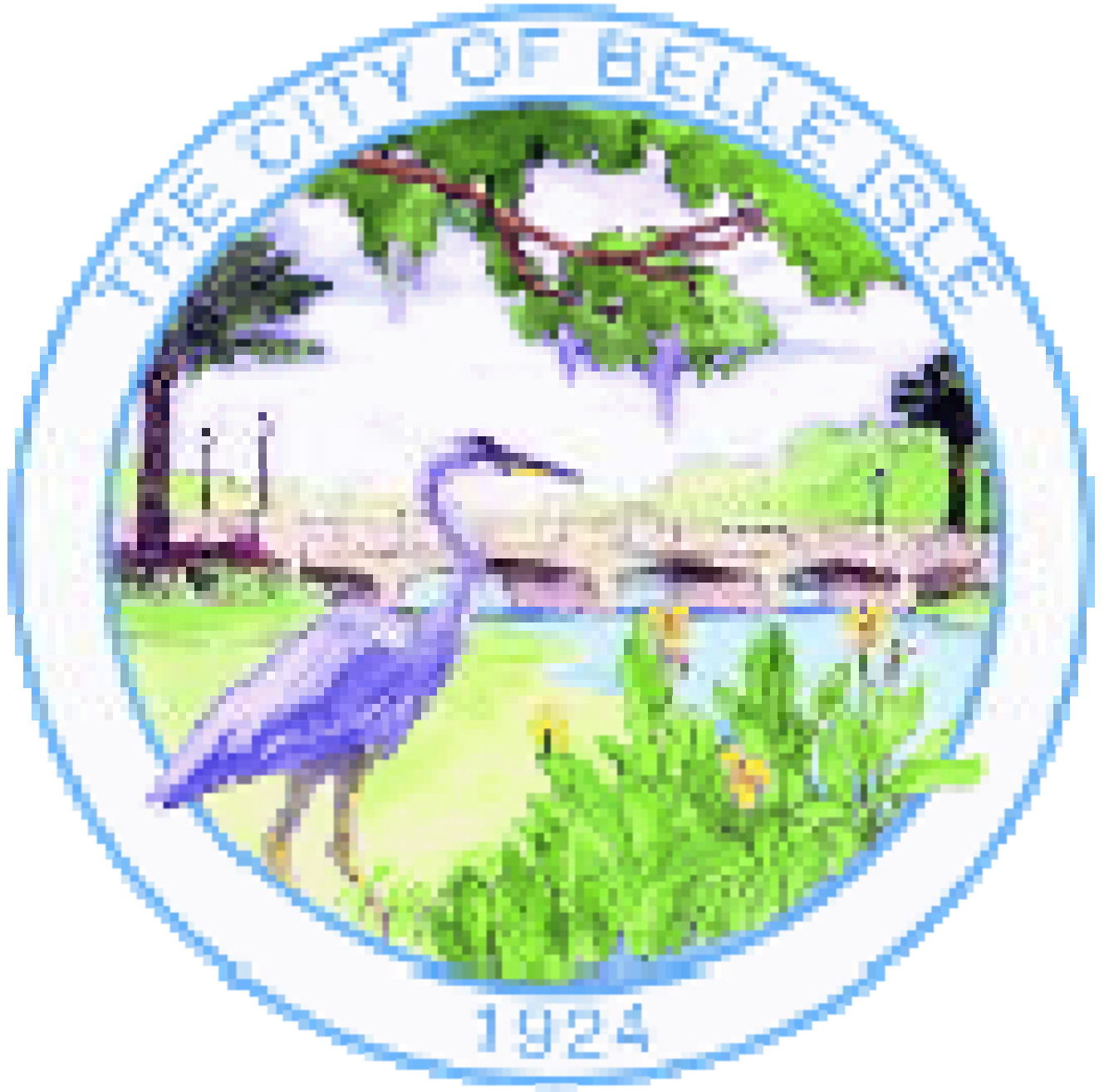


City of Belle Isle



Comprehensive Plan

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INTRODUCTION

INTRODUCTION

Pursuant to the requirements of Chapter 163, Part II, Florida Statutes (F.S.) and Chapter 9j-5, Florida Administrative Code (F.A.C.), the City of Belle Isle adopted its original Comprehensive Plan in June of 1991. Section 163.3191, F.S. requires that the plan be updated periodically through the preparation and adoption of an Evaluation and Appraisal Report (EAR). The City's most recent EAR was adopted by the City of Belle Isle on May 6, 2009 and found sufficient by the Department of Community Affairs on July 31, 2008.

The 2008 EAR evaluated the 2000 – 2007 planning period, and summarized the status of the various elements at the time of adoption of the previous EAR-based amendment conditions at the time of preparation of the EAR; analyzed the changes since adoption of the Plan; identified the successes or failures in implementing the policies and recommendations in the Plan and the reasons therefore; analyzed the impact of any unforeseen problems or opportunities presented and identified the successes or failures in implementing the policies and recommendations in the Plan and the reasons therefore; analyzed the impact of any unforeseen problems or opportunities presented and identified the mandatory Statutory and Administrative Rule changes since the adoption of the Plan. Based upon this analysis, the Evaluation and Appraisal Report included recommendations for revisions to update the adopted Comprehensive Plan.

This update of the Plan reflects all changes recommended within the 2008 EAR. Text that is no longer relevant, as well as objectives and policies requiring only one time action by the City, which have been implemented through the course of the planning horizon, have been deleted. Other policies that require continued implementation or that have been partially implemented, have been appropriately modified to address the revised planning horizon. New goals, objectives and policies have been added to address the issues raised within the EAR and as mandated by changes to Florida Statutes and the Florida Administrative Code. In addition to the policy changes, the associated data and analysis as required for each element has been revised to support this EAR Based Amendment to the Goals, Objectives and Policies.

ORGANIZATION OF THE EAR-BASED COMPREHENSIVE PLAN AMENDMENTS

The proposed 2009 EAR-based Comprehensive Plan Amendments are organized and subdivided into two separate documents as follows:

Part I. – Goals, Objectives and Policies (GOPs) – Updates to currently adopted Goals, Objectives and Policies (GOPs) of the Comprehensive Plan are denoted by underline and strikethrough. These updates are based on the Evaluation and Appraisal Report (EAR) recommendations and additional community input.

Part II. – Data, Inventory and Analysis (DIA) Report

REVIEW AND ADOPTION PROCESS

The City of Belle Isle adopted its EAR on May 6, 2008 and was found to be sufficient by the Department of Community Affairs on July 31, 2008. Amendments to update a comprehensive plan based on the ER shall be adopted during a single amendment cycle within 18 months after the report

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is determined to be sufficient by the state land planning agency. The Department of Community Affairs found the adopted EAR sufficient on July 31, 2008. The deadline to adopt the required amendments for the City of Belle Isle is February 28, 2010.

PART I

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 public facilities and services, directing quality infill development, and preserving natural resource areas by regulating development through implementation of the following policies.

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.

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.

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.

OBJECTIVE 1.2:

The City of Belle Isle shall continue to prepare and adopt LDC's, which will regulate new development, infill development, and redevelopment of areas consistent with the character of the surrounding area.

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:

- 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.

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 1.2.3:

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.

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:

Land Use	Uses	Density
Commercial	Retail and general sales to serve residents, workers, tourists, and businesses in Belle Isle	Impervious Surface ratio of 80%
Industrial	General industrial operations to permit a wide variety of manufacturing activities	Impervious Surface ratio of 80%
Professional-Office	Office and professional services for residents, workers, tourists and businesses in Belle Isle	Impervious Surface ratio of 80%
Recreation	Equipment for passive and active recreation	Impervious Surface ratio of 35%

Conservation &
Open Space

Walkways and Gazebos only

Impervious
Surface Ratio of
10%

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.

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.

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.

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.

POLICY 1.3.4:

Development approvals shall contain an expiration date consistent with a realistic period necessary to complete the proposed development.

POLICY 1.3.5:

The City shall continue to deter blight conditions through enforcement of the Zoning Code, which 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.

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 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.

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 1.4.3

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.

Policy 1.4.4

The City shall encourage the use of low impact development design techniques for private development and as part of its own public work projects. Such practices may include, but are not limited to:

- a. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.
- b. Clustering of development.
- c. Bioretention areas or “rain gardens”.
- d. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.

- e. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.
- f. Clustering of development.
- g. Bioretention areas or “rain gardens”.
- h. Grass swales.
- i. Permeable pavements.
- j. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- k. Elimination of curb and gutter where appropriate.
- l. Minimization of impervious surfaces through use of shared driveways and parking lots.
- m. Reduction in impervious driveways through reduced building setbacks.
- n. Reduction in street paving by providing reduced street frontages for lots.
- o. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.
- p. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- q. Reuse of stormwater.
- r. Use of “Florida Friendly” plant species and preferably native species for landscaping.
- s. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

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.

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 showing the existing and proposed linkages between residential and recreational areas.

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.

POLICY 2.1.5:

The LDC's shall establish landscape requirements for all commercial areas.

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.

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.

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.

POLICY 2.2.1:

The City's LDC's shall include a provision for identifying, monitoring, and regulating existing and proposed small quantity hazardous waste generators.

POLICY 2.2.2:

All development in groundwater recharge areas and cones of influence for wellheads shall be required to address groundwater quality protection as part of the site plan.

POLICY 2.2.3:

The Future Land Use Map shall indicate conservation areas and areas to be preserved in a natural state.

OBJECTIVE 2.3:

The City shall preserve active agricultural land uses through the implementation of the following policies;

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.

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
Sale of commodities produced on the premises	50 square feet/acre
Citrus production	n/a
Nurseries/greenhouses	n/a
Truck farms	n/a
Livestock/poultry production	n/a

OBJECTIVE 2.4:

The location and development criteria, as identified in the policies listed below, shall be included in the LDC’s to guide the distribution, extent and location of land uses.

POLICY 2.4.1:

The Future Land Use Map shall indicate a separate land use designation for Professional-Office, Industrial, and Commercial uses. The Professional-Office land Use designation shall correspond with the Professional-Office zoning district. The Industrial designation shall correspond with the Industrial zoning district. The Commercial Land Use designation shall correspond with C-1, C-2 and C-3 zoning districts.

POLICY 2.4.2:

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.

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.

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.

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 2.4.6:

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.

OBJECTIVE 2.5:

The LDC’s shall regulate the development of vacant parcels within residential areas and the renovation of existing structures to be consistent with surrounding development.

POLICY 2.5.1:

The maximum floor to area ratio is 0.3 for one story and 0.25 for two story dwelling units, and shall not exceed a 35% impervious surface ratio for residential areas.

POLICY 2.5.2:

The maximum floor to area ratio is 0.5 for professional-office, industrial and commercial areas, and shall not exceed an 80% Base Impervious Surface Ratio (ISR) for commercial and industrial areas. Professional-office maximum ISR will be determined on a case-by-case basis (Ordinance No. 03-15).

OBJECTIVE 2.6:

The City shall coordinate land use and transportation planning through the LDC’s, Future Land Use Map and implementation of the following policies:

POLICY 2.6.1:

Amendments to the Future Land Use Map shall consider the functional classifications of abutting roadways as follows:

Functional Classification	Acceptable Land Uses
Major Arterials (4 lanes)	Commercial, Professional-Office, Industrial
Minor Arterials (2 lane)	All Residential uses
Urban Collectors (2 lane)	Low or Medium Density Residential
Local Streets (2 lanes)	Low or Medium Density Residential

POLICY 2.6.2:

As of June 1991, the widening of a road shall not constitute sufficient reason to allow a change in Land Use designation on the Future Land Use Map.

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.

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.

POLICY 2.7.1:

Belle Isle will adhere to the State Historical Preservation regulations by prohibiting development in areas identified as historically significant which would alter or destroy the nature or characteristics of the historical site or structures.

POLICY 2.7.2:

The City shall continue a program for providing historical information about Belle Isle to residents.

POLICY 2.7.3:

The City shall review properties which may be historically significant prior to adopting regulations in the LDC'S.

OBJECTIVE 2.8:

The LDC's shall include a provision to preserve Belle Isle's existing neighborhoods from the encroachment of incompatible uses and densities through implementation of the following policies.

POLICY 2.8.1:

After June 1991, 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.

POLICY 2.8.2:

After June 1991, all changes in zoning shall be consistent with the Future Land Use Map.

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.

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 revisions to the map as changes are adopted.

OBJECTIVE 3.1:

The City shall coordinate land uses in order to analyze development and redevelopment based on hazard mitigation report findings.

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 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)

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 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 gas emissions.

Objective 4.1:

The City shall promote and encourage urban strategies such as infill development, mixed use development, transit oriented development and coordinated land use and transportation planning to promote efficient use of infrastructure.

Policy 4.1.1:

The City shall encourage efforts to protect air quality from increases in green house gases by:

1. directing and incentivizing growth and redevelopment toward lands designated for mixed development or higher intensity planned development.
2. Work 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

Policy 4.1.2:

By December 31, 2010, the City shall review its Future Land Use Map to identify appropriate areas within the City for higher densities and amend the City's Comprehensive plan to allow higher densities in these designated areas clustered around transit stops.

Policy 4.1.3:

By December 31, 2010, the City shall review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage and attractive and functional mix of uses.

Policy 4.1.4:

By December 31, 2010, the City shall develop and adopt strategies and incentives to encourage mixed use, higher density development in appropriate places within the City in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

Policy 4.1.5:

Shopping centers shall include bicycle parking areas, and where appropriate, bus bays or shelters to encourage alternative transportation modes. Such requirements shall be referenced in the Land Development Regulations.

Policy 4.1.6:

In new construction and redevelopment, the City shall encourage the use of new urbanism and sustainability concepts, including but not limited traditional neighborhood design, urban villages, livability and pedestrian-friendly environments (including safety enhancements improvements), and transit oriented design, to reduce urban sprawl, decrease trip lengths, promote internal capture and promote multi-modal travel.

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 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.

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.

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.

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.

POLICY 1.1.3:

After June 1991, the City shall not issue permits for roadways which fragment or sever existing, established neighborhoods.

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.

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 and the State Access Management Program in implementing access management controls, as described in 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.

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.

POLICY 1.2.1:

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

POLICY 1.2.2:

Belle Isle shall continue to coordinate the City's 5 year 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.

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.

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.

POLICY 1.2.5:

The City shall, whenever possible, attend or have representation on relevant transportation meetings in Central Florida.

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.

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 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.

POLICY 1.3.2:

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

Roadway	Classification	LOS
Gondola Drive, Matchett Road	local street	C
Daetwyler/Judge/Conway Roads	urban collector	E
Hoffner Avenue	minor arterial	E
Nela Avenue/Seminole Drive	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 Road (North of Hoffner)	minor arterial	E
Orange/Hansel Avenues	principal arterial	D

POLICY 1.3.4:

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

POLICY 1.3.5:

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

POLICY 1.3.6:

The City shall not issue development orders after January 1, 1992 that reduce the level of service below the adopted level of service standard for any road.

POLICY 1.3.7:

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

POLICY 1.3.8:

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

POLICY 1.3.9:

The LDC's shall provide requirements for the following items:

- A. adequate storage and turning lanes into and out of development;
- B. spacing and design of median openings, curb cuts, and driveway accesses;
- C. provision of frontage roads;
- D. access between outparcels and the main parcel
- E. regulating signage along roadways; and
- F. for limiting speed and cut through traffic in residential neighborhoods.

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 walking and biking as well as the use of alternative modes of transportation.

Policy 1.3.12

Any development/redevelopment within ½ mile of SR 482 from CR 527 to end of ramp will 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.

POLICY 1.4.1:

The City shall maintain the pedestrian and bikeway plans showing linkages between residential areas and recreation areas.

POLICY 1.4.2:

After January 1992, sidewalks shall be required in all new developments, and all new roads shall contain bikeways.

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.

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.

POLICY 1.4.6:

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

Policy 1.4.7:

In coordination with the County, the City shall increase, as feasible, the number of miles of bicycle trails and roadside bicycle lanes contained within the City.

RECREATION AND OPEN SPACE ELEMENT**GOALS, OBJECTIVES AND POLICIES****GOAL 1:**

To provide areas for recreation and open space that will benefit the residents of Belle Isle.

OBJECTIVE 1.1:

The City shall require that public access be provided for City and County recreation areas in Belle Isle.

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.

POLICY 1.1.2:

The City shall continue to seek grant funding to enhance, acquire, and develop park and open space.

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.

POLICY 1.1.4:

The City shall maintain the adopted pedestrian, bikeway, and canoe plans.

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.

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.

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:

Blue: Proposed New Language

Red: Proposed Deletion

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
- 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.

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:

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.

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.

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.

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.

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 to provide wastewater service which maximizes use of existing facilities and promotes orderly, compact growth through the implementation of the following policies:

POLICY 1.1.1:

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

POLICY 1.1.2:

The City shall require 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).

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.

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.

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 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.

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.

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 standards.

OBJECTIVE 1.2:

The City shall require the correction of any existing or future deficiencies found in any wastewater systems through the implementation of the following policies:

POLICY 1.2.1:

The City shall require all deficient septic tank systems to hook into a central sewer system within one (1) 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.

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

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

POLICY 2.1.2:

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

- Limiting the maximum total impervious surface to less than 60% of the total site;
- Requiring retention/detention on-site of the first ½” of runoff over the entire site or the runoff from the first 1” of rainfall, whichever is greater for water quality; and

- Requiring on-site retention/detention of at least the 25-year, 24-hour storm for water quantity.

POLICY 2.1.3:

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

POLICY 2.1.4:

The City shall utilize information gathered by Orange County, the Army Corp of Engineers, and the St. John's River Water Management District when developing or revising groundwater recharge regulations.

POLICY 2.1.5:

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

OBJECTIVE 2.2:

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

POLICY 2.2.1:

After January 1992, the City shall not permit any new wellfields.

POLICY 2.2.2:

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

POLICY 2.2.3:

The City shall continue to inform the residents of Belle Isle 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.

GOAL 3: DRAINAGE SUB-ELEMENT

To manage the drainage system of the City of Belle Isle to prevent flooding and improve the water quality of the Conway Chain of Lakes.

OBJECTIVE 3.1:

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

POLICY 3.1.1:

The City shall continue to work and update the stormwater management master plan III.

POLICY 3.1.2:

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

POLICY 3.1.3:

The City shall obtain approval from St. John's River Water Management District for all drainage improvement projects requiring permits.

POLICY 3.1.4:

The City shall include all drainage improvements, exceeding a cost of \$1,000, in the 5 year Capital Improvement Plan and in the Capital Improvements Element.

POLICY 3.1.5:

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

POLICY 3.1.6:

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

POLICY 3.1.7:

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

POLICY 3.1.8:

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

OBJECTIVE 3.2:

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

POLICY 3.2.1:

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

All new development and redevelopment will have to provide sufficient water retention to meet either the first 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 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, 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.

OBJECTIVE 3.3:

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

POLICY 3.3.1:

After June 1991, the City shall not permit any new development in flood hazard areas, and will require all new development to be consistent with the Federal, State, and local flood management laws.

POLICY 3.3.2:

The LDC's shall require on site stormwater management systems to be consistent and compatible with the natural drainage features of the site.

POLICY 3.3.3:

The LDC's shall require stormwater systems to:

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

POLICY 3.3.4:

After June 1991, the 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 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.

POLICY 3.3.6:

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

GOAL 4: POTABLE WATER SUB-ELEMENT

To coordinate with Orange County Public Utilities, and Orlando Utilities Commission for the provision of potable water to the City through implementation of the following objectives and policies.

OBJECTIVE 4.1:

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

POLICY 4.1.1:

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

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

POLICY 4.1.2:

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

POLICY 4.1.3:

Beginning on January 1, 1992, the availability of potable water capacity shall be determined using the level of service standards adopted in the Comprehensive Plan. An application shall be filed with Orange County Public Utilities or Orlando Utilities Commission in conjunction with preliminary development submittals (site plan and preliminary plat) for determination of available capacity. Should the availability of services and facilities be found adequate, a written Certificate of Capacity will be issued by Orange County Public Utilities or Orlando Utilities Commission.

Policy 4.1.4:

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

OBJECTIVE 4.2:

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

POLICY 4.2.1:

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

POLICY 4.2.2:

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

POLICY 4.2.3:

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

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.

GOAL 5: WATER SUPPLY FACILITIES WORK PLAN

Improve the coordination of water supply and land use planning by maintaining a water supply facilities work plan (WSFWP) that addresses the water supply facilities necessary to serve the existing and future development that occurs within the City's water service area to 2018.

Objective 5.1:

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

Policy 5.1.1:

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

Policy 5.1.2:

The city shall participate in updates of the SJRWMD's water supply assessments and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

Policy 5.1.3:

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

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1:

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 .

OBJECTIVE 1.1:

By December 2012, the City shall have identified methods for preserving existing affordable housing sites for the current and future population.

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 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.

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.

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 1.1.5:

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.

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.

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	0	1	2	7
60-79.9%	0	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 % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<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%	0	1	0	0	1
60-79.9%	0	0	0	0	0
Total below 80% AMI	5	4	0	1	10

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.

POLICY 1.2.2:

The City shall study the regulations and permitting process 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.

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

POLICY 1.2.4:

The City shall permit housing for low and moderate income families in all residential land use categories.

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:

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 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.

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
- 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.

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.

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.

OBJECTIVE 1.4:

The City shall regulate housing construction through strict enforcement of all regulations to eliminate substandard housing conditions.

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

POLICY 1.4.3:

The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle.

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.

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.

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.

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.

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) certifications.

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1:

To preserve the natural environment of Belle Isle, and to conserve the City's natural resources.

OBJECTIVE 1.1:

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

POLICY 1.1.1:

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.

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, 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.

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.

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.

POLICY 1.1.6:

The City shall assist and cooperate with FDEP in identifying all point and non-point pollution sources.

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.

POLICY 1.1.8:

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

POLICY 1.1.9:

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.

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.

POLICY 1.2.1:

The City shall prohibit all mining activities in Belle Isle.

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.

POLICY 1.2.3:

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

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.

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
- 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.

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.

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.

OBJECTIVE 1.3:

The City shall preserve wetland areas, and protect wildlife and their habitats which are endangered, threatened, or of special concern.

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.

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 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.

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.

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.

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.

OBJECTIVE 2.1:

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

POLICY 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.

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.

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.

POLICY 2.1.4:

The City shall continue to direct future land uses which are incompatible with the protection and 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.

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.

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.

Policy 3.1.2

The City shall provide information on water conservation to the public through printed media and the City's web site.

Policy 3.1.3

The City shall require all new development and redevelopment to utilize water conserving plumbing fixtures.

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.

Goal 4:

To conserve energy resources for future generations and help reduce green house gas emissions.

Objective 4.1:

To conserve natural resources and reduce pollution by implementing the following policies.

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.

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.

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.

Policy 4.1.4:

The City shall partner with Orange County and the other municipalities to develop a local climate action plan.

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.

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

GOALS, OBJECTIVES AND POLICIES

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:

- 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.

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

GOALS, OBJECTIVES AND POLICIES

Definitions

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

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

GOAL 1:

To plan for and manage the provision of public facilities and services in a fiscally sound manner, and adequately serve the needs of the existing and future population of Belle Isle.

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.

POLICY 1.1.1:

The City shall adopt a financially feasible Capital Improvements Program and capital budget with each annual budget.

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 water, wastewater and drainage facilities.

POLICY 1.1.4:

The Capital Improvements Program shall be 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.

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.

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 Belle Isle.

POLICY 1.1.8:

The City shall review the Capital Improvements Element on an annual basis, including updating the Capital Improvement Program.

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.

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.

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.

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 “C” on all City roads. The level of service standard shall be based on the information provided in the Transportation Element.

POLICY 1.3.53:

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

POLICY 1.3.4:

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

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

POLICY 1.3.5:

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

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

POLICY 1.3.6:

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

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

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

POLICY 1.4.1:

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

POLICY 1.4.2:

The Concurrency Management System mandates that all development order approvals issued after January 1, 1993 shall be conditioned upon the availability of adequate facilities. It shall be the responsibility of the applicant to provide proof that the proposed development will not reduce the level of service below the level of service adopted in the City’s Comprehensive Plan for any public facility. The necessary facilities and services needed to serve the new development must be scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the City’s adopted five-year schedule of capital improvements.

Policy 1.4.3:

The City of Belle Isle shall plan for and provide needed capital facilities that are within the fiscal capability of the City through the adoption of a Capital Improvements Program (CIP). For those needed capital facilities that are under the fiscal responsibility of another public agency, the City of Belle Isle shall adopt by reference the applicable agency's 5-year capital improvement program or work plan.

City of Belle Isle

Five Year Capital Improvement Plan

2009/2010 - 2013/2014

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

Five Year sub total

Yearly Total

\$4,705,036	\$1,078,378	\$1,883,488	\$1,073,170	\$335,000	\$335,000
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Adjusted Total

\$4,705,036	\$1,078,378	\$1,883,488	\$1,073,170	\$335,000	\$335,000
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Footnote:

Phase II Drainage Improvements

Blue: Proposed New Language

Red: Proposed Deletion

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

Phase III Drainage Improvements

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

Phase III Drainage Improvements

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

Phase III Drainage Improvements

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

Resurfacing & Curbing

Lake Conway East & Windsor Place street resurfacing Quando Drive, Playa Court, Jandra Court, and Arajo	333,100
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Blue: Proposed New Language

Red: Proposed Deletion

Court Resurfacing	
Cove Drive, Sol Avenue, and Quando Circle Resealing	
Road Resurfacing (Windsor Place)	43,000
Wandsworth Avenue, Chiswick Circle, Edlingham Court, Battersea Court, Deerhurst Drive, Hawford Circle and Rothbury Drive Resealing	
	376,100
Phase I Street Resealing and Resurfacing	
Indian Drive, Barby Lane, Seminole Drive, Warren Park, and Willoughby Lane Resurfacing and Resealing	90,924
Court Resurfacing	
	90,924
Phase II Street Resealing and Resurfacing	
Barby Lane and Flowertree Road Resurfacing	61,080
Idian Drive, Willoughby Lane, Trentwood Boulevard Burbank Avenue, Flowertree Road, Via Flora, Wilks Avenue	
Woodbine Drive, Waltham Street, Belle Vista Drove, La Belle Street, Penninsular Drive, Pasadena Road, Parkway Drive, Venetian Avenue, McClawley Court and Kissam Court Resealing	110,040
	171,120
Phase III Street Resealing and Resurfacing	
Nela Avenue Spur, Idaho Avenue and Gondola Drive Resurfacing	152,640
Lake Drive, Conway Circle, Nevada Avenue, Swann Avenue and Swann Avenue Spur and Perkins Road Resealing	52,800
	205,440

Blue: Proposed New Language

Red: Proposed Deletion

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.

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.

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.

POLICY 1.5:

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

POLICY 1.5.1:

Blue: Proposed New Language
~~Red~~: Proposed Deletion

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

POLICY 1.5.2:

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

POLICY 1.6:

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

Objective 1.7

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

Policy 1.7.1

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

Policy 1.7.2

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

Policy 1.7.3

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

Policy 1.7.4

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

Policy 1.7.5

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

Policy 1.7.6

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

Policy 1.7.7

The City adopts Tables 1, 2 and 3 as the 10-year long term schedule of capital improvements for the purposes of correcting existing deficiencies and setting priorities for addressing backlogged facilities within the designated CSAs.

Objective 1.8

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

Policy 1.8.1

Consistent with Section 11, 12 and 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (Interlocal Agreement), the LOS standards shall be applied consistently by all the local governments within Orange County and by the School Board to all schools of the same type. All CSAs must achieve the adopted LOS standards identified in CIE Policy 1.8.1 CFE Policy 3.2.1 by 2014, with the exception of the backlogged CSAs which have been placed in a long term concurrency management system. Each backlogged CSA must meet the adopted LOS by the year 2017. The backlogged CSAs are identified below and the existing and projected LOS standards are identified accordingly. ~~However, within backlogged concurrency service areas, the utilization may not increase beyond its level of April 1, 2008. During the period covered by the 10-year schedule of capital improvements, the backlogged CSA will be improved to the district wide LOS standard. The level of service standards are initially set as follows:~~

Blue: Proposed New Language

~~Red~~: Proposed Deletion

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

School Type	Adopted LOS
Elementary	<p>110% of Adjusted FISH Capacity by 2011</p> <p>The following elementary school CSAs are designated as backlogged facilities: A, DD, U.</p> <p>The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designated in Figure 6 of the Data, Inventory and Analysis, and must achieve a LOS of 110% by 2017.</p>
Middle	<p>100% of Adjusted FISH Capacity by 2011</p> <p>The following middle school CSAs are designated as backlogged facilities: Apopka MS, Chain of Lakes MS, Gotha MS, Meadow Woods MS and Walker MS.</p> <p>The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designated in Figure 8 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017.</p>
High	<p>100% of Adjusted FISH Capacity by 2011</p> <p>The following High School CSAs are designated as backlogged facilities: Freedom HS and University HS.</p> <p>The utilization of these CSAs may not increase beyond their level of April 1, 2008, as designated in Figure 10 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017.</p>

Policy 1.8.2

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

Blue: Proposed New Language

Red: Proposed Deletion

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)

Blue: Proposed New Language

Red: Proposed Deletion

CONCURRENCY MANAGEMENT SYSTEM

PURPOSE AND INTENT

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

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

GENERAL PROVISIONS

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

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

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

Sec. 2. Development subject to concurrency review.

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

Blue: Proposed New Language

Red: Proposed Deletion

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

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

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

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

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

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

Sec. 3. Minimum requirements for concurrency.

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

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

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

------(C) The necessary facilities and services are the subject of a binding executed contract for the construction of said facilities or the provision of services at the time the permit is issued; or

Blue: Proposed New Language

Red: Proposed Deletion

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

Sec. 4. Concurrency administration.

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

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

ADOPTED LEVEL OF SERVICE STANDARDS

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

Sec. 1. Traffic circulation.

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

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

TABLE INSET:

Roadway	Classification	LOS
---------	----------------	-----

Blue: Proposed New Language
Red: Proposed Deletion

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

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

TABLE INSET:

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

Sec. 2. Sanitary sewer.

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

TABLE INSET:

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:

TABLE INSET:

User	Level of Service Standard
Residential	350 gallons/unit/day

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Nonresidential	2,000 gallons/acre/day
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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.

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.

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Red: Proposed Deletion

Sec. 1. Traffic circulation.

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

- (A) Total projected average daily trip ends for the proposed development.
- (B) Average projected peak-hour trip ends generated by the development.
- (C) Analysis of traffic distribution on the roadways.
- (D) Projected percentage of truck and bus traffic.
- (E) Design capacity of the accessed road(s).
- (F) Necessary operational improvements to the transportation system in order to maintain the appropriate level of service for the roadway.
- (G) Other related information as required by the City.

Sec. 2. Sanitary sewer.

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

TABLE INSET:

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

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Red: Proposed Deletion

	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:

TABLE INSET:

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.

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

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

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

Sec. 2. Project impact assessment.

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

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

Sec. 3. Project phasing/timing of improvements.

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

Sec. 4. Development agreements.

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Red: Proposed Deletion

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

Sec. 5. Concurrency findings.

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

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

CONCURRENCY RESERVATION

Sec. 1. Capacity reservation.

If the concurrency findings in article E, section 5 reveal that the capacity of City-owned public facilities is equal to or greater than that required to maintain the adopted level of service for said facilities, upon request from the developer the City shall reserve, or recommend to the City council the reservation of, City-owned public facility capacity necessary for the proposed development. Capacity reservations shall be made on a first-come, first-served basis, based on the date of project approval by the City. Concurrency shall be reserved in conjunction with a development order and shall be valid only for the specific land uses, densities, intensities, and construction and improvement schedules contained in the development order as well as any applicable development agreements for the property. A finding of concurrency shall reserve City-owned public facility capacity for the project for one (1) year from the date of the approval of the development order. For planned developments City-owned public facility capacity may be reserved for the first phase of the project for up to one (1) year from the date of approval of the conceptual plan and master development agreement. Capacity reservations for concurrency shall expire if the underlying development order or development agreement expires or is revoked.

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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.

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PUBLIC SCHOOLS FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1:

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

Objective 1.1: Level of Service Standards

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

Policy 1.1.1

The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the interlocal agreement between OCPS and the City and the adopted Capital Improvements Element and Intergovernmental Coordination Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. In accordance with 9J-5.025(3)(c)7, F.A.C., the adopted LOS standards except for backlogged facilities as provided for in the Capital Improvements Element [Policy 1.8.1](#) 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:~~

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

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

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

** Permanent FISH + “In-slot” school, not to exceed Core Capacity for Elementary, K through 8, and Middle School Types. Permanent FISH, not to exceed Core Capacity for High Schools.*

Policy 1.1.2

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

Policy 1.1.3

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

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

Policy 1.1.4

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

Policy 1.1.5

The number of elementary, middle and high school students generated by a residential development shall be calculated by multiplying the number of dwelling units by the student generation rates by school type as set forth in Table 12 of the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008.

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Policy 1.1.6

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

Policy 1.1.7

Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the City shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

Policy 1.1.8.

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

Policy 1.1.9

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

Objective 1.2:

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

Policy 1.2.1

CSAs are depicted in the Orange County Public Schools Public School Facilities Element Data, Inventory and Analysis dated May 2, 2008. The established CSAs are less than district wide.

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

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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 1.3.5

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

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 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.

Blue: Proposed New Language

Red: Proposed Deletion

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

Objective 1.4:

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

Policy 1.4.1

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

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

Policy 1.4.2

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

Policy 1.4.3

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

Policy 1.4.4

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

GOAL 2:

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

Objective 2.1

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

Policy 2.1.1

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

Policy 2.1.2

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

Blue: Proposed New Language

Red: Proposed Deletion

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

Policy 2.1.3

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

Policy 2.1.4

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

Objective 2.2

City and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City's adopted Future Land Use Map, other provisions of the Comprehensive Plan and the City's Land Development Regulations.

Policy 2.2.1

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

Policy 2.2.2

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

Policy 2.2.3

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

Policy 2.2.4

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

Policy 2.2.5

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

Policy 2.2.6

Turn lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access to students and the public. Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS.

Policy 2.2.7

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

GOAL 3:**TO WORK WITH OCPS TO DEVELOP A FINANCIALLY FEASIBLE TEN (10) YEAR DISTRICT CAPITAL OUTLAY PLAN (DCOP) AND CONSISTENT CITY PUBLIC SCHOOL FACILITIES ELEMENT AND CAPITAL FACILITIES ELEMENT.****Objective 3.1**

Blue: Proposed New Language

Red: Proposed Deletion

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

Policy 3.1.1

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

Policy 3.1.2

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

Policy 3.1.3

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

Policy 3.1.4

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

Policy 3.1.5

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

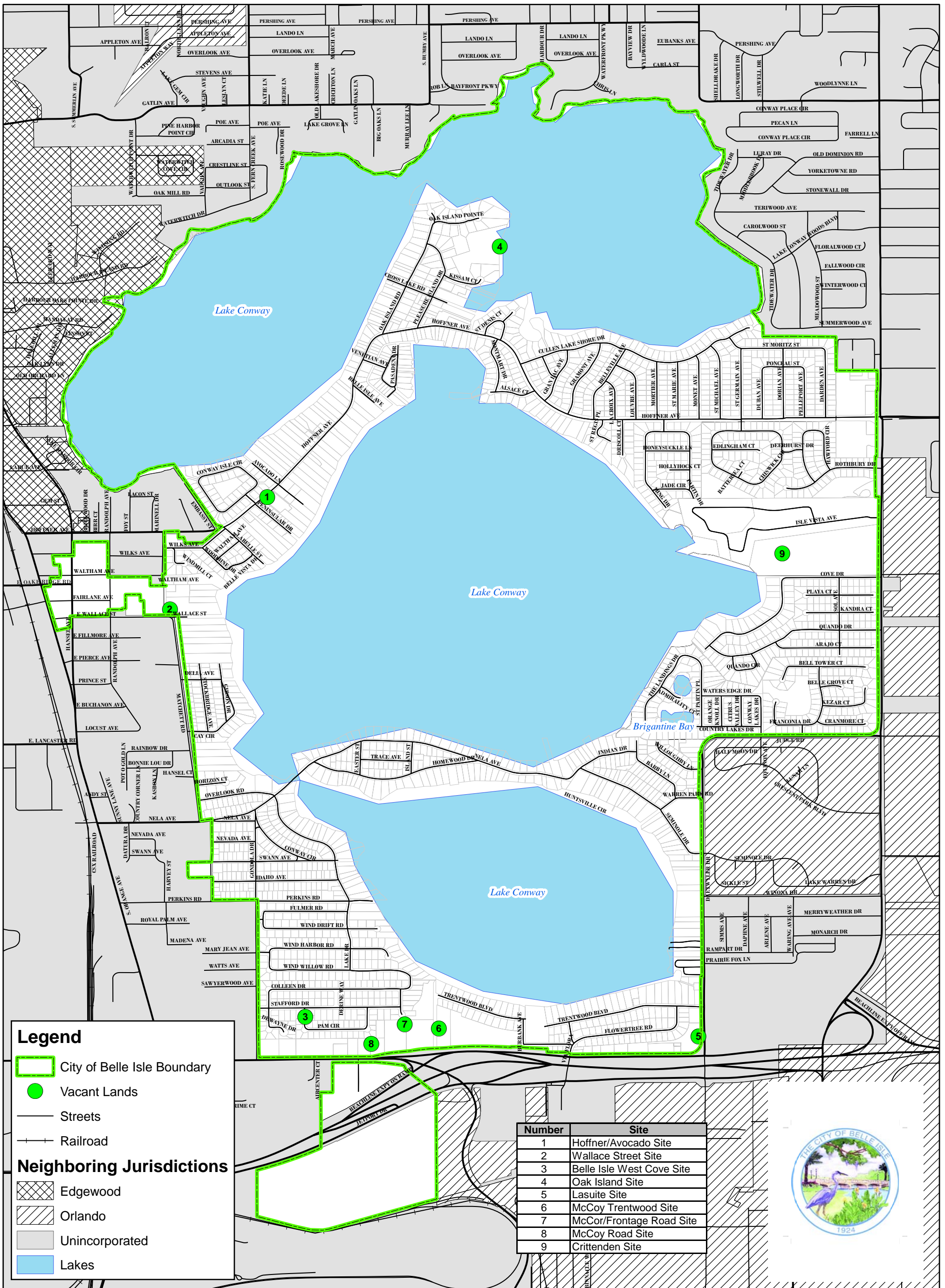
INSERT FIGURES

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

Blue: Proposed New Language

Red: Proposed Deletion

PART II



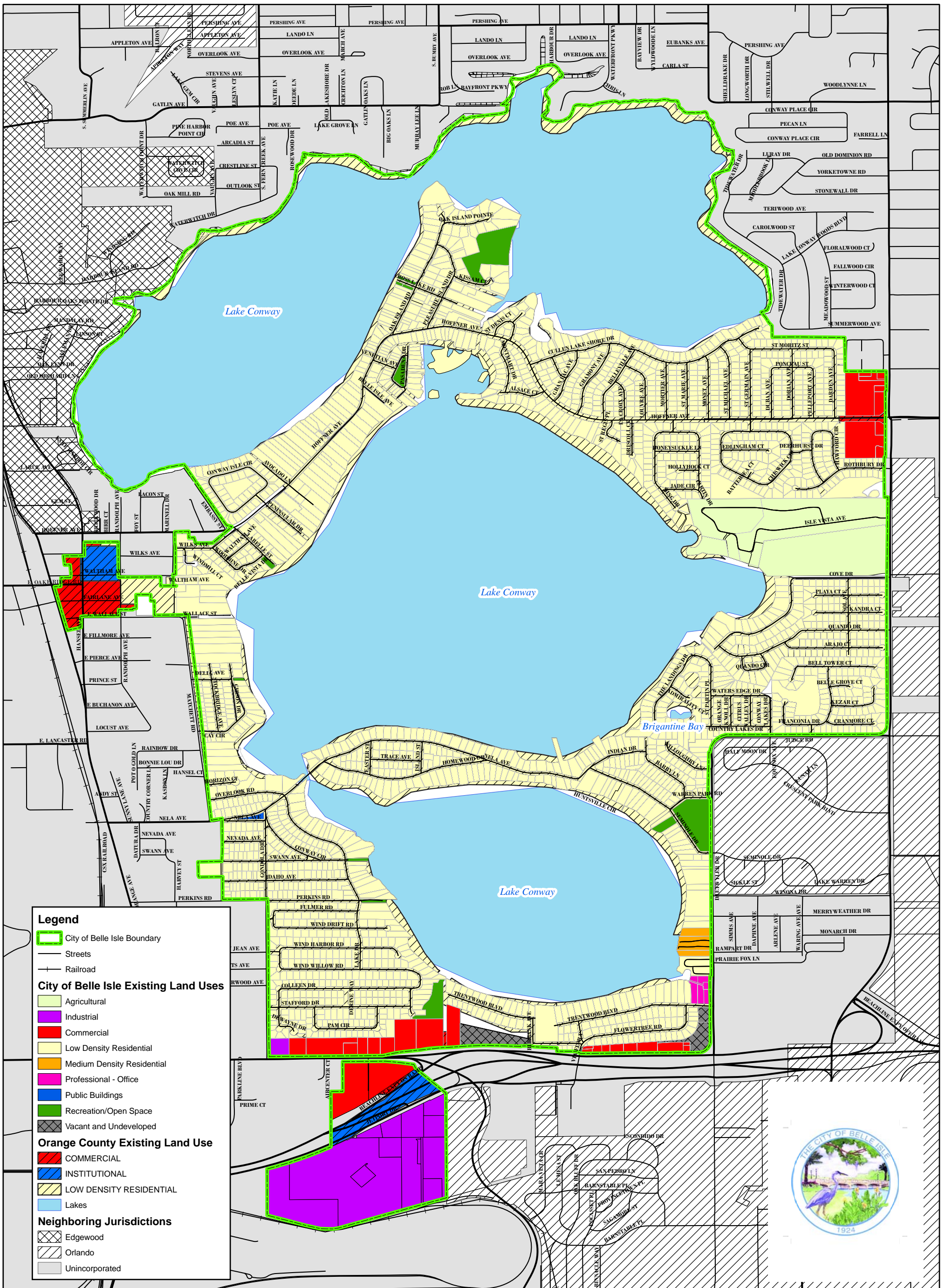
Map 1: City of Belle Isle Vacant Lands

0 800 1,600 3,200 4,800 6,400 Feet

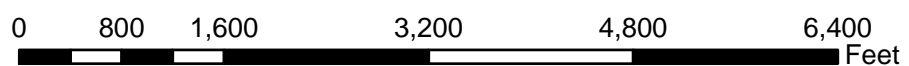
1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





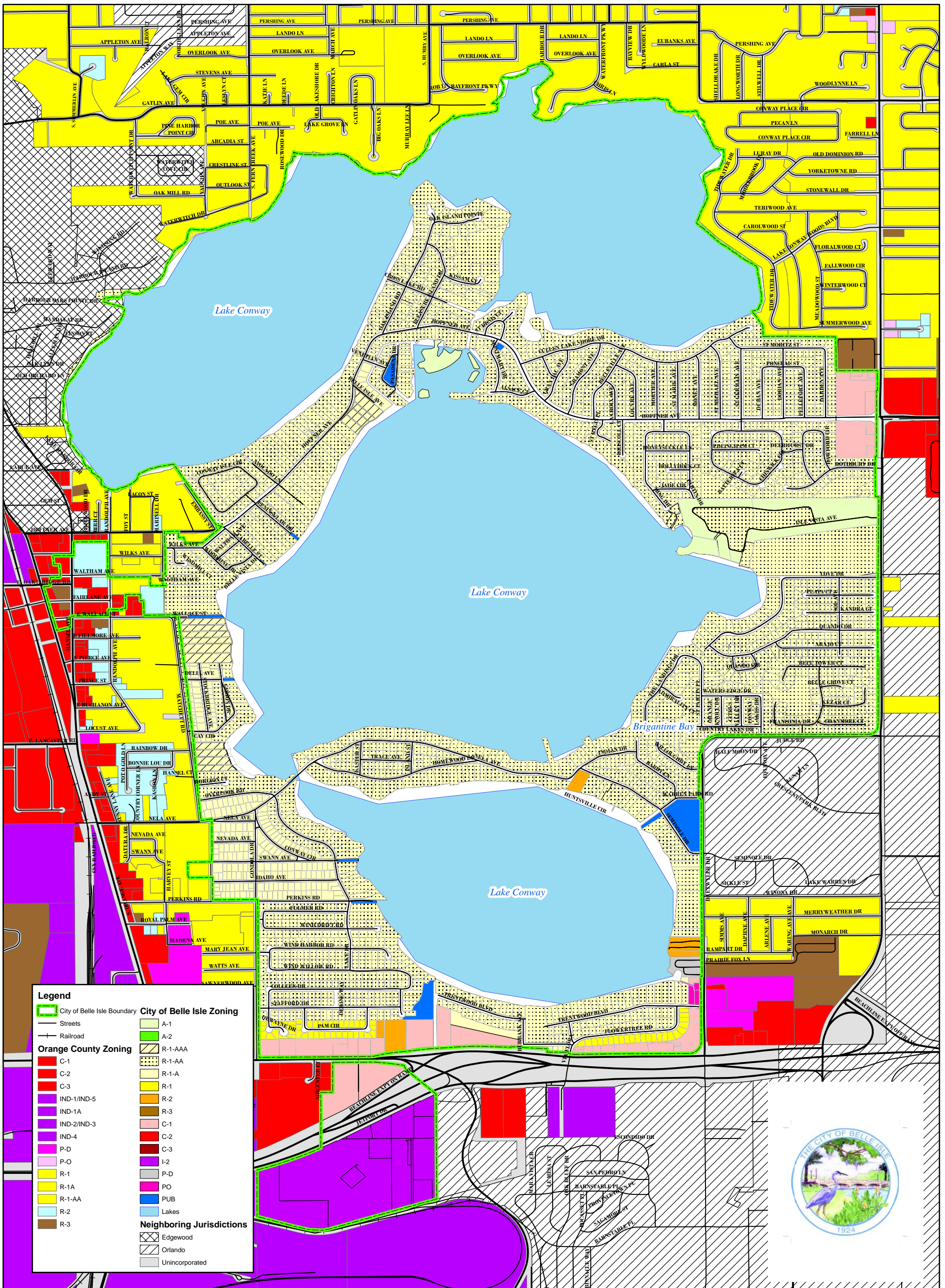
Map 2: City of Belle Isle Existing Land Use



1 in = 1,500 ft



Source: Orange County Property Appraiser and GIS
Effective: January 2009



Map 3: City of Belle Isle Zoning

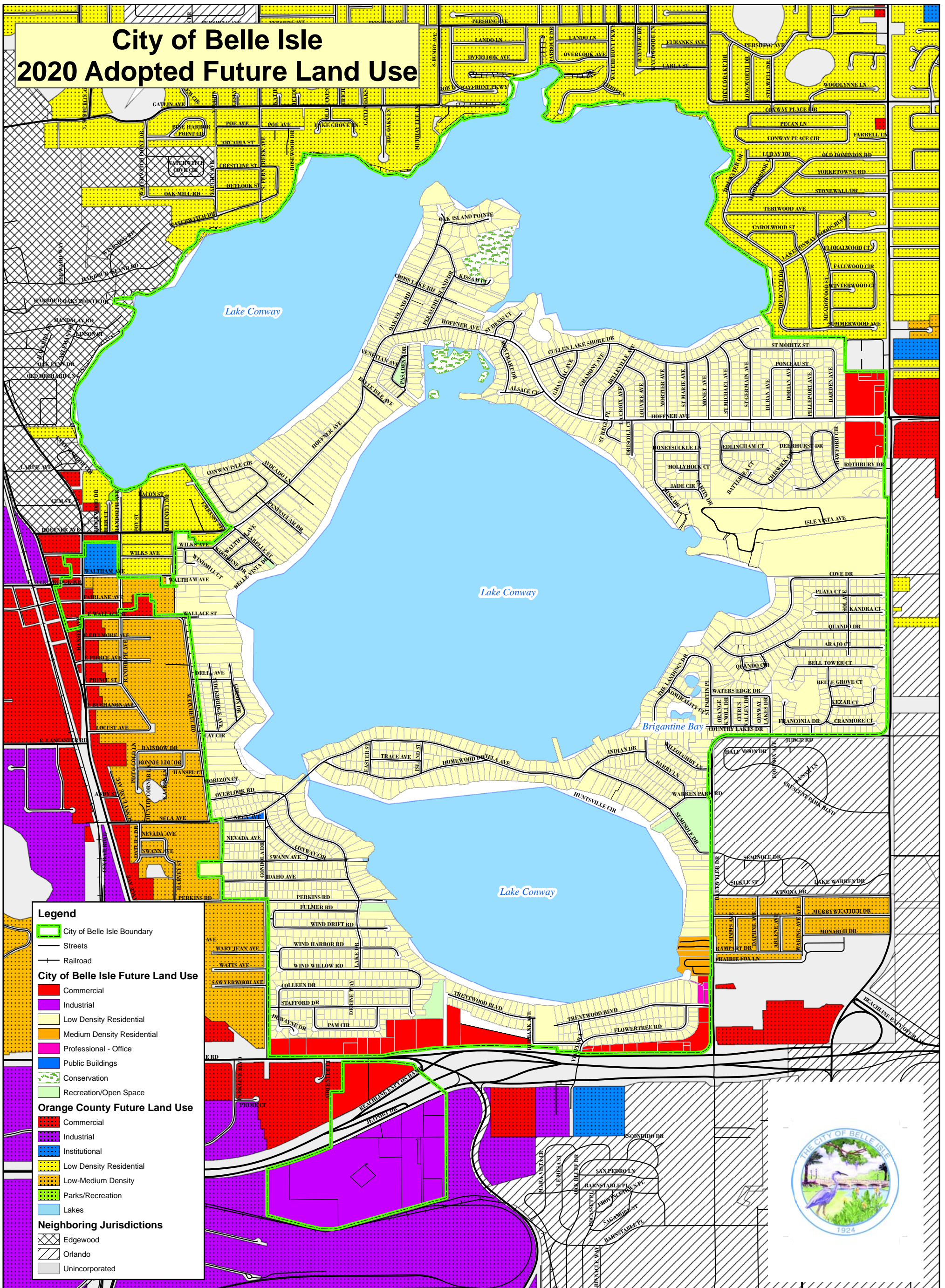
0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009



City of Belle Isle 2020 Adopted Future Land Use



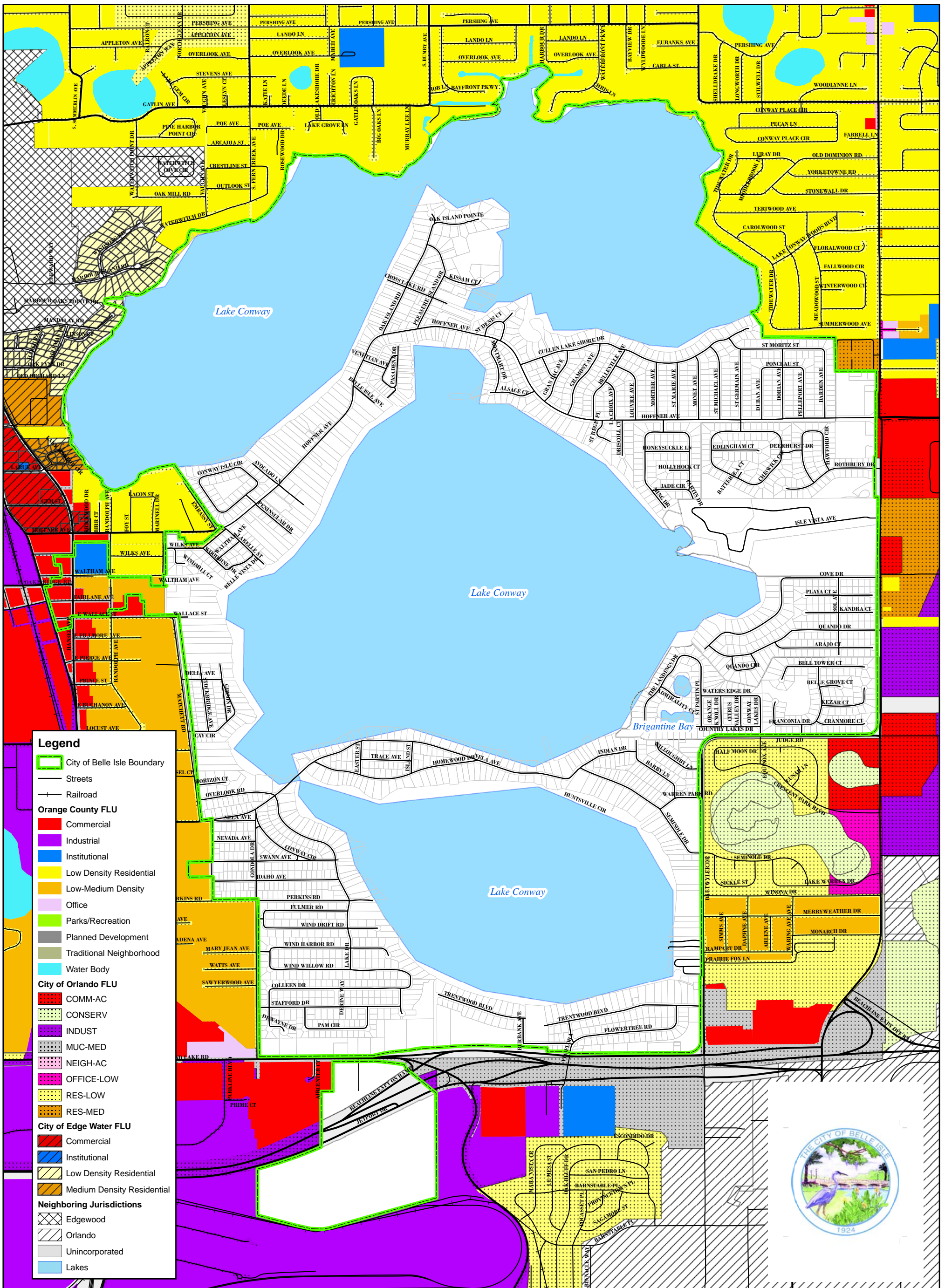
Map 4: City of Belle Isle Future Land Use

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





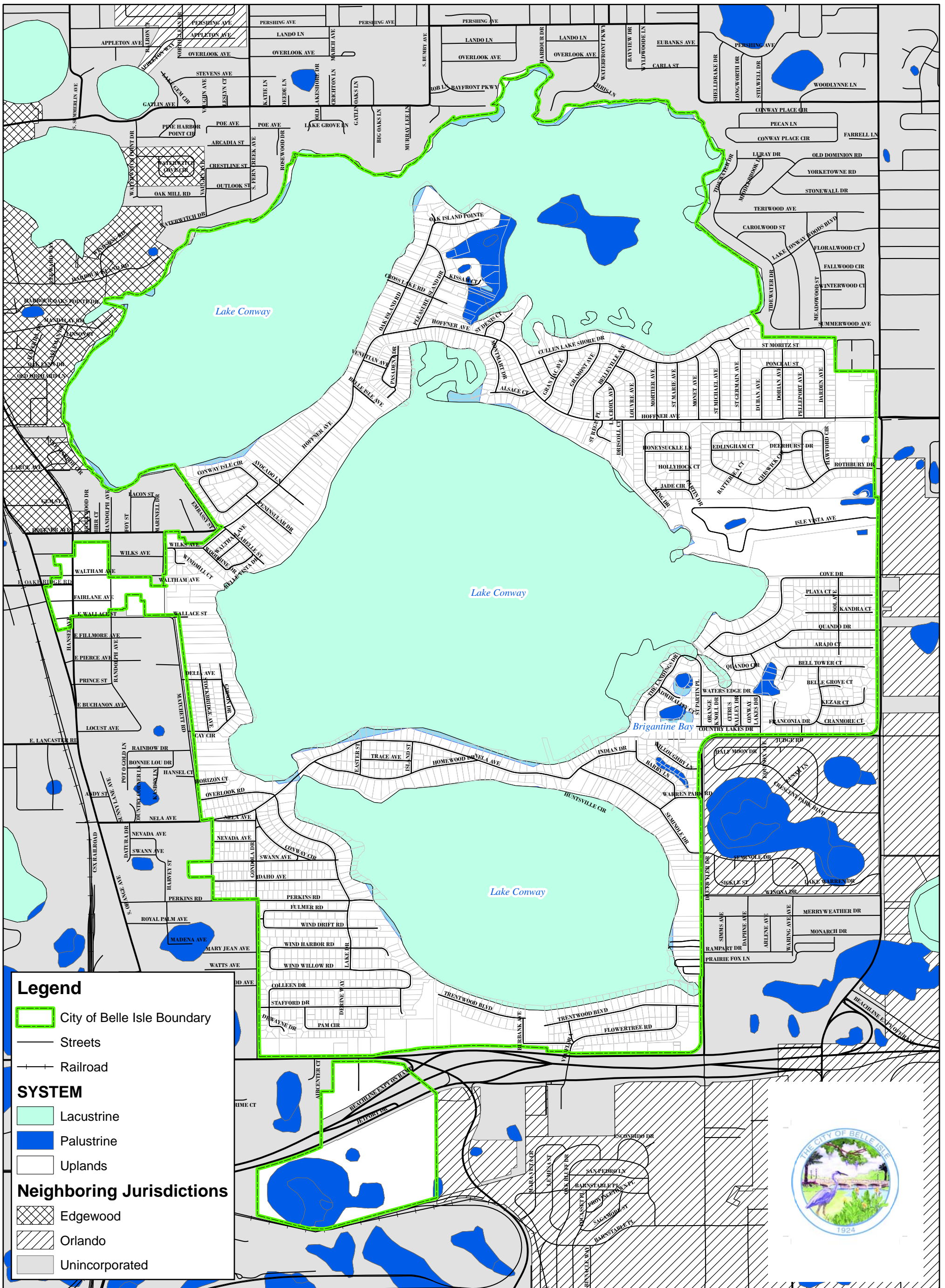
Map 5: City of Belle Isle Adjacent Land Use

0 800 1,600 3,200 4,800 6,400 Feet



Source: Orange County Property Appraiser and GIS
Effective: January 2009

1 in = 1,500 ft



Map 6: City of Belle Isle Wetlands

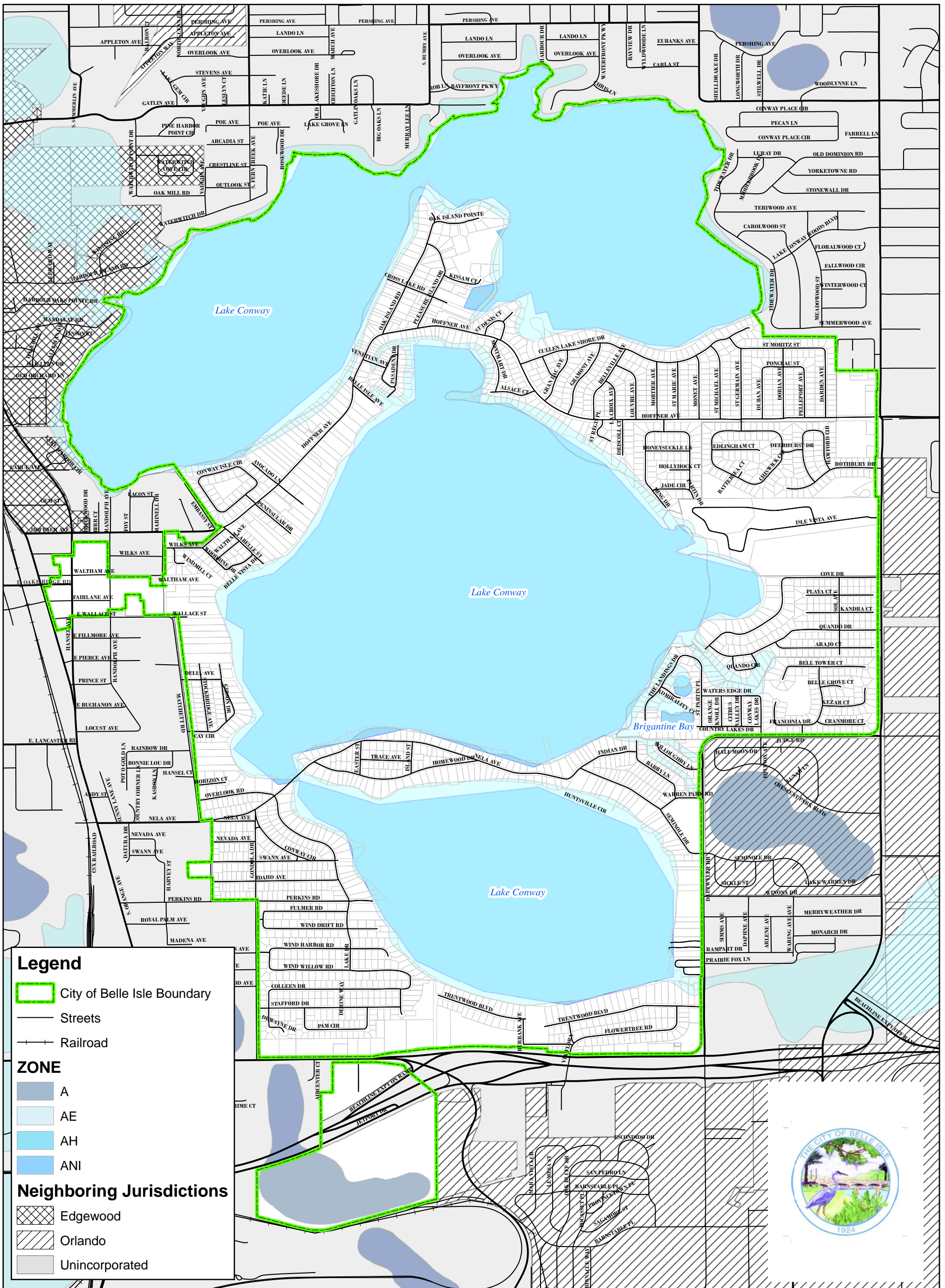
0 800 1,600 3,200 4,800 6,400 Feet



Source: Orange County Property Appraiser and GIS
Effective: January 2009

1 in = 1,500 ft





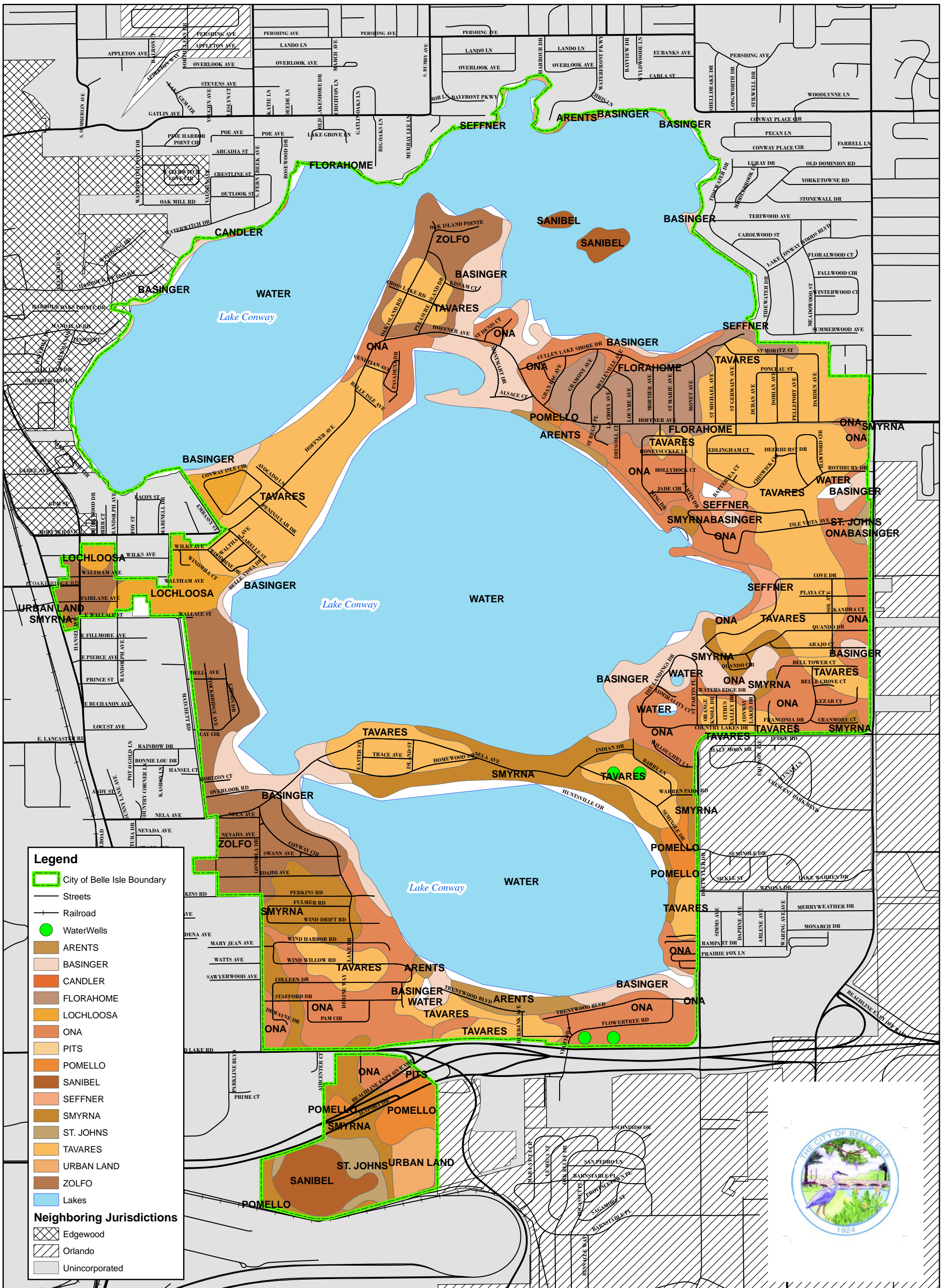
Map 7: City of Belle Isle Floodplains

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





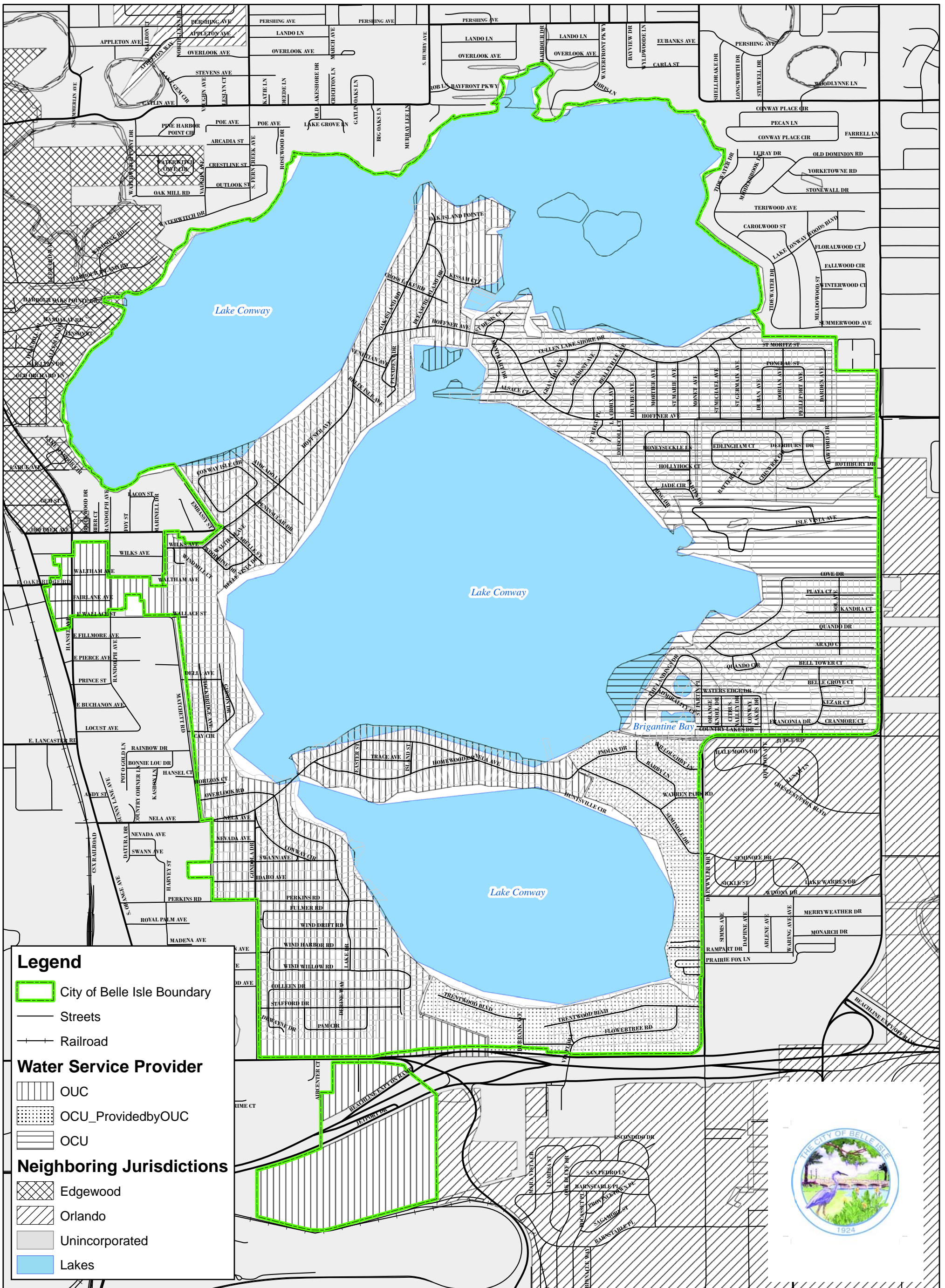
Map 8: City of Belle Isle General Soils, Waterwells

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,527 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





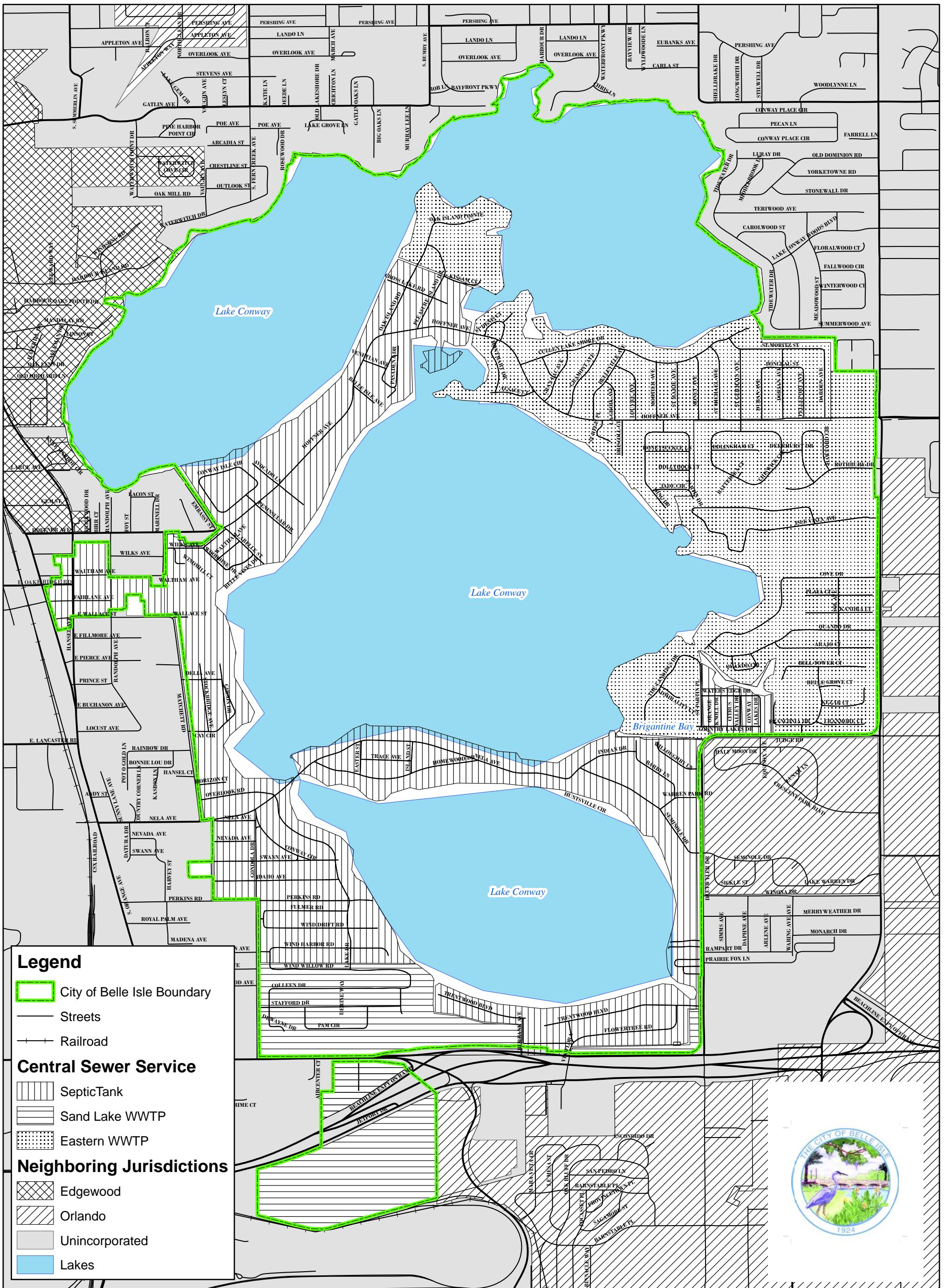
Map 9: City of Belle Isle Water Service Areas

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,497 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





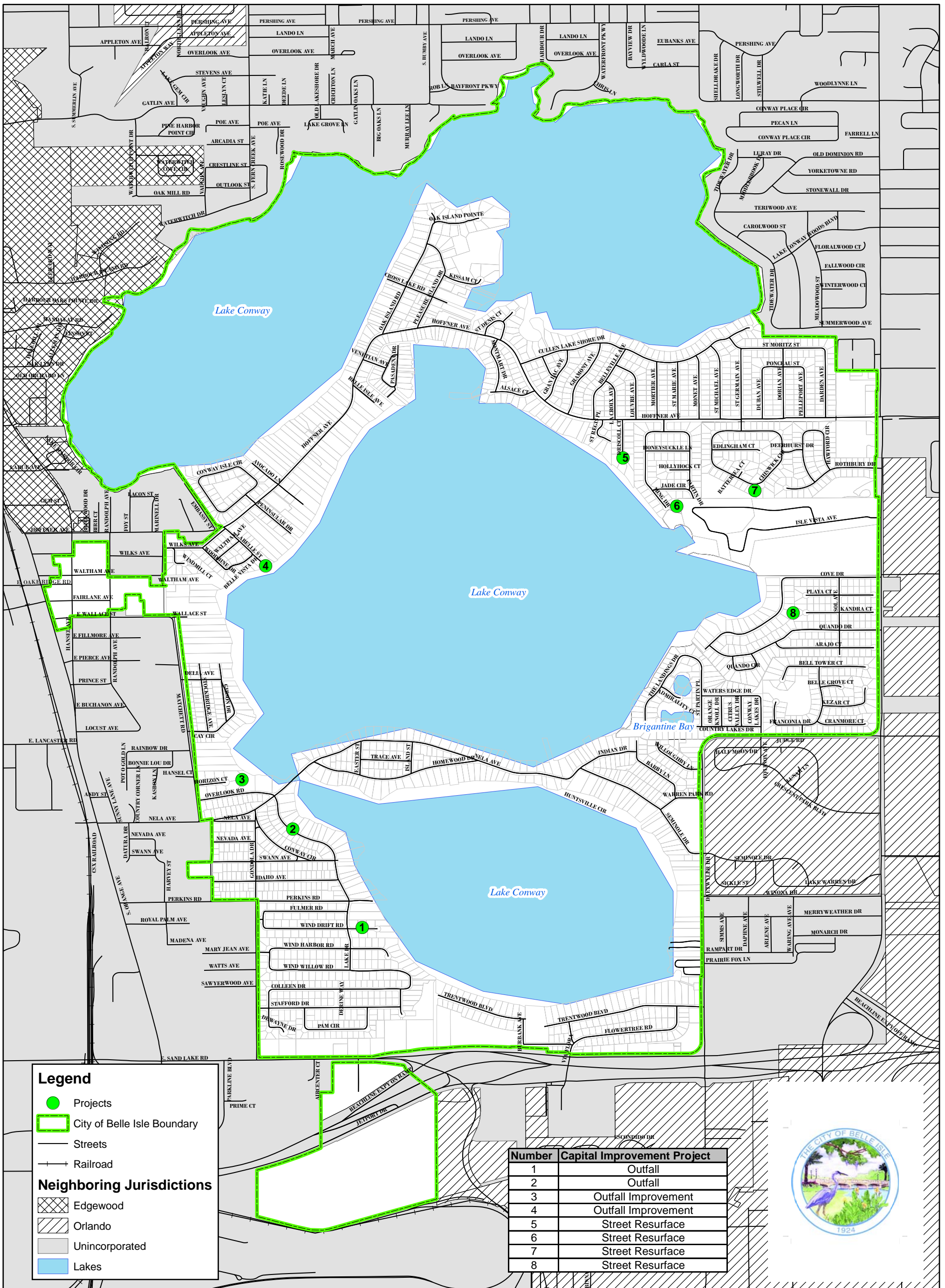
Map 10: City of Belle Isle Central Sewer Service Areas

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





Map 11: City of Belle Isle CIP Projects

0 800 1,600 3,200 4,800 6,400 Feet

1 in = 1,500 ft

Source: Orange County Property Appraiser and GIS
Effective: January 2009





Figure 4: Orange County Public Schools, 2007-08
Elementary School Attendance Zones and School Locations

Legend

- m Elementary School & K-8 Locations
- Elementary School Attendance Zones

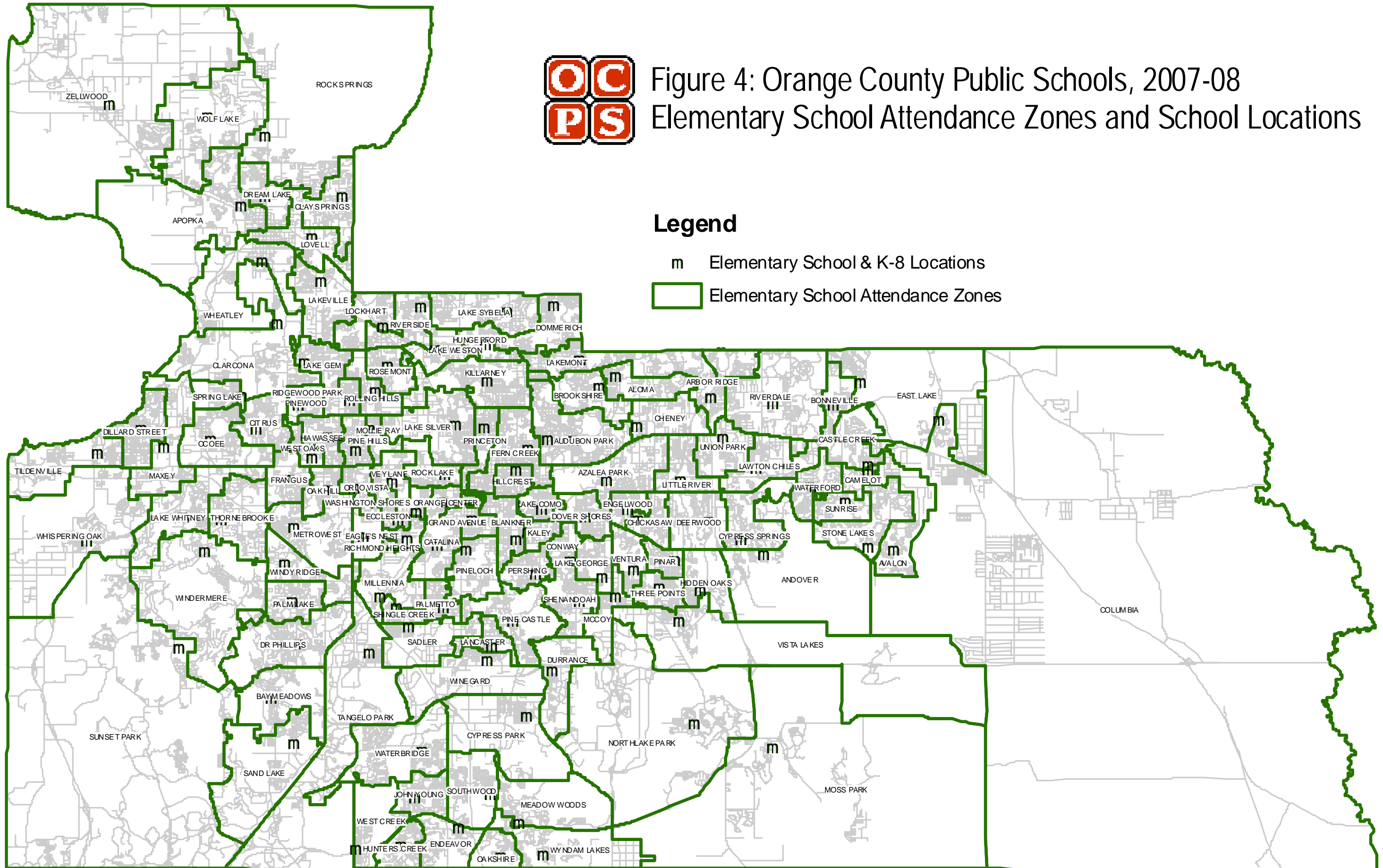




Figure 6: Orange County Public Schools, 2007-08
Existing Levels of Service (LOS) for Elementary and K-8 Schools
Medium Elementary and K-8 District CSAs, Adj. FISH Capacity

Legend

Elementary and K-8 CSAs

81% - 110% 111% - 152%

Island Zones for Desegregation

n Elementary and K-8 Locations

Prepared by OCPS
April 29, 2008

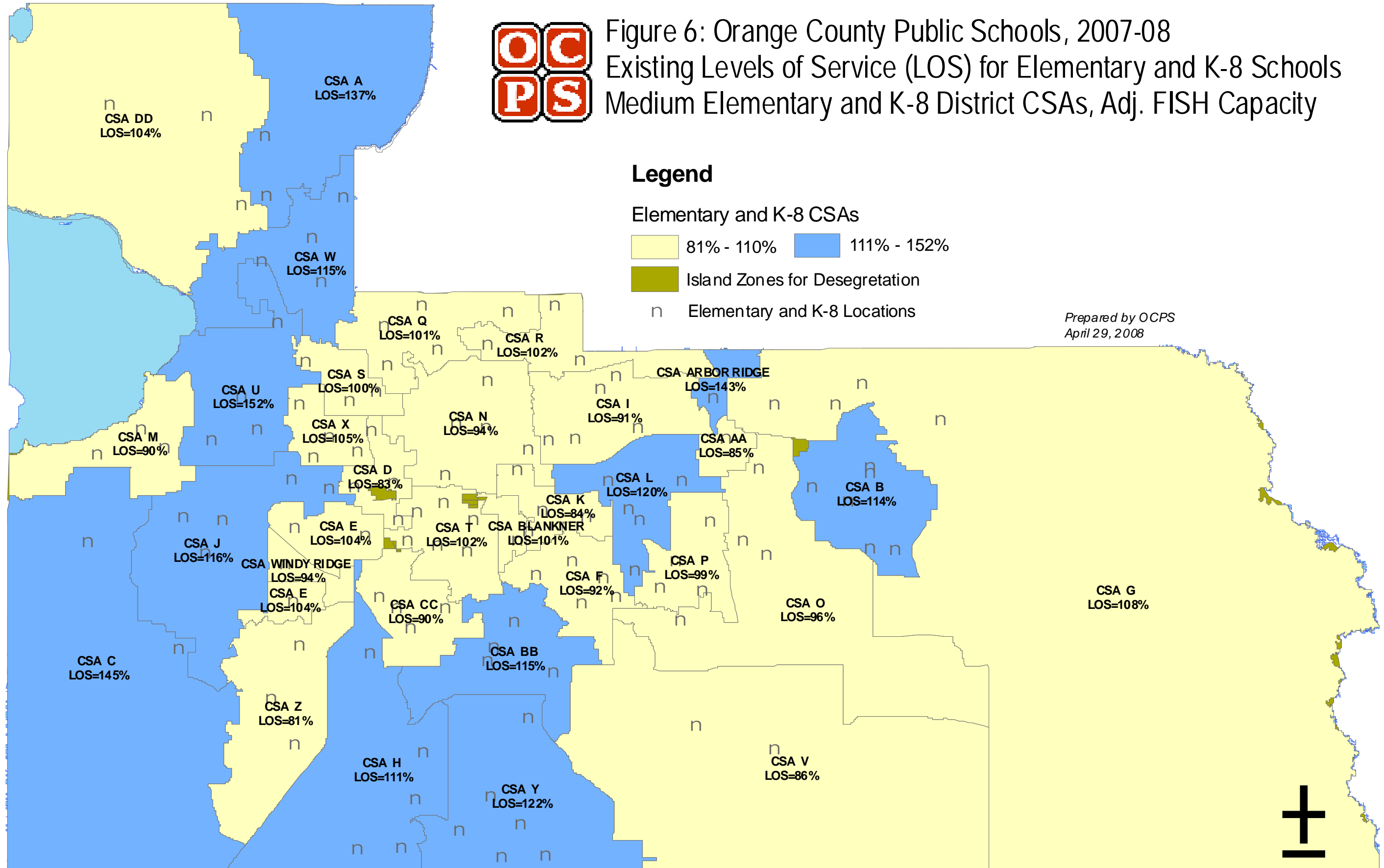




Figure 7: Orange County Public Schools, 2007-08
Middle School Attendance Zones and School Locations

Legend

- m Middle School Locations
- ▭ Middle School Attendance Zones

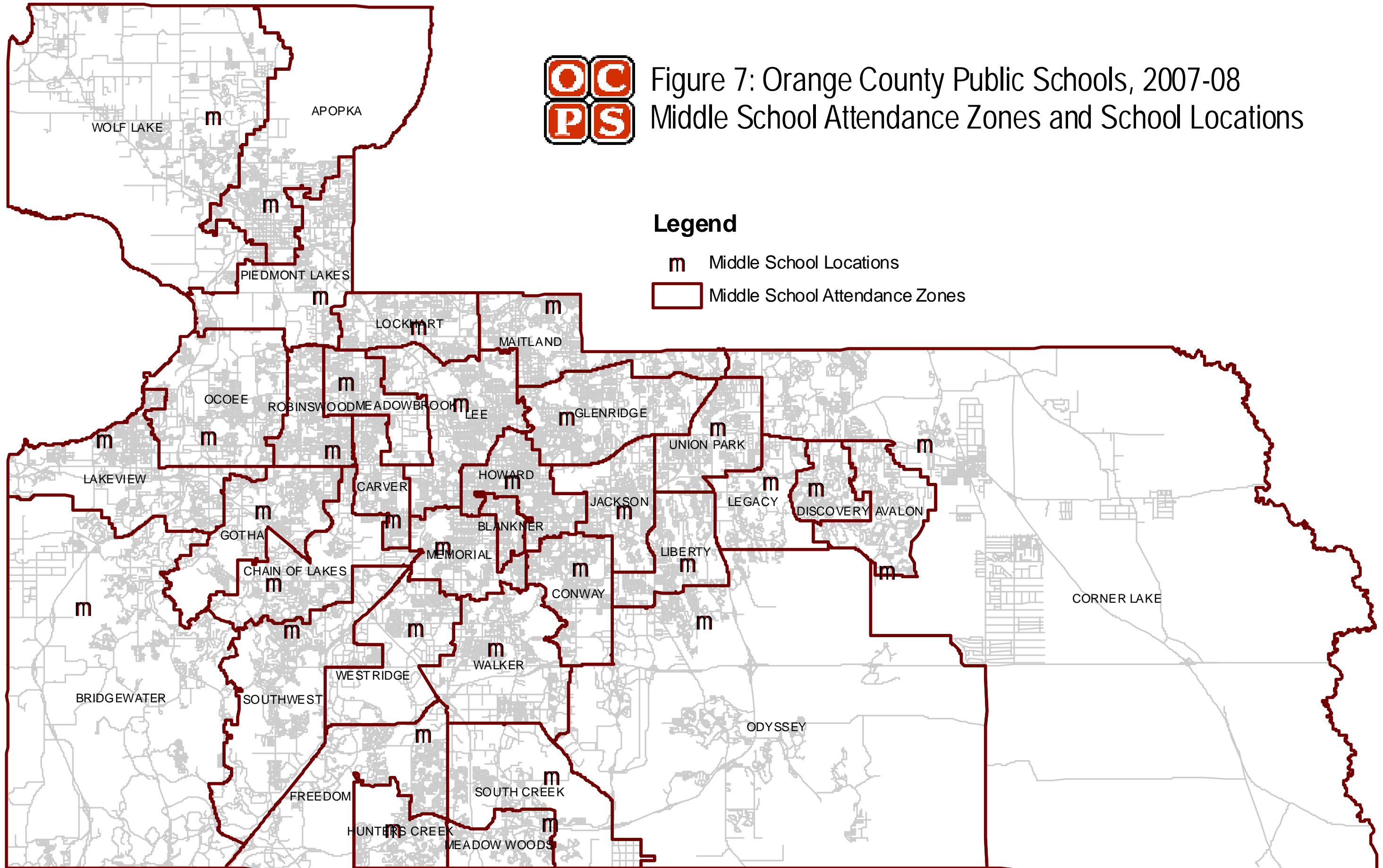




Figure 8: Orange County Public Schools, 2007-08 Existing Levels of Service (LOS) for Middle Schools Middle School CSAs, Adj. FISH Capacity

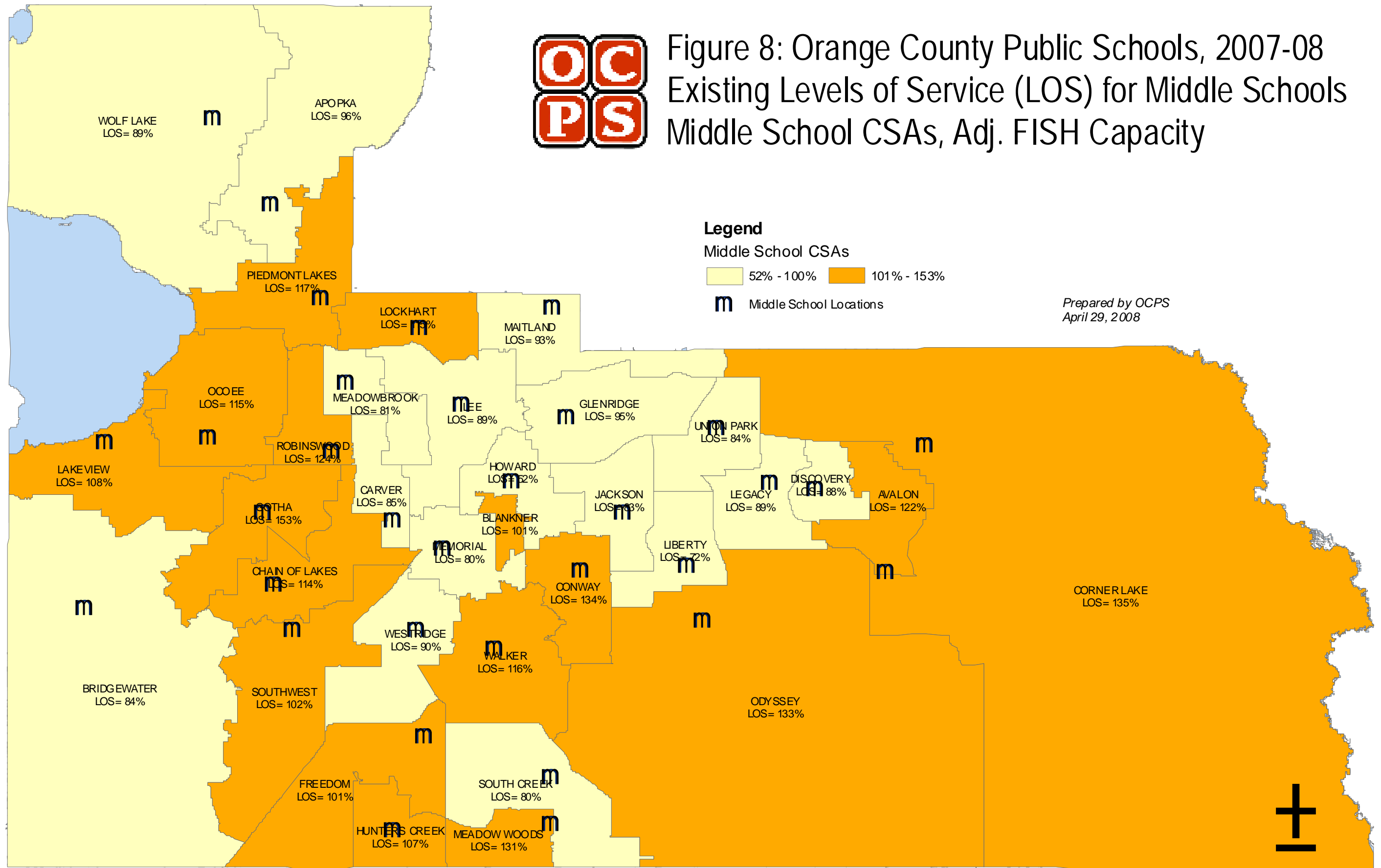




Figure 9: Orange County Public Schools, 2007-08
High School Attendance Zones and School Locations

Legend

- m High School & 9th Grade Center Locations
- High School Attendance Zones

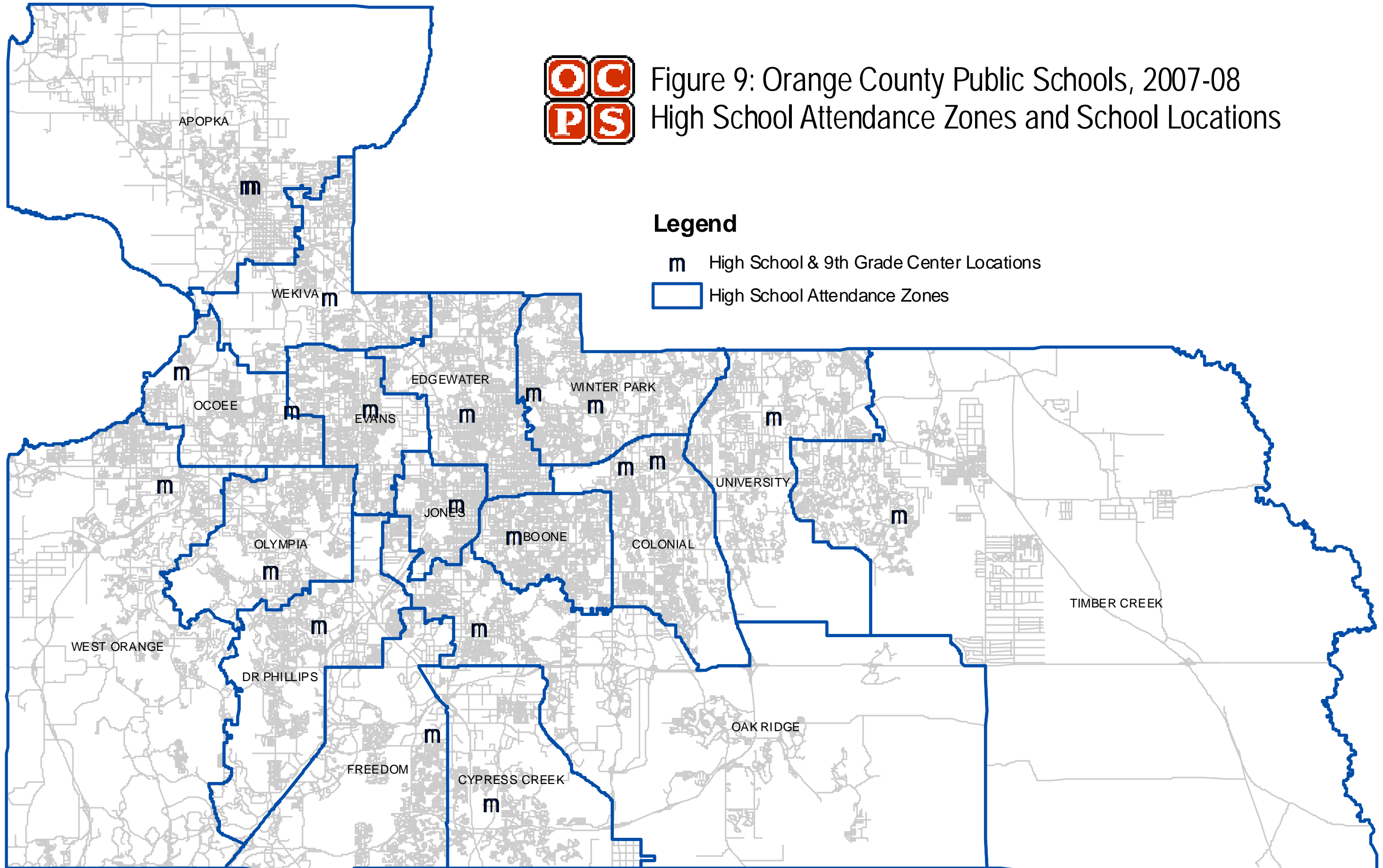




Figure 10: Orange County Public Schools, 2007-08
Levels of Service (LOS) for High Schools
High School CSAs, Adj. FISH Capacity

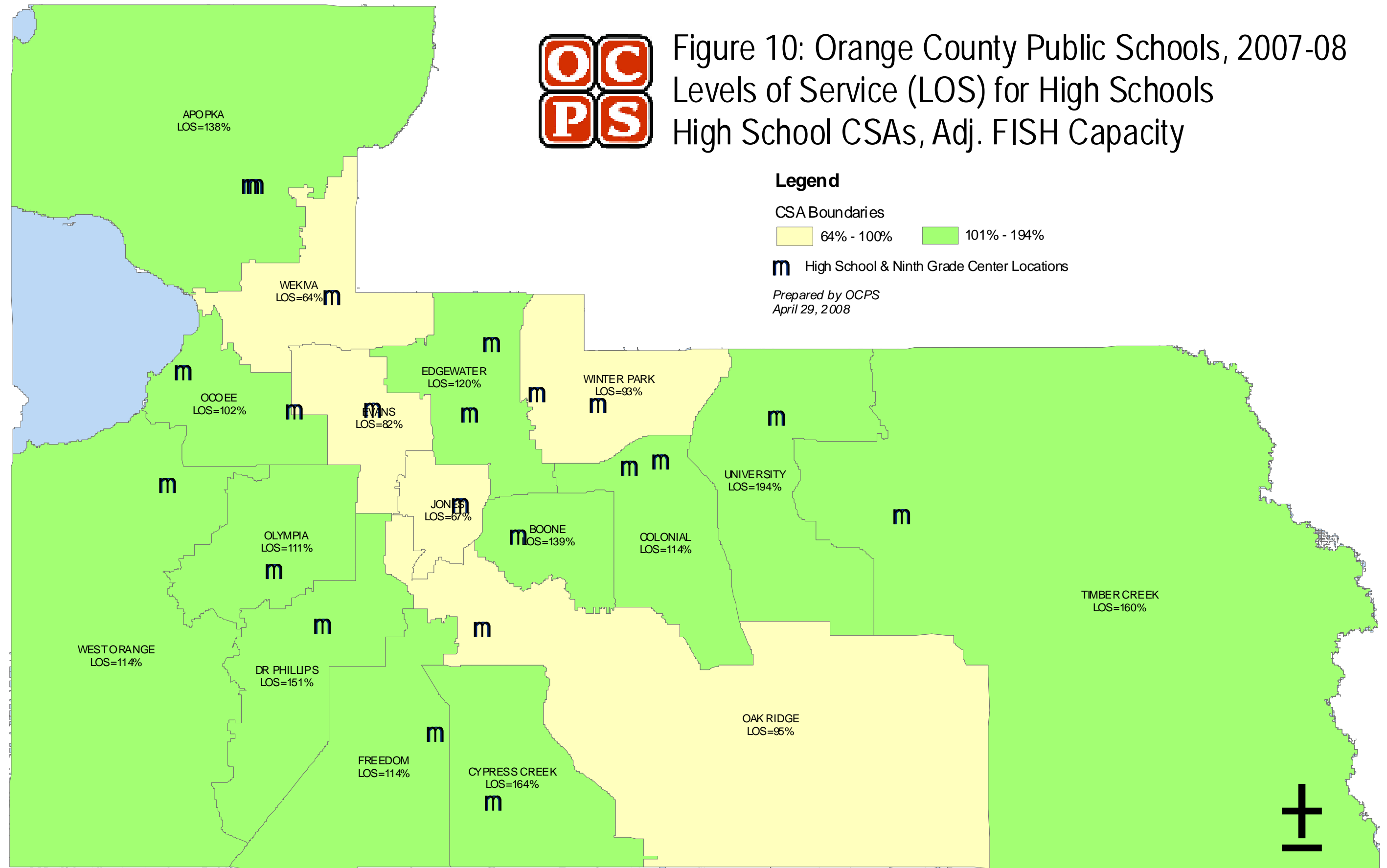




Figure 13: Orange County Public Schools, 2011-12
 Projected Levels of Service (LOS) for Elementary and K-8 Schools
 Medium Elementary and K-8 District CSAs, Adj. FISH Capacity

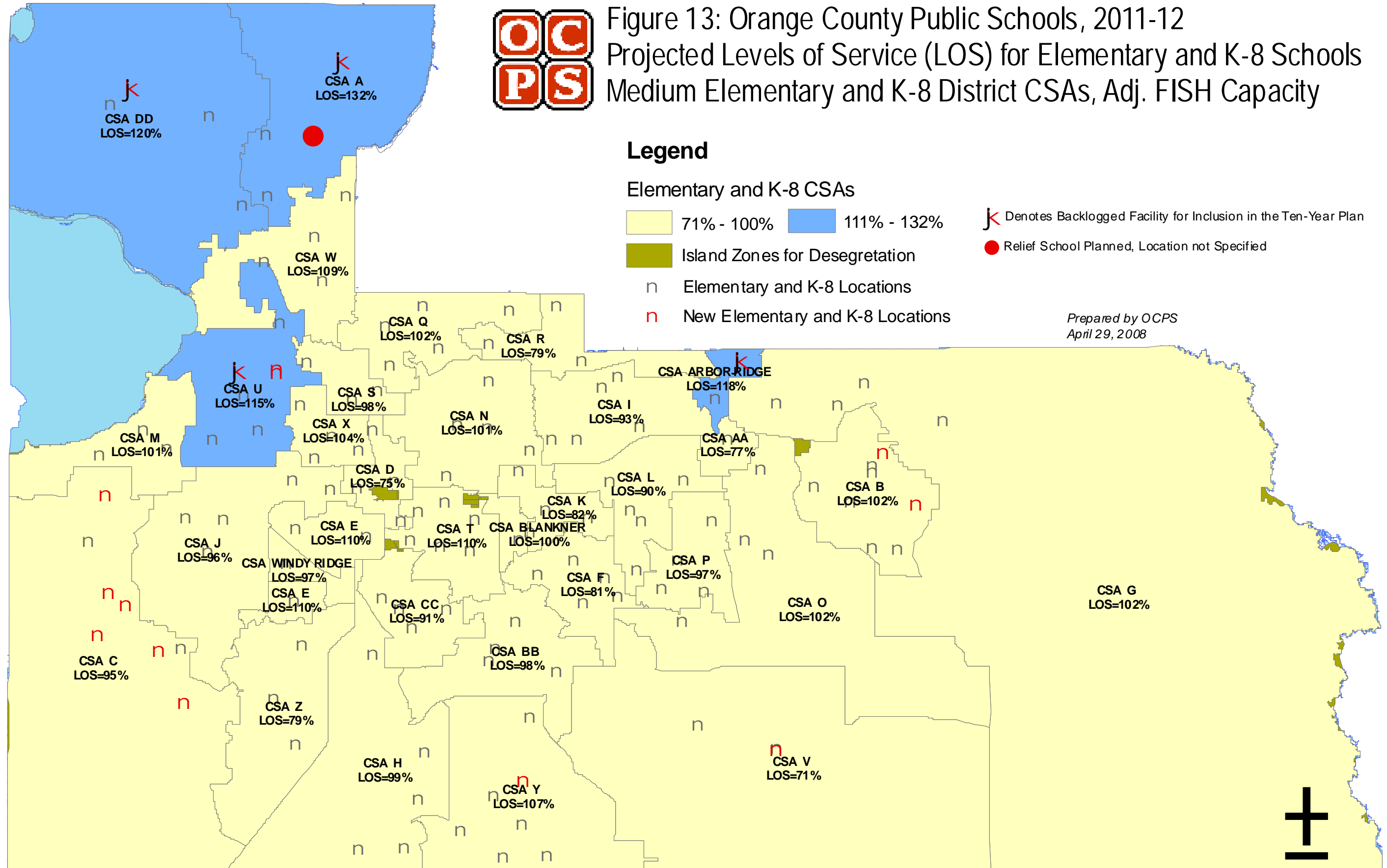




Figure 14: Orange County Public Schools, 2011-12 Projected Levels of Service (LOS) for Middle Schools Middle School CSAs, Adj. FISH Capacity

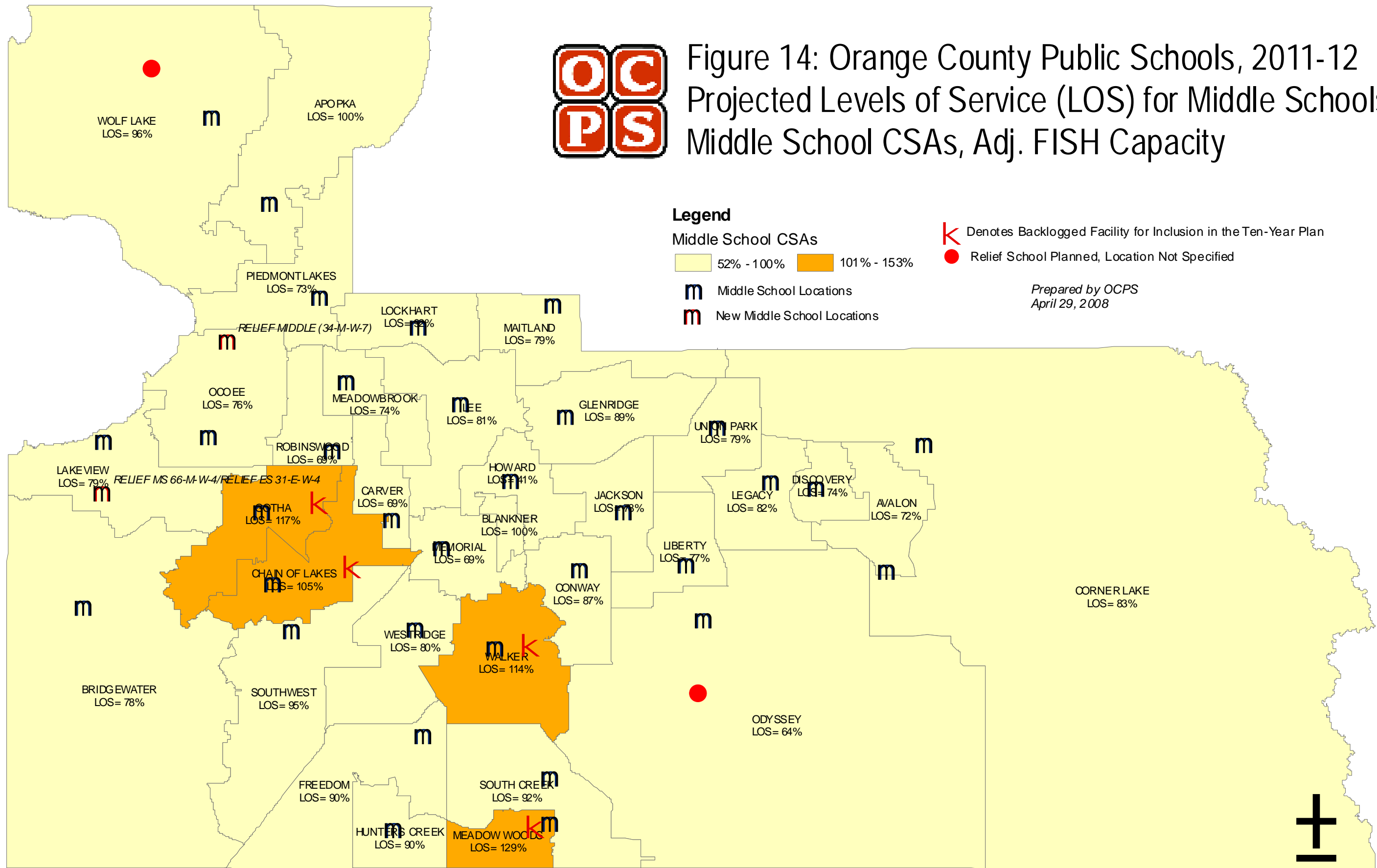




Figure 15: Orange County Public Schools, 2011-12 Projected Levels of Service (LOS) for High Schools High School CSAs, Adj. FISH Capacity

Legend

CSA Boundaries

61% - 100%

101% - 136%



Denotes Backlogged CSA for 10-Year Plan



High School & Ninth Grade Center Locations



New High Schools

Prepared by OCPS
April 29, 2008

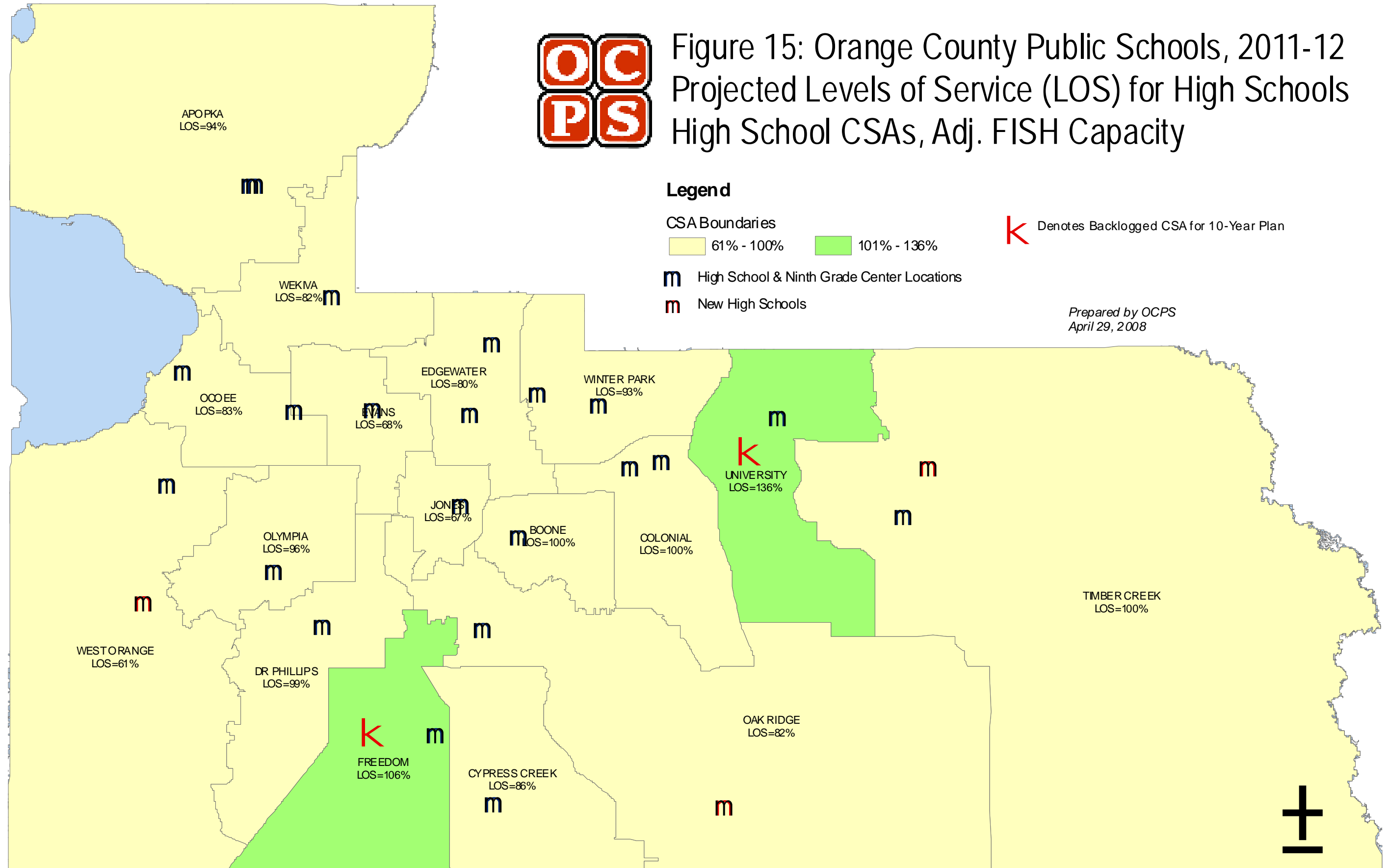




Figure 16: Orange County Public Schools, 2016-17
Projected Levels of Service (LOS) for Elementary and K-8 Schools
Medium Elementary and K-8 District CSAs, Adj. FISH Capacity

Legend

Elementary and K-8 CSAs

55% - 100%

Island Zones for Desegregation

n Elementary and K-8 Locations

n New Elementary and K-8 Locations

Prepared by OCPS
April 29, 2008

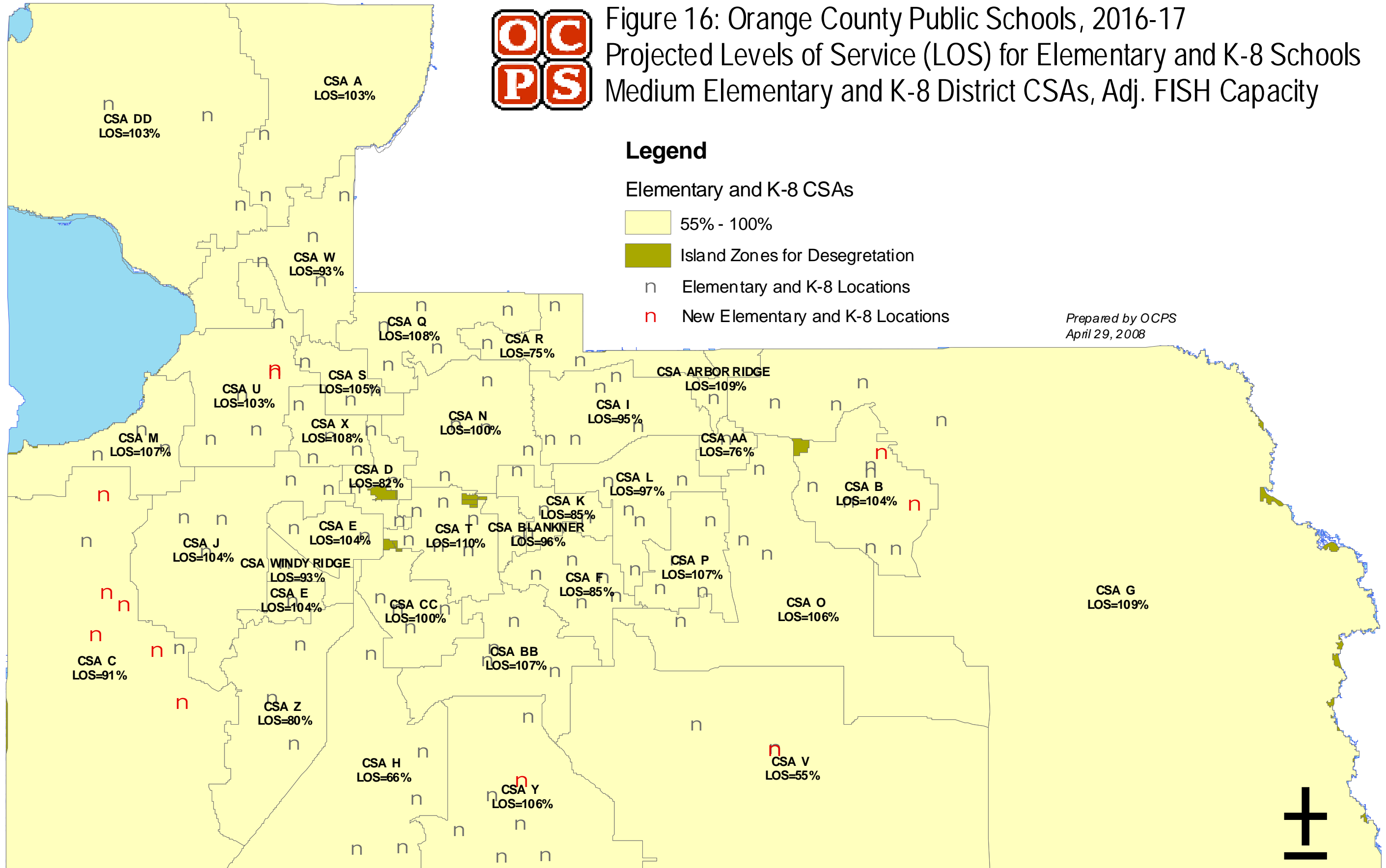




Figure 17: Orange County Public Schools, 2016-17
 Projected Levels of Service (LOS) for Middle Schools
 Middle School CSAs, Adj. FISH Capacity

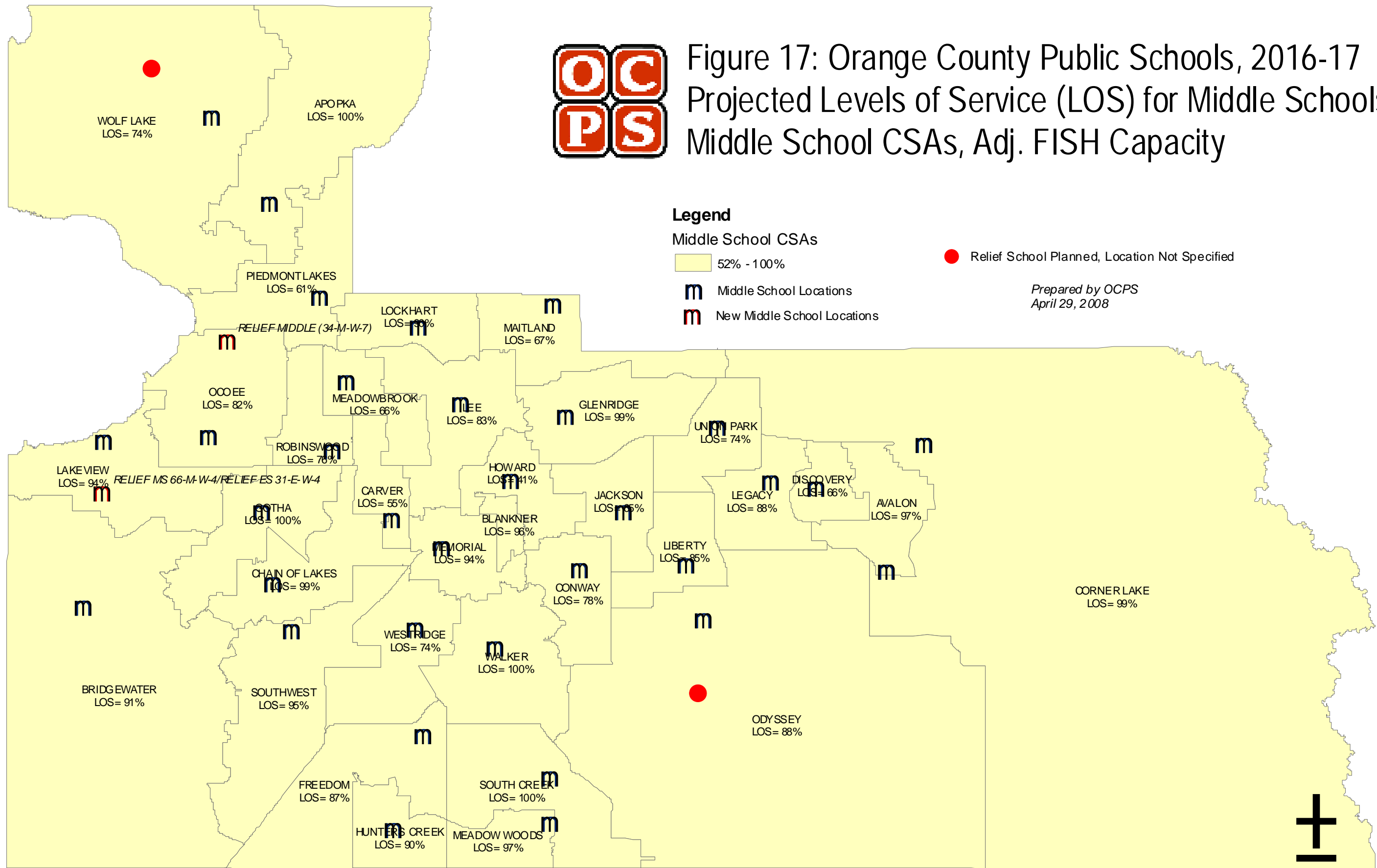




Figure 18: Orange County Public Schools, 2016-17 Projected Levels of Service (LOS) for High Schools High School CSAs, Adj. FISH Capacity

Legend

CSA Boundaries
69% - 100%

m High School & Ninth Grade Center Locations

m New High Schools

Prepared by OCPS
April 29, 2008

