



City of Belleview Comprehensive Plan

Ordinance 2014-22

Updated: Ordinance 2021-09, September 8, 2021

[This page intentionally left blank]

City of Belleview Comprehensive Plan

Contents

Chapter 1 – Future Land Use Element

Goals, Objectives, and Policies – Future Land Use Element- 1 -

Chapter 2 - Transportation Element

Goals, Objectives, and Policies – Transportation Element- 15 -

Chapter 3 - Housing Element

Goals, Objectives, and Policies – Housing Element- 21 -

Chapter 4 - Infrastructure Element

Goals, Objectives, and Policies – Infrastructure Element- 25 -

Chapter 5 - Conservation Element

Goals, Objectives, and Policies – Conservation Element- 33 -

Chapter 6 - Recreation and Open Space Element

Goals, Objectives, and Policies – Recreation and Open Space Element.....- 39 -

Chapter 7 - Intergovernmental Coordination Element

Goals, Objectives, and Policies – Intergovernmental Coordination Element- 41 -

Chapter 8 - Capital Improvement Element

Goals, Objectives, and Policies – Capital Improvement Element- 45 -

Attachment – Future Land Use Map

[This page intentionally left blank]

Chapter 1 - Future Land Use Element

Goals, Objectives, and Policies

City of Belleview Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Future Land Use Element

Goal 1 Future Land Use

Ensure that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by citizens, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Land Development Regulations

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with the standards contained in Section 163.3202, Florida Statutes.

Policy 1.1.1 Zoning Districts

The City shall regulate land use activities within the land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity standards set forth on the Future Land Use Map for the associated future land use category.

- a. Land development regulations shall contain specific provisions that facilitate compatible land uses that enhance the social and economic viability of the community;
- b. Land development regulations may divide the allowable land uses identified in any future land use category into two or more zoning districts. Zoning districts may be allowable within two or more future land use categories when consistent with the standards and descriptions of the future land use category;
- c. Land development regulations shall describe for each zoning district which land uses are allowed, prohibited, or conditional with specified constraints, including level of review and approval process; and
- d. Land uses shall be permitted in accordance with the zoning and future land use designations and the policies of this comprehensive plan.

Policy 1.1.2 Consistency between the Comprehensive Plan, Zoning, and LDR standards

The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDR standards, the more stringent regulation shall apply.

Policy 1.1.3 Development Pattern

Land development regulations shall encourage a development pattern that promotes a vibrant community and strong economy, protects historic and natural resources, and facilitates the efficient provision of public services. Such regulations shall address the following:

- a. Protect and enhance the public health, safety, and welfare;
- b. Promote a sustainable economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;
- c. Protect and enhance residential neighborhoods while encouraging the adoptive reuse

- of existing structures and compatible infill.
- d. Protect natural resources such as wetlands, 100-year floodplains, lakes, environmentally sensitive areas, natural aquifer recharge areas, and other significant natural systems.
 - e. Protect private property rights.

Policy 1.1.4 Compatibility

Zoning districts and the uses permitted within them shall be compatible with the character of the City. In the context of this comprehensive plan, the term “compatible” shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term “compatible” does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;
- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

Policy 1.1.5 100-Year Flood Plain Protection

Land development regulations shall encourage development to locate outside the areas of special flood hazard (100 -year flood zone) as identified by the Federal Emergency Management Agency (FEMA) in its effective Flood Insurance Rate Maps (FIRM) and provide standards to minimize public and private losses due to flood conditions in areas of special flood hazard.

Policy 1.1.6 Subdivision of Land

New subdivisions and new lots shall be designed to assure highly useable parcels and a safe public environment. Land development regulations shall provide standards to assure the following:

- a. Each new lot contains adequate stable space sufficient in size to accommodate reasonable use;
- b. Subdivisions shall be designed to include a safe and efficient system of internal circulation, including the provision of collector streets and frontage roads to feed traffic onto arterial and collector roads;
- c. Individual residential lots shall access internal streets when possible; and
- d. Non-residential lots shall share access to arterial and collector roads using frontage roads and share driveways when possible.

Policy 1.1.7 Encourage Redevelopment and Adaptive Reuse

Land development regulations shall contain specific criteria to encourage the redevelopment

of blighted areas, adaptive reuse of existing structures, and reduction of uses inconsistent with the desired character of the community:

- a. Proposed redevelopment of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility so long as the proposed redevelopment is an improvement over the existing nonconforming land uses;
- b. Flexible standards shall allow the redevelopment and adaptive reuse of individual structures when it is infeasible to adhere to current site development standards;
- c. Proposed rezonings and future land use map amendments of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility; and
- d. Areas identified as blighted will be targeted for improvement through federal, state, local, and private sector assistance.

Policy 1.1.8 Public Facilities and Services

Land Development Regulations will require proposed developments provide suitable land for utilities, including but not limited to public water, sanitary sewer service, electricity, solid waste and drainage.

Policy 1.1.9 Open Space

Open space shall be required for all new developments. Land Development Regulations shall set open space standards through lot coverage requirements, PD design standards, and subdivision regulations.

Policy 1.1.10 Wellhead Protection

Land Development Regulations will provide potable water wellhead protection standards. Methods may include placement of facilities, construction practices, or use and placement of open space.

Objective 1.2 Future Land Use Categories

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural and historic resources, and community character with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2035.

Policy 1.2.1 Density and Intensity

The Future Land Use Maps for the City (Map 1-1, Map 1-2, and Map 1-3) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of public water and sewer services.

**Table 1.1 - Future Land Uses Maximum Density
or Intensity**

| Future Land Use Category | Allowable Density or Intensity | Special Requirements |
|---------------------------------|--|--|
| Agriculture | Maximum of 1 dwelling unit/3 acres | |
| Neighborhood Residential | Maximum of 4 dwelling units/acre | Single-family and duplex uses |
| Low Density Residential | Maximum of 6 dwelling units/acre | Single-family and duplex uses. Attached single-family uses as a planned development. |
| Medium Density Residential | <ul style="list-style-type: none"> • Maximum of 8 dwelling units/acre except as below. • Maximum of 11 units/acre density bonus within ½ mile of CBD when the development meets the requirements of policy 1.2.8. | Single and multi-family uses. |
| High Density Residential | <ul style="list-style-type: none"> • Maximum of 11 dwellings units/acre except as below. • Maximum of 14 dwelling units/acre density bonus within ½ mile of CBD when the development meets the requirements of policy 1.2.9. | Multifamily, attached single-family, and congregate living facilities. |
| Mixed-use | 8 dwelling units/acre and 1.25 Floor Area Ratio | Must be developed as a Planned development with a mixture of land uses. |
| Commercial | <ul style="list-style-type: none"> • Maximum 1.0 Floor Area Ratio except as below. • Maximum of 1.25 FAR inside the CBD or with a planned development that meets the connectivity standards of Policy 1.2.11. | Commercial, commercial, service, storage, congregate living, recreational vehicle and mobile home parks. |
| Industrial | 0.5 Floor Area Ratio | Minimum area is two acres. Individual lots may be smaller when subdivided as an industrial park. |
| Governmental | 1.0 Floor Area Ratio | |
| Recreational | 0.25 Floor Area Ratio | Minimum area is one acre. |
| Conservation | NA | |

Policy 1.2.2 Gross Land Area for Density and Intensity Calculations

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

Policy 1.2.3 Higher Density/Intensity Uses

The City shall encourage a compact development pattern by providing density and intensity incentives within the Central Business District, to nearby areas connected by sidewalks and/or bicycle facilities, and within master planned and mixed-use developments.

Policy 1.2.4 Generalized Land Use Descriptions

Residential: Allowable principle uses may include a variety of housing sizes and types, including single- family detached dwellings, manufactured homes parks, attached single-family dwellings, and multifamily developments. Residential uses may also include units within licensed facilities such as independent living facilities and assisted care facilities where each unit includes a kitchen. Accessory uses are limited to activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupants. Accessory uses may include recreational facilities, rental and/or management offices, parking, and other amenities that directly serve the occupants of a residential development.

Commercial: Allowable principle uses include establishments providing goods and services to the public, including but not limited to, retail stores, restaurants/bars, personal services, business services, professional offices, health care facilities, medical offices, transient travel and lodging facilities, and similar types of uses. Light industrial uses and warehousing may be permitted in commercial districts as an incentive to reutilize existing structures or as infill.

Industrial Use: Any site or establishment involved in processing, assembly, or manufacturing of goods, warehousing, distribution, research and development, resource extraction or processing, transportation, fabrication, or similar uses. Industrial uses do not generally involve the direct sale of goods and services to the general public.

Policy 1.2.5 Agriculture

This category recognizes areas suited for the continued use of land for agricultural practices and very low-density residential use. Permitted uses include silviculture, orchards, aquaculture, pastures, livestock, beekeeping, poultry, plant nurseries, and agricultural related uses such as stables and storage of farm equipment. Single-family homes are permitted up to one unit per three gross acres. Low intensity non-residential uses requiring large acreages, including but not limited to, large animal veterinary clinics and commercial kennels, maybe permitted by special exception. The following criteria are applicable to this land use category:

- a. Maximum FAR: 0.30
- b. Minimum lot size: three acres

Policy 1.2.6 Neighborhood Residential

This category recognizes areas suited for traditional single-family residential and duplex development with densities up to four (4) units per gross acre.

Policy 1.2.7 Low Density Residential

This category recognizes areas suited for single-family residential and duplex development with densities up to six (6) units per gross acre. Attached single-family development may be permitted when approved as a planned development.

Policy 1.2.8 Medium Density Residential

This category recognizes areas suited for a mixture of single-family and multi-family residential development. The density range shall be up to eight (8) dwelling units per gross acre. Development densities up to eleven (11) units per gross acre are permitted within one-half mile of the Central Business District when developed as a planned development and the development has pedestrian and/or bicycle facilities connecting to the City's sidewalk system.

Policy 1.2.9 High Density Residential

This category recognizes areas suited primarily for multi-family residential units and attached single-family units. The density range shall up to eleven (11) dwelling units per gross acre. Development densities up to fourteen (14) units per acre are permitted within one-half mile of the Central Business District with pedestrian and/or bicycle facilities connecting to the City's sidewalk system. Commercial uses may be permitted as accessory uses within this land use designation when integrated into the residential uses and developed as a planned development.

Policy 1.2.10 Mixed Use

The "Mixed-use" future land use category shall allow for a mix of light to moderate intensity commercial uses with residential, governmental, recreational, and conservation land uses. This land use category will allow for and encourage mixed-use buildings. The density range for residential units shall be up to eight (8) dwellings per acre and a maximum Floor Area Ratio of 1.25. Land subject to this designation shall be developed as a planned development (PD) and shall include a master plan of development and shall be applied only upon approval of a Development Order (DO) approved by the City Commission.

- a. This land use shall be applied only upon City Commission approval of a PD with a master plan of development.
- b. The PD and master plan applications shall be concurrent with the adoption of the future land use amendment.
- c. The master site plan for the related PD must include a minimum of three (3) distinct land uses (residential, commercial, and a third). No one land use may exceed 70% of the total land uses. In no case shall a PD in the Mixed-Use land use category be fully residential.

Policy 1.2.11 General Commercial

This category recognizes areas suited for commercial, service, and office uses as described in policy 1.2.4. Residential uses may be allowed as an accessory to a principle commercial use.

- a. Single-family residential uses are limited to the following:
 - (1) Mixed-use structures where the principal use is commercial (i.e. upper flats and loft apartments);
 - (2) Single-family dwellings accessory to the commercial use of a property (i.e. on-site managers, security personnel, or owner residence); and
 - (3) Residential reuse of an existing structure within the CRA.
- b. Congregate living facilities licensed by the State and nursing homes may be permitted as a special exception.
- c. Recreational vehicle parks and mobile home parks may be permitted as a special exception and approval of a master plan of development.

- d. The maximum Floor Area Ratio shall be 1.0 with the following exceptions:
 - (1) Maximum FAR shall be 1.25 within the Central Business District
 - (2) Maximum FAR shall be 1.25 when developed as a planned development with pedestrian and/or bicycle facilities connecting the project with the City's sidewalk system and Central Business District.

Policy 1.2.12 Industrial

This category recognizes areas suited for industrial uses as described in Policy 1.2.4. Other uses that involve outdoor storage, large volumes of truck activity, or the potential to create negative off-site impacts may be permitted.

- a. Commercial uses may be permitted within the CBD to reuse existing structures on parcels less than two acres in size.
- b. The minimum lot size for new Industrial sites shall be 2 acres.
- c. A maximum intensity of 0.5 Floor Ratio Area is permitted.

Policy 1.2.13 Governmental

This category recognizes areas suited for governmental purposes such as: public utility and transportation facilities and rights of way, storm water management facilities and structures, and government buildings. The maximum Floor Area Ratio is 1.0.

Policy 1.2.14 Recreational

This category recognizes areas suited for public parks, playgrounds, and public open spaces.

- a. All tracts shall be a minimum of one acre in size.
- b. The maximum Floor Area Ratio is 0.25.

Policy 1.2.15 Conservation

This category recognizes areas suited for public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to private lands when held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes.

Objective 1.3 Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The city shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining a small city community character.

Policy 1.3.1 Central Business District

The Central Business District (CBD) is established and shall be depicted on the Future Land Use Map. The CBD shall include the Community Redevelopment Area (CRA) as approved by the City Commission.

- a. The City shall support infill development and adaptive reuse by providing density and intensity bonuses and flexible development standards within the CBD.
- b. The City shall encourage small businesses to locate within the CBD by allowing small commercial uses within the Industrial districts and facilitating rental tenancy of small units within permitted shopping centers.
- c. Home offices, home occupations, and cottage industries that complement the small

city character of Belleview shall be encouraged within the transitioning residential areas of the CBD when compatible with the surrounding neighborhood.

- d. The CBD may be expanded to include contiguous commercial or mixed-use developments if connected to the CBD by sidewalks or multimodal trails.

Policy 1.3.2 Protection of Traditional Residential Neighborhoods

New commercial, multifamily, and industrial developments adjacent to residential neighborhoods shall mitigate for negative effects of increased noise, light, and traffic by providing increased buffers and setbacks.

Policy 1.3.3 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendments shall be compatible with adjacent land uses and the desired community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
- b. The use of mixed-use developments, adaptive reuse, PD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

Objective 1.4 Innovative Development

The City will promote flexible and innovative land development techniques through the use of Planned Developments and Mixed-Use Developments.

Policy 1.4.1 Planned Developments (PD)

The City shall provide standards in the land development regulations for the development of land as a planned development using flexible concepts of site design and planning to preserve the natural amenities of the land, improve compatibility with adjacent land uses, mitigate potential negative impacts on adjacent lands, and to accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional zoning districts.

Policy 1.4.2 PD Flexible Standards

PDs may incorporate flexible lot sizing and setback requirements, landscaping and design criteria, and roadway design. PDs may provide for clustering of development including attached single-family development, and integration of residential and commercial uses within the same structure or site.

Densities and intensities of development, and open space requirements shall be as set out in this Comprehensive Plan and the land development regulations.

Policy 1.4.3 PD Locations

PDs may be allowed in any land use category when flexibility in development standards is desired. A PD approval is required concurrent with a future land use amendment to Mixed-use and new industrial districts greater than 20 acres.

Policy 1.4.4 PD Development

PDs standards shall promote water conservation, interconnectivity, and natural resource protection. PDs shall be designed along the following principles:

- a. Create a pedestrian friendly environment within the development by providing walking and cycling opportunities, and pedestrian access between residential and nonresidential uses;
- b. Create an attractive and function development with non-irrigated open space and Water-Wise vegetation for landscaping;
- c. Residential projects shall provide on-site active and passive recreational opportunities; Encourage the preservation of existing native vegetation and trees within perimeter buffers and open space; and
- d. Each lot shall contain adequate development area outside the area of special flood hazard as provided on the Flood Insurance Rate Map or Letter of Map Revision. All new community structures shall be located outside the area of special flood hazard.

Objective 1.5 Adequate lands

The Future Land Use Map shall designate and provide sufficient land for a diversified and successful community. There shall be adequate residential and non-residential uses to support projected population growth through 2035.

Policy 1.5.1 Residential Adequate Lands

The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which provides a range of housing choices to support the demands necessitated by existing and future residents.

Policy 1.5.2 Nonresidential Adequate Lands

The Future Land Use Map shall allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses. Non-residential uses shall be designated according to a pattern which provides a range of commercial and industrial choices, complimentary to the nature of the surrounding community, and to support the demands necessitated by existing and future residents through the year 2035.

Objective 1.6 Community Facilities

Essential public utility services and public safety facilities shall be allowed in all future land use categories. This shall include collection and distribution facilities within utility easements and corridors, and on public lands; improvements within road rights of way; and public safety facilities such as fire and police stations.

Policy 1.6.1 Public Schools

Public elementary, middle and high schools shall be an allowable use in all residential land use categories.

Policy 1.6.2 Public Schools Future Land Uses

The City shall encourage the location of public elementary, middle, and high schools based on the following criteria:

- a. Proximity to residential areas, particularly for elementary schools.
- b. Proximity to existing or planned public facilities, such as parks, libraries and community centers.
- c. Location of elementary schools along local or collector streets.

- d. Location of middle and senior high schools near arterial streets.
- e. Location on lands contiguous to existing school sites.
- f. Avoidance of school siting in environmentally sensitive areas.
- g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.
- h. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.

Objective 1.7 Coordination of Public Facilities and Services

The City shall ensure the provision of public facilities and services in a timely, efficient, and cost-effective manner.

Policy 1.7.1 Coordination of Development with Public Facilities

Land development and redevelopment shall be timed and staged in conjunction with provision of supporting public facilities, such as streets, water and sewer utilities, police and fire protection service, and public schools. Utilities for new nonresidential, subdivision, and multifamily developments shall either:

- a. Be available and provided concurrent with the time a development permit is issued; or
- b. Be secured through a development order that allows development occur concurrent to the development of utility infrastructure.

Policy 1.7.2 Public Facilities and Services

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

Objective 1.8 Protection of Potable Water Supply

The City recognizes that an uncontaminated potable water supply is a primary public concern and shall protect public potable water supply wellheads from off-site sources of contamination.

Policy 1.8.1 Protection of Potable Public Water Supply

The City shall prohibit incompatible land uses around public wellheads consistent with Florida Statute standards.

Policy 1.8.2 Land Use Decisions on Potable Water Supply Wells

The City shall consider the possible effects of land use decisions on potable water supply wells. Proposed non-residential developments adjacent to public potable water supply wells may be required to utilize the Planned Development approval process to assure protection of the public water supply.

Policy 1.8.3 Public Sanitary Sewer Required

Development within 600 feet of public potable water supply wells must be served by public sewer service.

Policy 1.8.4 Water Conservation

The City shall promote potable water conservation through the following means:

- a. Water Wise landscaping will be required for all new nonresidential developments, PDs and Mixed-Use developments,

- b. New nonresidential irrigation systems shall be low flow and include a moisture or rain sensor, and
- c. The City will encourage the preservation of existing trees during the development process.

Objective 1.9 Natural and Cultural Resources

The city shall assure the protection of significant natural and historical resources through the administrative procedures of the land development regulations and the following policies.

Policy 1.9.1 Natural and Cultural Resources Future Land Use Map

The Future Land Use Map shall direct economic growth and associate land development to areas that minimize the adverse impact on natural resources and ecosystems with special regard to topography, soil conditions, and natural and historical resources.

Policy 1.9.2 Environmental Disclosure Required

All developments forty acres in size and greater shall provide documentation of what natural resources are located on the development site. This shall include, but not be limited to, listed wildlife species, regulated wetlands, and sinkholes. If natural resources are present, the applicant will assure through the development review and approval process, they are protected during the development process or permitted impacts are authorized by the State prior to site development.

Policy 1.9.3 Historical Structures

The City shall encourage the rehabilitation and adaptive reuse of historical structures listed on the Florida Master File, consistent with the character of the community.

Policy 1.9.4 Cultural Resources

All developments forty acres in size or greater shall provide a letter of clearance from the Florida Division of Historical Resources to determine the presence of known historical and/or archaeological resources. If known historical and/or archaeological resources are identified, the developer shall provide for the appropriate mitigation or avoidance of impacts.

Objective 1.10 Belleview Community Redevelopment Area and Blighted Areas

The City shall encourage the revitalization and improvement of blighted areas through the enforcement of policies and regulations that encourage redevelopment and renewal.

Policy 1.10.1 Substandard Housing

The City shall use the remedial provisions of the Florida Building Code and code enforcement process to Address substandard housing.

Policy 1.10.2 CDGB Grants

The City will continue to seek Community Development Block Grant Funding to improve the condition of infrastructure within blighted areas.

Policy 1.10.3 Community Redevelopment Area

The City will provide development and redevelopment incentives to encourage the revitalization of the Community Redevelopment Area.

Policy 1.10.4 Master Planning Areas

The City will develop area specific master plans for areas such as: Lake Lillian, SR 35 and CR 25 area, the SR 25 area, and the US 441 area.

Policy 1.10.5 Lake Lillian Area

The City will review and revise its zoning district regulations and zoning atlas as needed to promote small-scale, destination retail and mixed-use development in desired areas around Lake Lillian.

Objective 1.11 Non-conforming and Vested Uses

The City shall ensure that existing rights of property owners are preserved in accordance with the constitution of the United States and the State of Florida while encouraging the improvement and redevelopment of uses inconsistent with the character of the community.

Policy 1.11.1 Nonconforming Uses

Uses that are inconsistent with the Future Land Use Map and are vested pursuant to Florida law shall be considered nonconforming uses. Such uses may remain and be allowed to continue in their function in accordance with the following:

- a. Maintenance, such as painting, reroofing, wiring and internal repairs and remodeling shall be permitted in accordance with lawful permit requirements;
- b. Structural expansion and site improvements required to provide handicap access facilities and emergency vehicle access shall be permitted in accordance with lawful permit requirements;
- c. Expansion of existing development onto adjoining property shall not be allowed;
- d. If fire or natural disaster destroy or render the structure unusable, the land use shall be allowed to rebuild to the vested size and intensity/density allowed; and
- e. If a vested nonconforming use becomes vacant and remains continuously vacant for six months, the use shall lose its vesting. Future permitting for the property shall be in accordance with the Future Land Use Map. This provision will not apply, however, to a structure whose use is limited by its design. Those structures will remain vested for similar or less intensive uses for the useful life of the structure.

Objective 1.12 Coordination with Other Jurisdictions and Agencies

The City shall improve coordinate with adjacent jurisdictions, regional agencies, and state agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.12.1 Coordination with State and Regional Agencies

The city shall coordinate, as appropriate, with adjacent counties, special districts, the Regional Planning Council, Transportation Planning Organization, water management districts, and state agencies for land use amendments and annexations.

Policy 1.12.2 State and Regional Permits

The city may require proof of State and/or regional agency permits at the time of development as allowed by Florida Statute.

Policy 1.12.3 Congestion Management System

The city shall participate in the development and maintenance of a Congestion Management System. The Congestion Management System will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement.

[This page intentionally left blank]

Chapter 2 – Transportation Element

Goals, Objectives, and Policies

City of Belleview Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Transportation Element

Goal 2 Transportation

Provide for a safe, efficient transportation system that encourages multi-modal transportation, reduces accidents, and maintains acceptable levels of service.

Objective 2.1 Design Standards

Maintain transportation design standards within the land development regulations. The transportation design standards shall be consistent, as applicable, with the “Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways” published by FDOT, and the “Manual on Uniform Control Traffic Devices” (MUTCD) published by the Federal Highway Administration (FHWA); and include engineering standards, driveway standards and roadway access standards.

Policy 2.1.1 Safe Circulation and Access

All development proposals shall address and include provisions for safe and convenient on-site traffic circulation, both pedestrian and vehicular; safe roadway access; and assure accessibility in design to multimodal facilities.

Policy 2.1.2 Preservation of Future Roadways

Land development regulations shall provide standards and definitions for the preservation or protection of existing and future roadway right of way.

Objective 2.2 Multimodal System

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, public transit, and rail) to serve the local and regional movement of and connections among people, jobs, goods, and services.

Policy 2.2.1 Bicycle and Pedestrian Ways

In transportation facilities planning, the City will consider bicycle and pedestrian ways as a part of the preliminary design phase.

Policy 2.2.2 Promote Compact Growth

Bellevue shall promote compact growth with a variety of land uses within the municipal area as a means of promoting a walkable community.

Policy 2.2.3 New Residential Developments

New residential subdivisions, multifamily developments, and RV and mobile home parks shall provide for a bicycle and pedestrian friendly environment.

- a. Bicycle and pedestrian connections shall be provided along all collector or arterial roadways.
- b. Bicycle and pedestrian ways shall connect new residential development to recreational areas, schools and shopping areas within neighborhoods.
- c. New residential subdivisions and master planned communities shall provide for safe internal pedestrian and bicycle circulation.
- d. New residential developments shall connect to existing pedestrian and bicycle facilities when possible.

Policy 2.2.4 New Land Uses

The City shall encourage land uses which promote multi-modal transportation in public transportation corridors, including mass transit, bicycling and walking.

Policy 2.2.5 Public Transit

The City shall support and encourage Marion County in efforts to provide a transit system that meets residents' mobility needs in a cost effective and efficient manner.

- a. The City shall coordinate public transit efforts through the Ocala/Marion County Transportation Planning Organization (TPO) to create a transit system that will provide greater interconnection between Belleview and adjacent population centers; and
- b. The City shall promote land use patterns that support a compact public transit system.

Policy 2.2.6 Transit Service

The City shall to the extent possible coordinate with the TPO and Marion County in order to provide safe and convenient public transit services to existing and proposed activity centers, including the provision of services to the transportation disadvantaged.

Policy 2.2.7 Rail

Belleview shall coordinate with CSX regarding the operation of the S-line to mitigate potential negative impacts of increased rail traffic and promote safe operations within the City.

Objective 2.3 Level of Service and Congestion Management

Establish minimum level of service (LOS) standards for public roadways and adopt congestion management implementation policies to ensure all roadway segments classified as collector or arterial maintain a volume to capacity ratio less than 1.0.

Policy 2.3.1 Level of Service

Belleview shall maintain the following levels of service for State, City, and County Roadways. These adopted LOS standards are not regulatory but provide a basis to monitor congestion and coordinate needed improvements with the TPO and Florida Department of Transportation (FDOT). These LOS standards, based on peak hour are as follows:

- a. LOS D for roadways funded through the Transportation Regional Incentive Program (TRIP);
- b. LOS D for all State roadways; and
- c. LOS E for all County and City roadways.

Policy 2.3.2 Congestion Management

The City shall utilize the following approaches to monitor and plan for transportation facilities to meet current and future demands and minimize congestion:

- a. Participate in the TPO's Congestion Management Process that provides for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement; and
- b. Partner with the TPO in maintaining an on-going traffic information program, including an on-going traffic count program to provide information for the Congestion Management System. This program shall serve as the basis for project review, prioritization of traffic improvements, as well as for providing the database for updating the Transportation Element.

Policy 2.3.3 Mobility Management

The City will coordinate with Marion County and the Ocala/Marion County Transportation Planning Organization (TPO) to consider the elimination of transportation level of service standards in favor of a mobility management system that considered multimodal projects at a county-wide level.

Objective 2.4 Roadway Maintenance and Improvements

The City shall continue to maintain the transportation network.

Policy 2.4.1 Transportation Improvements Priorities

Transportation improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Funded projects to correct existing identified transportation system deficiencies;
- b. Projects to relieve identified safety and congestion problems;
- c. Projects to promote economic revitalization and job creation;
- d. Projects necessary to fulfill a legal commitment made by the City; and
- e. Projects that will preserve or achieve the full utilization of existing transportation facilities.

Policy 2.4.2 Improvements to Public Roads Due to Private Development

New development and redevelopment activities that result in more intense traffic use are required to bring city roadways to the appropriate physical condition necessary for the proposed use. The developer shall be responsible for required improvements and, if requested by the City's Public Works Director or designee, shall provide the following information or analysis during the permitting process:

- a. Evaluation of the physical condition (width and construction including subgrade) of City roads used to gain access to the development site;
- b. Volume and type of traffic to be generated by the proposed development; and
- c. Improvements required bringing city roads to the appropriate physical condition necessary to protect the health, safety, and welfare of the public.

Objective 2.5 Coordination with the Future Land Use

The City shall provide a transportation system that is consistent with the Comprehensive Plan Future Land Use Map and Element and the most recent TPO Long Range Transportation Plan.

Policy 2.5.1 Future Land Use Element

The City shall coordinate the development of new transportation regulations, policies, and plans with the Future Land Use Element and Future Land Use Map.

Policy 2.5.2 Future Land Use Map Amendments

The City shall consider both the Transportation Element and Future Land Use Element when evaluating Future Land Use map amendments.

Objective 2.6 Coordination with County, Regional, and State Agencies

Provide a transportation system that is coordinated and consistent with the plans and policies of the TPO, FDOT, and county government.

Policy 2.6.1 Intermodal Coordination

The City shall coordinate transportation improvements, including but not limited to strategies that address intermodal terminal and access, with the current and future needs of regional public transportation facilities within Belleview.

Policy 2.6.2 Coordination with TPO

Belleview shall continue to coordinate with the TPO to promote and implement a regional transportation system that enhances economic opportunities and serves the regional transportation needs of residents and businesses.

- a. Belleview shall coordinate with the TPO to maintain and monitor transportation counts, accident counts;
- b. Belleview shall adopt the current Long-Range Transportation Plan by reference; and
- c. Belleview shall continue to coordinate with the TPO to identify and rank transportation priorities and funding availability.

Policy 2.6.3 Coordination with FDOT

Belleview shall continue to maintain open and effective dialog with FDOT and applicable FDOT staff members. Specifically, the County and Cities shall coordinate with FDOT for:

- a. Development and implementation of the FDOT 5-year Work Program; and
- b. Impacts of development on State transportation facilities.

Policy 2.6.4 Coordination with Marion County

Belleview shall continue to maintain open and effective dialog with the County to maintain a safe efficient transportation system.

Objective 2.7 Roadway Safety

The City will emphasize safety and aesthetics in the maintenance and development of its transportation system.

Policy 2.7.1 Minimizing Hazards

The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a. Requiring the provision of adequate storage and turning areas;
- b. Prohibiting direct access from driveways and local roads onto high-speed traffic lanes; and
- c. Providing adequate capacity for emergency evacuation.

Policy 2.7.2 Emergency Evacuation Routes

The City shall continue to coordinate with the TPO, FDOT, and Florida Department of Emergency Management to assure adequate capacity and access for emergency evacuation.

The following are the emergency evacuation routes designated in the City:

- S US Hwy 441
- S US Hwy 301
- Baseline/SE 58th Avenue

Policy 2.7.3 Accident Reduction

The City shall strive to reduce the number of vehicular and pedestrian accidents within the City.

- a. The City shall utilize information developed through the TPO Crash Data Management System to identify high accident intersections.
- b. Pedestrian displays shall be provided at all signal installations.
- c. The City shall coordinate with the TPO and FDOT to promote pedestrian and bicycle safety improvements along S US Hwy 441.

[This page intentionally left blank]

Chapter 3 – Housing Element

Goals, Objectives, and Policies

City of Bellevue Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Housing Element

Goal 1

Develop housing programs through coordinated efforts by the public and private sectors to maintain, improve and promote an adequate supply of safe, decent and sanitary housing in suitable environments and at affordable costs to meet the housing needs of the City's present and future population, including those residents with special needs.

Objective 1

The City shall enforce policies and standards that assure the provision of adequate and affordable housing opportunities for the current and anticipated population as well as households with special needs including rural and farm worker housing.

Policy 1.1

The Land Development Regulations will provide incentives for innovative development designs and provisions for flexible housing design to promote residential development to meet a broad range of needs.

Policy 1.2

The Zoning regulations in the adopted Land Development Regulations shall provide for a variety of housing types and needs, including conventional, modular and manufacture housing, mobile home parks and subdivisions, multi-family housing and rural and farm worker housing.

Policy 1.3

The Development Services Director shall request representatives of the private and non-profit industry to assist in the preparation of plans and programs for the development of housing and to improve coordination among participants involved in housing productions.

Policy 1.4

The City shall designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services on the Future Land Use Map.

Objective 2

The City shall eliminate substandard housing conditions to the fullest extent possible by enforcing policies and standards that provide structural and aesthetic improvement of the existing housing stock and by providing policies and procedures concerning relocation housing.

Policy 2.1

The City of Belleview shall continue its effort to stabilize neighborhoods, including but not limited to such activities such as actions as providing paved streets and sidewalks and providing municipal services such as prohibitions against junk and trash and enforcing those housing ordinances which result from implementing this plan.

Policy 2.2

The City shall promote a safe and sanitary housing stock by providing structural standards through the Land Development Regulations.

Policy 2.3

The Development Services Director shall utilize the records of the Marion County Property Appraiser to maintain an inventory of substandard housing within Belleview in order to identify areas with deteriorating housing stock.

Policy 2.4

No dilapidated units may be occupied, no deteriorating rental units may be occupied and owner occupied but deteriorated units will be upgraded at the expense of the owner to meet all housing code requirements.

Policy 2.5

In eliminating substandard housing through rehabilitation and/or demolition programs the following principles shall apply:

- a. City efforts will be coordinated with the Marion County Housing Authority.
- b. No household will be displaced until such time as standard and affordable replacement or relocation housing is available.
- c. All improvements shall meet the adopted standard housing code criteria for materials and methods.

Objective 3

Ensure an adequate supply of housing is available for very low, low and moderate income households and ensure adequate sites for affordable housing including mobile and manufactured homes.

Policy 3.1

Principles and criteria guiding the location of very low, low and moderate income housing, mobile homes, rural households and farm worker households shall include the following, upon which the zoning ordinance and municipal utilities policies shall be based:

- a. Locations shall be unlimited; i.e., the adopted Future Land Use Map for residential purposes will also allow the uses identified by this policy.
- b. Densities shall be the same as permitted for households without special needs.
- c. All developments shall provide public facilities and supporting infrastructure in accord with those standards adopted in the recreation, utilities and transportation elements of this plan.
- d. All developments shall provide central water and sewer, adequate storm water drainage and parking facilities.
- e. The adopted Land Development Regulations will continue to allow mobile homes as permitted uses within mobile home parks and mobile home subdivisions, with locations designated on the Zoning District Map.
- f. The Land Development Regulations will provide standards for residential uses in non-residential districts [mixed-uses]. These policies will continue, as a means of providing low and moderate income housing with access to commercial uses and municipal services.

Objective 4

The City shall facilitate the provision of group homes and foster care facilities as licensed or funded by the Florida Department of Children and Family Services within residential areas or areas with residential character.

Policy 4.1

The adopted Land Development Regulations shall establish standards for the location of foster care or group homes licensed or funded by the Florida Department of Children and Family Services within residential areas by number of clients served, length of client stay and intensity of services or treatment to provide, in accordance with the requirements of Chapter 419, Florida Statutes.

Policy 4.2

Foster care facilities and group homes shall be provided and operated on a non-discriminatory basis.

Policy 4.3

The Land Development Regulations shall allow group homes of six or fewer clients in lower density residential areas, as prescribed in the Florida Statutes.

Policy 4.4

The Land Development Regulations shall allow Community Residential Homes subject to special locational criteria provided in the Florida Statutes in order to determine consistency with community locational requirements and appropriate safeguards.

Policy 4.5

Group homes and foster care facilities shall be located where supporting infrastructure and public facilities are available, and such services will be made available by the City of Belleview according to the adopted Capital Improvement Element.

Objective 5

The City shall maintain the adopted housing code and enforcement mechanism. The housing code shall include regulations regarding the conservation, rehabilitation or demolition of housing. In addition, historically significant housing will be identified.

Policy 5.1

Both the Florida Building Code and International Property Maintenance Code will be adopted, with revisions as appropriate to the municipality. Enforcement will be through the Building Official.

Policy 5.2

The Development Services Director shall annually review city codes and regulations to determine if actions are needed to streamline the permitting process in order to minimize delays and costs for housing, including affordable housing.

Objective 6

The City shall establish or participate in housing implementation programs which provide financial assistance for demolition, conservation or rehabilitation of existing housing structures as determined by the City Commission.

Policy 6.1

The Development Services Director will keep the elected officials advised as to expanded, new or potential housing assistance programs. The elected officials will consider utilizing any federal, state or locally developed subsidy programs that become available.

Chapter 4 – Infrastructure Element

Goals, Objectives, and Policies

City of Belleview Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Infrastructure Element

STORMWATER MANAGEMENT

Goal 1

Improve or maintain the existing drainage system to eliminate problem areas.

Objective 1.1

Stormwater facilities will be designed and developed to eliminate existing facilities deficiencies and to accommodate a 25-year, 24-hour storm as a minimum level of service. If known flooding occurs downstream, the stormwater facility shall be required to accommodate a 100-year, 24-hour storm as a minimum level of service. All stormwater facilities will conform with the design standards of the *St. Johns River Water Management District Applicant Handbook, Volume II*.

Measure: Adopted Administrative Procedure

Responsible Entity: City Commission

Policy 1.1.a

The City will attempt to eliminate stormwater problems by building drainage controls, increasing existing culvert capacity to a 25-year, 24-hour storm, or to a 100-year, 24-hour storm if known flooding occurs downstream, and by implementing a stormwater master plan.

Policy 1.1.b

The city shall establish a priority list for the replacement, correcting existing facility deficiencies and providing for future facility needs, placing first priority on replacing undersized culverts, as a part of the stormwater master plan.

Policy 1.1.c

The adopted level of service standard for drainage in Belleview is as required by the *St. Johns River Water Management District Applicant Handbook, Volume II*. The adopted level of service standards for water quality are:

- 1) All stormwater treatment and disposal facilities will be required to meet the design and performance standards established in the *St. Johns River Water Management District Applicant Handbook, Volume II*; and,
- 2) The first one [1] inch of stormwater run-off will be treated on-site to meet those water quality standards required by the *St. Johns River Water Management District Applicant Handbook, Volume II*.

Policy 1.1.d

Stormwater discharge facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C. All standards in these citations are to apply to all new development and redevelopment and any exemptions,

exceptions or thresholds in these citations, including project size thresholds, are not applicable.

Objective 1.2

Maximize the use of existing facilities and discourage urban sprawl by giving first priority to improvements to existing facilities within the city limits.

Policy 1.2.a

The city will encourage development within the city limits and will coordinate stormwater facilities with Marion County and the Florida Department of Transportation. Areas to be annexed will follow drainage basin boundaries whenever possible, to bring entire basins under unified control.

Goal 2

Provide for proper drainage systems for future development.

Objective 2.1

Develop and adopt intergovernmental coordination administrative procedures whereby the city will coordinate with Marion County regarding extension of, or increase in the capacity of facilities to meet future needs through the planning period.

Policy 2.1.a

The city will evaluate the updated land use map, the poorly drained areas as indicated on Map 3-2, and the existing drainage system to determine if any extensions or new stormwater facilities will be needed.

Policy 2.1.b

The city will annually review and update as necessary, the present subdivision controls and site plan requirements, found in the Land Development Regulations, to ensure that proper drainage meeting state standards is required in new subdivisions. The Land Development Regulations will remain in compliance with Chapter 62-302, F.A.C. and the *St. Johns River Water Management District Applicant Handbook, Volume II*.

Policy 2.1.c

Through an adopted intergovernmental agreement with Marion County, the County will provide that developments outside of the city will not impair the drainage system in Belleview.

Goal 3

Protect the functions of natural drainage features.

Objective 3.1

The city will continue to regulate land use and development to protect the functions of natural drainage, by enforcing the adopted Land Development Regulations.

Policy 3.1.a

Natural drainage/retention areas will be developed so that such development would not adversely affect the overall drainage patterns of the city as a whole, with regulation via adopted land development regulations.

Policy 3.1.b

The city will coordinate development which could affect the drainage flows through an interlocal agreement with Marion County.

SANITARY SEWER

Goal 1

Provide a safe and efficient method of sewage disposal.

Objective 1.1

Continue to treat sewage through the city sewage systems, meet state sewer treatment standards and correct any deficiencies.

Policy 1.1.a

The minimum level of service standards for sanitary sewer are: [9J-5.011(2)(c)2.a]

Inside city limits

- Residential uses: 55 gallons per capita per day
- Commercial uses: 373 gallons per unit day
- Institutional uses: 785 gallons per unit day

Outside city limits

- Residential uses: 60 gallons per capita per day
- Commercial uses: 789 gallons per unit day
- Institutional uses: 785 gallons per unit day

Objective 1.2

The adopted Capital Improvements Element will be utilized to correct any potential deficiencies.

Policy 1.2.a

The city will establish priorities for sewer replacement and correcting facility deficiencies for future facility needs as a part of the adopted Capital Improvements Element.

Objective 1.3

The city will continue to enforce the interlocal agreement with Marion County that was adopted in 2006 whereby the city will coordinate the extension of sewer service and increase in the capacity of the sewer facility to meet future needs, within the Municipal Services District.

Policy 1.3.a

Upon request from Marion County, consider the extension of, or the provision of, a central sewer system.

Policy 1.3.b

The Future Land Use Map or Future Land Use Map Series will be amended to establish a Belleview Municipal Services District Boundary. Municipal services will not be provided outside said boundary; however, the boundary may be revised through an amended interlocal agreement and a comprehensive plan amendment.

Objective 1.4

Continue to implement the adopted interlocal agreement with Marion County, develop plans to maximize the use of existing facilities and discourage urban sprawl, by limiting future urban services to areas either already annexed or the subject of a binding annexation commitment.

Policy 1.4.a

The city's water department shall undertake, on an "as needed" basis, a water service extension project to upgrade the existing municipal system. The city will continue to require developers to install lines to city standards.

POTABLE WATER

Goal 1

Protect the quality of groundwater supplies and provide an adequate and efficient water supply to insure the public health, safety and welfare.

Objective 1.1

Maintain excess capacity in accordance with the requirements of the Florida Department of Environmental Protection, adopt and implement a capital improvements program, and continually monitor and record water quality.

Policy 1.1.a

The City Commission will establish priorities for replacement and correcting existing facility deficiencies and for providing future facility needs.

Policy 1.1.b

The City Commission will continue to monitor potable water quality to assure its residents a supply which meets or exceeds state water quality standards.

Objective 1.2

Adopt and update annually, a capital improvements program to coordinate the extension of, or increase in capacity, the water system to meet future needs.

Policy 1.2.a

The following level of service standards are the basis on which capacity availability shall be determined, unless more accurate estimated demand calculations are available:

Inside city limits:

Residential Uses: 69 gallons per capita per day, minimum pressure of 50 p.s.i.

Commercial Uses: 462 gallons per unit per day, minimum pressure of 50 p.s.i.

Institutional Uses: 960 gallons per unit per day, minimum pressure of 50 p.s.i.

Outside city limits:

Residential Uses: 74 gallons per capita per day, minimum pressure of 50 p.s.i.

Commercial Uses: 979 gallons per unit per day, minimum pressure of 50 p.s.i.

Institutional Uses: 960 gallons per unit per day, minimum pressure of 50 p.s.i.

Policy 1.2.b

The city will continue its efforts to extend service to the west along C-484, and to provide service to public facilities operated by other political jurisdictions.

Objective 1.3

Maximize the use of existing facilities by requiring all new developments in Belleview to use the water system, and discourage urban sprawl by permitting higher densities of development and intensities of land use in Belleview than in the unincorporated areas.

Policy 1.3.a

Extensions of municipal water lines will be to infill or contiguous, unserved areas as a top priority.

Policy 1.3.b

The system pumping and treatment capacity will be increased when ninety percent [90%] of current capacity is reached; however, this shall not preclude either the extension of service lines or the commitment to provide service up to one hundred percent [100%] of capacity.

Policy 1.3.c

New development will be required to bear one hundred percent [100%] of the facility expansion costs created by the new development.

Policy 1.3.d

Extensions of water service will be confined to that urban service boundary proposed to be included within an interlocal agreement adopted between Marion County and Belleview.

Policy 1.3.e

The city will continue to require mandatory hookups to the potable water system, as currently adopted in Section 86-32 of the Belleview Code of Ordinances. In the land development regulations, cross connections will also be regulated.

Objective 1.4

The City of Belleview will be required to comply with the St. Johns River Water Management District water conservation regulations.

Policy 1.4.a

The Public Works Director will contact the Water Management District on an annual basis to obtain up to date water conservation regulations.

Policy 1.4.b

The city will follow the St. Johns River Water Management District's water conservation strategies and techniques.

SOLID WASTE

Goal 1

Provide the most efficient solid waste disposal for the residential and commercial businesses of Belleview.

Objective 1.1

The existing solid waste collection system will be utilized until deficiencies are identified. The landfill is county maintained and operated, thus will not be addressed in this plan.

Policy 1.1.a

The city will periodically evaluate the rates and quality of the present contracted solid waste pick-up service.

Policy 1.1.b

The city will strictly enforce the ordinance(s) regarding disposal of solid waste.

Policy 1.1.c

Scheduling, equipment and manpower for solid waste pickup will be adjusted as necessary to keep up with growth.

Objective 1.2

Maintain a reasonable level of service by collecting one hundred percent [100%] of all garbage and trash generated within the City of Belleview, with reasonable rates and mandatory collection; and, reducing the volume of solid waste requiring disposal.

Policy 1.2.a

Collection will continue to be mandatory for all developed properties. The public works director will present an annual report with recommendations to the City Commission regarding cost-benefits of public versus private solid waste collection and the effects that the recycling program has on reducing solid waste.

AQUIFER RECHARGE

Goal 1

To maintain a safe, natural environment and to prevent harm to surrounding natural resources.

Objective 1.1

Protect the municipal wellfield and any other natural groundwater recharge area by local ordinance.

Policy 1.1.a

The municipal wellfields are a locally-designated recharge areas which requires protection from pollution. Any development within one-quarter [1/4] miles of this site, or up gradient, shall be planned and designed by a licensed engineer to protect the wellfield from pollution in accordance with Water Management Standards, as required by adopted Belleview land development regulations.

Policy 1.1.b

The Belleview level of service standards for aquifer recharge are:

- a. Any recharge to the aquifer will be of the same or higher quality as could occur under natural conditions.
- b. Following development of any tract of land, recharge amounts shall equal those occurring prior to development.

[This page intentionally left blank]

Chapter 5 – Conservation Element

Goals, Objectives, and Policies

City of Bellevue Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Conservation Element

Goal 1

Protect, conserve, enhance or appropriately use the City of Belleview’s natural resources in a manner which maximizes their long-term viability and economic, recreational and natural value.

Objective 1

Enforce regulations that require new development to proceed only after a thorough review of potential environmental problems. This review shall analyze physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, presence of surface water and danger of flooding.

Policy 1.1

New development will be required by adopted Land Development Regulations to evaluate geologic hazards on-site prior to development.

Policy 1.2

The City Commission will request the St. John’s River Water Management District to comment on the hydrology of the area as it relates to the city’s growth and development.

Objective 2

Protect and conserve the natural functions of existing soils and wildlife habitats, Lake Lillian, floodplains, and wetlands.

Policy 2.1

The adopted Land Development Regulations will require that soils and their covering vegetation be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer.

Policy 2.2

Enforce the drainage ordinance in order to maximize the recharge of the Floridian Aquifer by rainfall, minimize storm water run-off, and maintain a high degree of purity in the water which supplies the city wells.

Policy 2.3

Promote and enforce provisions for erosion control implemented through the drainage ordinance.

Policy 2.4

Enforce regulations which limit the uses of wetlands to passive recreation, conservation and open space.

Policy 2.5

Wetlands shall be protected and conserved by an undisturbed upland buffer having a minimum width of 25 feet.

Policy 2.6

“Wetlands” as defined herein are those areas that are inundated or saturated by surface or ground water at a frequency and a duration to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possesses characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligative hydrophytic macrophytes that are typically adapted to the soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments and anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Policy 2.7

The adopted Land Development Regulations will ensure the protection of natural functions of flood-prone areas, including but not limited to the following standards of performance:

- Dredge and fill and clearing of natural vegetation will be minimized or prohibited in order to maintain the natural topography and hydrological functions of floodplains.
- Structures will be clustered on the non-floodplain portions of a site, or where the entire site lies in the floodplain, they will either be flood proofed or elevated on pilings and densities lowered.
- Roads, bridges or similar public facilities will not be located in floodplains, except where no reasonable alternative exists.
- Septic tanks will continue to be prohibited within all areas of the city.
- No hazardous materials or waste will be stored within floodplains.

Objective 3

Protect the municipal water supply.

Policy 3.1

Open space lands shall be required to be included in all developed areas, through the land use plan map and adopted zoning regulations, to assure aquifer recharge.

Policy 3.2

Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies.

Policy 3.3

The city will conduct draw down tests, identify the cone of influence and restrict land uses within the identified cone of influence to those which will not adversely affect water quality or quantity.

Policy 3.4

The Land Development Regulations will, require that developers, before they receive a development permit, shall prove to the City Commission that their project would not cause water quality or quantity problems in the city. This may include, but not be limited to, obtaining all permits required by: Florida DOT, Florida DEP and the St. Johns River Water Management District prior to commencement of development.

Policy 3.5

Consistent with Policy 1.4.b of the Infrastructure Element, the City will follow the St. John's River Water Management District's water conservation strategies and techniques.

Objective 4

Prohibit the discharge of stormwater run-off into sinkholes.

Policy 4.1

All new development will be prohibited from discharging stormwater to sinkholes.

Policy 4.2

The city will, through the Development Services Director, request a joint workshop or series of workshops involving the City Engineer to determine if any sinkholes currently receive stormwater and to explore means of treating stormwater currently being, or potentially, discharged into sinkholes.

Objective 5

The Grotto, and at such time as a natural reservation is identified, will be protected through the adopted land use plan and implementing land development ordinances.

Policy 5.1

Any natural area identified in the future through an amendment to the document will be designated as a preservation area.

Objective 6

No unique vegetative communities exist in Belleview; however, when a unique vegetative community is identified in contiguous Marion County, the City shall develop and adopt an interlocal agreement to help protect, use, conserve or preserve it.

Policy 6.1

The City Commission will, through an adopted interlocal agreement, assist Marion County in protecting unique vegetative communities located within and contiguous to the City.

Policy 6.2

The adopted Land Development Regulations shall continue to ensure the protection of the following environmentally sensitive areas:

- a) Sinkholes [if and when they occur or are identified]
- b) Wetlands [if and when identified on a site-specific basis]
- c) Habitat of Threatened or Endangered Species [if and when identified on a site-specific basis]

Objective 7

Any environmentally sensitive lands shall, when identified, be protected by the adopted Land Development Regulations.

Policy 7.1

The adopted Land Development Regulations require the protection of sinkholes.

Policy 7.2

The adopted Land Development Regulations require that the habitat of any threatened species shall be protected and still permit a reasonable use of private property.

Policy 7.3

The habitat of any endangered species shall be preserved. The only development activities permitted in such instances shall be to increase the carrying capacity of that habitat in accord with a management plan endorsed by the Florida Department of Environmental Protection.

Objective 8

The City shall develop maps depicting community-wide development constraints.

Policy 8.1

A physical limitations composite map will be prepared using the following procedures:

- a) A composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.

- b) Define areas that have physical limitations and potentials for various types of land use.

Objective 9

Improve the appearance of the city by implementing mechanisms in the adopted Land Development Regulations.

Policy 9.1

Where residential development is of conventional design, regulations will be enforced which require the dedication of open space to public or private use. The amount of open space required will be proportional to the number of persons to be served by each development.

Policy 9.2

The Belleview City Commission will continue to enforce the landscaping ordinance to assure that valuable shade and ornamental trees are preserved and increased in numbers and will continue to serve as a means of preserving and enhancing the aesthetic values currently found in Belleview.

Policy 9.3

The sign regulations will be reviewed and updated as needed to regulate the method of display, height, total size and other factors in a manner appropriate to achieve a degree of uniformity within the City and which will be equitable to all parties concerned.

Objective 10

Adopt an air quality ordinance.

Policy 10.1

The City Commission shall develop a draft ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.

Policy 10.2

Lacking the standards, technology and manpower to limit vehicular emissions, the Belleview City Commission will control open burning and industrial emissions. Upon the development of appropriate federal or state emission standards, the City Commission will consider the feasibility of enforcing similar or more stringent standards in Belleview.

Objective 11

A wildlife assessment and protection component shall be required as a portion of all subdivisions and planned developments.

Policy 11.1

The adopted Land Development Regulations will require over five percent [5%] of the land area in each subdivision or planned development to be preserved or restored as native wildlife habitat or, if approved by the City Commission, the required preservation land to be transferred to another site as approved by the City Commission. In addition to the preservation areas, the applicant shall document other methods used to enhance the ability of native wildlife populations to co-exist with the proposed development.

Objective 12

Endangered and threatened wildlife species shall be protected through the adopted Land Development Regulations.

Policy 12.1

No development activity may adversely impact upon either the habitat or species identified pursuant to the preceding objective. If threatened or endangered species are located within the community, the adopted Land Development Regulations will require a wildlife management and protection component to be included in the development plan of any new development. In reviewing such a plan, the City Commission will solicit a review and comment from the Florida Game and Fresh Water Fish Commission prior to issuing a development order.

Objective 13

The City shall continue regulating the collection and disposal of hazardous wastes.

Policy 13.1

The Belleview City Commission shall enforce ordinances that prohibit the introduction of harmful liquid or solid wastes into the municipal sewage system, ground waters, or on the surface which could potentially harm the environment.

Chapter 6 – Recreation and Open Space Element

Goals, Objectives, and Policies

City of Bellevue Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Recreation and Open Space Element

Goal 1

To develop and/or maintain recreation facilities and acquire open space adequate to meet future needs of the growing population of Belleview.

Objective 1

Throughout the entire planning period, paved streets or sidewalks will ensure public access to identified recreation sites.

Policy 1.1

The City of Belleview will continue to maintain most city roads, with county and state maintaining the remainder and provide public access to all recreation sites via public roads.

Objective 2

The Land Development Regulations will require developers to coordinate public and private resources to meet recreation demands.

Measure: Adopted Land Development Regulations Responsible Entity: City Commission

Policy 2.1

The City of Belleview will, to the best of its ability, continue to fund recreation and open space projects. However, the city will attempt to secure county, state or federal funds for recreation including an interlocal agreement with the County Recreation Department and/or the School Board to coordinate recreation projects to maximize the tax payer's money. Also, the city shall adopt incentives for developers to provide recreation facilities in their developments.

Policy 2.2

The City Commission will work with the Marion County School Board to provide recreation programs for young and old alike, and when necessary, recruit volunteers to run additional programs. This however, should not exclude the possibility of hiring a recreation director jointly with the county and other cities in the future.

Policy 2.3

A recreation advisory committee consisting of members of both the private sector and the city elected or appointed officials will be retained on a permanent basis as a means of obtaining citizen participation.

Objective 3

The City of Belleview shall acquire and develop land to ensure that parks and recreation facilities are adequately and efficiently provided.

Policy 3.1

The City of Belleview will support and coordinate recreational programs to city residents as needed.

Policy 3.2

The city will adopt subdivision regulations which will regulate the dedication of lands for public use [including parks, facilities and open space] in new subdivisions.

Policy 3.4

The city commission intends to:

- (1) Annually budget for recreation facilities to eliminate anticipated deficiencies.
- (2) Consider a recreation impact fee for facilities to serve new residents.

Objective 4

Ensure the provision of open space by public agencies and private enterprise through the adopted Land Development Regulations.

Policy 4.1

Open space, which is defined as undeveloped lands suitable for passive recreation or conservation use, is not a problem at this time since large amounts of private land remain undeveloped within the city. However, in the future this open land could be converted to residential or other uses; therefore, the City of Belleview will adopt an open space standard of usable open space standard shall be ten [10] acres per one thousand [1,000] population.

Chapter 7 – Intergovernmental Coordination Element

Goals, Objectives, and Policies

City of Bellevue Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Intergovernmental Coordination Element

Goal

Develop intergovernmental coordination mechanisms that are effective, to assure Belleview is governed with a minimum duplication and overlap with the responsibilities of other jurisdictions, and in harmony with the Marion County Comprehensive Plan, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Objective 1

Coordinate the comprehensive plan with the Marion County School Board, the St. Johns River Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.1

Development Services Director, or a representative thereof, shall be responsible for liaison between the Belleview Comprehensive Plan and the plans of Marion County, the school board, the health department, the various sub-state districts and regions, and the State Comprehensive Plan.

Policy 1.2

The City shall, as part of the Comprehensive Plan Review and Amendment Process, coordinate proposed plan amendments with adjacent local governments, the Marion County School Board, the St. Johns River Water Management District, the Withlacoochee Regional Planning Council and other local governments not having regulatory authority over the use of land.

Policy 1.3

The Mayor shall work to resolve any conflicts with Marion County through the Regional Planning Council's dispute resolution procedures.

Policy 1.4

The City Clerk in coordination with the Development Services Director and Public Works Director shall be responsible for conveying requests for extra territorial services to the City Commission for action. The City Clerk, Development Services Director, or Public Works Director shall serve as liaison for all information regarding intergovernmental coordination.

Policy 1.5

Development Services Director shall be responsible for receiving all requests for annexation, for developing administrative procedures to handle annexation proposals, and for conveying all annexation requests to the City Commission.

Standards to be included within the administrative procedures will include:

- a. Notice for review and comment by department heads.
- b. Standardized forms for all applicants, providing for legal descriptions, location maps, ownership, addresses of owners, date, and notarization.
- c. Numbering system and filing system for all applications.
- d. Flow charts and time frames for review and approval.

Standards and criteria by which the City Commission will determine which areas may be annexed will include:

- a. Compliance with Chapter 171.043, F.S.
- b. Municipal capability to provide services at adopted levels of service as adopted by this plan.

Policy 1.6

The City shall identify and participate in joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with citywide significance and problematic land uses.

Policy 1.7

The City shall continue to maintain the *Interlocal Agreement for Public School Facility Planning* (ILA-PSFP) with the Marion County School Board, Marion County, the City of Ocala, City of Dunnellon, Town of Reddick, and Town of McIntosh consistent with Chapter 163.31777, F.S., which shall address the following issues:

- a. Coordinating new schools in time and place with land development;
- b. Improving placement of schools to take advantage of existing and planned roads, water, sewer, and parks;
- c. Improving student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs of the local governments;
- d. Defining urban form by locating and designing schools to serve as community focal points;
- e. Providing greater efficiency and convenience by collocating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities;
- f. Reducing the pressure contributing to urban sprawl while supporting existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and
- g. Ensuring that the impacts of new development occur only in accordance with the ability to maintain adequate level of service standards.

Policy 1.8

The City may pursue interlocal agreements with the Marion County School Board in order to coordinate their facilities with the recreational needs of the recreational needs of the City as identified in Section 8, Collocation & Shared Use, of the ILA-PSPP.

OBJECTIVE 2

Ensure through adopted interlocal agreements that the City of Belleview addresses through coordination mechanisms, the impacts of developments proposed in the Belleview Comprehensive Plan upon development in adjacent municipalities, the county, the region and state.

Policy 2.1

In preparing and adopting this Comprehensive Plan Element, the City of Belleview finds and concludes that the Belleview Comprehensive Plan, and the development propose herein, is consistent with the Marion County Comprehensive Plan, the plans of the Marion County Board of Education and the Marion County Health Department.

Policy 2.2

The Belleview Planning Commission shall be responsible for periodically [once each year, during annual plan review] reviewing the relationship of proposed development in Belleview to the existing Marion County Comprehensive Plan.

Policy 2.3

In the event a local issue arises and the policies in this comprehensive plan do not address the issue, the city will amend its plan consistent with the Marion County Comprehensive Plan, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Objective 3

Adopt interlocal agreements that ensure coordination in establishing level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibility for such facilities.

Policy 3.1

Development Services Director shall, in cooperation or consultation with the Belleview Planning Commission, coordinate proposed level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibility for such facilities.

Objective 4

The City of Belleview shall maintain and enhance joint planning processes and procedures for coordination of public education facilities to ensure plans of the School Board are coordinated with the plans of the City. On an ongoing basis, the City, in cooperation with the School Board, shall review existing coordination mechanisms, its comprehensive plan, the Interlocal Agreement, and other programs and their effects on the plans developed for the School Board.

Policy 4.1:

In cooperation with the School Board and the local governments within Marion County, the County will implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

- 4.1.1: Coordination and Sharing of Information
- 4.1.2: Planning Processes
- 4.1.3: School Siting Procedures
- 4.1.4: Site Design and Development Plan Review
- 4.1.5: School Concurrency Implementation
- 4.1.6: Implementation and Amendments
- 4.1.7: Resolution of Disputes

Policy 4.2

The coordination of school siting shall be conducted in accordance with the Interlocal Agreement between the Board of County Commissioners, the Cities and the School Board.

Policy 4.3:

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Marion County, a Technical Working Group consisting of appropriate staff from the County, School Board and Cities shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- 4.3.1: Coordinated submittal and annual review of the City's Five-Year Capital Improvements Program with the School Board's Five-Year Facilities Work Program.
- 4.3.2: Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure, including annual review of the City's Five-Year Capital Improvements Program for infrastructure to support schools.
- 4.3.3: Coordinated review of residential planned developments or mixed-uses planned developments involving residential development.
- 4.3.4: Use of a unified data base including population (forecasts of student population), land use and facilities.
- 4.3.5: Ongoing coordinated siting of schools with parks, libraries and other public uses for multi-functional use.

Policy 4.3.6

Coordinated reviews of proposed plan amendments and Sector Plan applications shall include an analysis of the existing, planned and funded capacity of schools to serve development resulting from these approvals. The analysis, provided by the applicant working with the School Board staff, shall reflect the need for additional schools and the financial feasibility of adding those facilities into the 5-Year Capital Plan.

Policy 4.3.7

Directives resulting from the Technical Working Group meeting shall be referred to the appropriate government entity for incorporation into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Chapter 8 – Capital Improvement Element

Goals, Objectives, and Policies

City of Bellevue Comprehensive Plan

[This page intentionally left blank]

Goals, Objectives, and Policies – Capital Improvement Element

Goal 1

Ensure that public services and facilities are provided for in a timely and efficient manner through the use of sound fiscal policies.

Objective 1.1

Utilize the capital improvements element during the annual budget preparation process as a means of identifying and scheduling all anticipated capital facilities construction needs.

Policy 1.1.a

Capital improvement projects considered by the City Commission, shall be directly related to the individual elements of the adopted Comprehensive Plan and include consideration of:

- a. The elimination of existing public hazards.
- b. The elimination of existing capacity deficits.
- c. Local budget impact.
- d. Locational needs based on projected growth patterns.
- e. The accommodation of new development and redevelopment facility demands.
- f. Financial feasibility.
- g. Plans of state agencies and water management districts.

Policy 1.1.b

An updated and revised five-year schedule of capital improvements shall be adopted as a part of the annual budget process.

Policy 1.1.c

An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process.

Objective 1.2

Coordinate land use decisions and budgeting with the capital improvements schedule and utilize the schedule of capital improvements to maintain adopted level of service standards through administrative procedures.

Policy 1.2.a

Those levels of service standards contained within Chapters 1 through 8 of the City of Bellevue Comprehensive Plan are hereby, adopted by reference thereto. All proposed developments shall document consistency with the levels of service, and shall provide mitigating actions as necessary in the opinion of the commission specifically, the level of Service Standards adopted by this plan include:

- a. Availability of funds.

- b. New, unforeseen need.
- c. Maintenance of adopted level of service.

Policy 1.2.b

Municipal expenditures for capital improvements will be directed toward implementing the policies within the various comprehensive plan elements.

Objective 1.3

The City shall provide ongoing documentation of fiscal responsibility.

Policy 1.3.a

The City shall request recommendations as to acceptable guidelines for the management of debt during an annual audit to be conducted by a professional CPA firm. Recommendations may include but are not limited to:

- a) Revenue bond: Total revenue ratio
- b) Total debt service: Total revenue ratio
- c) Outstanding capital indebtedness: Ad Valorem tax base ratio

One (1) or more of the recommendations of that firm will be adopted as the Commission standard for the public indebtedness.

Objective 1.4

The City shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed.

Policy 1.4.a

The City will coordinate with the School Board the implementation of strategies for correcting existing deficiencies and addressing future needs to include:

- 1.4.1** The School Board's commitment to continue the re-boundary process to reallocate school capacity to reduce school overcrowding within CSAs;
- 1.4.2** Implementation of a Five-Year Capital Plan identifying capital improvements that are necessary to ensure LOS standards are achieved and maintained;
- 1.4.3** Identification of adequate sites for funded schools.

Policy 1.4.b

Funding for the construction and acquisition of sites for new schools adequate to meet identified needs shall be included in the School Board's Five-Year Capital Plan. However, sites may not be specifically identified for all schools included in years 4 and 5 of the schedule.

Policy 1.4.c

The City shall, in cooperation with the School Board, Marion County, and the other Cities within the County, update its educational impact fee schedule at a minimum of once every three (3) years.

Goal 2

The City shall adopt a Concurrency Management System which coordinates the timing of capital improvements with anticipated development.

Objective 2.1

All future private developments shall assume one hundred percent [100%] of the cost of facility improvements necessitated by each development at the level of service adopted within this plan for roads or other facilities, to the extent that such levels of service will be reduced by the immediate or cumulative effects of development.

Policy 2.1.a

Those level service standards contained within Chapters 1, 2, 3, 4, 5, 7 and 8 of the City of Belleview Comprehensive Plan are hereby adopted by reference thereto. All proposed developments shall document consistency with the levels of service, and shall provide mitigating actions as necessary in the opinion of the commission specifically, the level of Service Standards adopted by this plan include:

- (1) Drainage: As required by the *St. Johns River Water Management District Applicant Handbook, Volume II.*
- (2) Solid Waste: Disposal of 1.427 pounds per capita per day of non-recyclable solid waste.
- (3) Roads:

| | <u>Rural</u> | <u>Transitioning Urbanized Areas</u> | <u>Urbanized Area</u> |
|---------------------------------|--------------|--------------------------------------|-----------------------|
| State Multilane Roadways | B | C | D |
| State Two-Lane Roadways | C | C | D |
| City/County Roadways | D | D | E |

Policy 2.1.b

New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements necessitated by the development in order to adequately maintain the adopted level of service standards. (Belleview has adopted impact fees)

Objective 2.2

At such time as a development order is issued, the City shall incorporate in such order provisions which address each element of the comprehensive plan to assure that public facility capacities meet or exceed those levels of service established with the plan.

Policy 2.2.a

Every development order shall document:

- (a) The current municipal level of service standards.
- (b) Conditions to be met by the applicant to assure the levels of service are not reduced, below adopted level of service standards.

Policy 2.2.b

If a development is proposed that would exceed the availability of public facilities and services, either the development or the facilities will be phased to assure that the services and facilities are concurrent with the impacts of the development and meet municipal level of service standards.

Policy 2.2.c

Facilities and services necessary to meet the level of service standards adopted by the City of Belleview shall be in place prior to the issuance of a development order and development permit; or,

- (a) The necessary facilities are under construction at the time a permit is issued; or,
- (b) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued; or,
- (c) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable 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,

Policy 2.2.d

The City of Belleview may at the sole discretion of the elected officials of the City of Belleview, amend the comprehensive plan, including the Capital Improvement Element, the 5-year schedule of capital improvements, and the other affected plan chapter(s) to assure that facilities and services will become available within a 5-year time limit, subject to each of the following conditions:

- (a) The source(s) of funding shall be identified.
- (b) In addition to providing new or improved facilities or services, any existing deficiencies shall be eliminated.
- (c) The 5-year schedule of capital improvements shall include an estimated project completion date.

- (d) Upon being added to the comprehensive plan, the new or improved facility or service shall not be eliminated, deferred or delayed except by a comprehensive plan amendment.
- (e) The already adopted local development regulations will be amended to ensure development orders and permits are issued in a manner that will guarantee the necessary public facilities and services will be available to accommodate the impact of the proposed development.
- (f) A monitoring system shall be adopted which enables the elected officials to determine on an annual basis [immediately prior to annual budget preparation] whether they are adhering to the adopted level of service standards and to their schedule of capital improvements; and, to ascertain existing facility and service capacity at the time a developments order and development permit is approved.
- (g) This comprehensive plan must clearly designate those areas within which public facilities and services will be provided with public funds in accordance with the 5-year capital improvements schedule.