

Chapter 1

Future Land Use Element Goals, Objectives and Policies

City of Belleview Comprehensive Plan

Goals, Objectives and Policies	4
Goal 1 Future Land Use	4
Objective 1.1 Land Development Regulations	4
Policy 1.1.1 Zoning Districts.....	4
Policy 1.1.2 Consistency between the Comprehensive Plan, Zoning, and LDR standards	4
Policy 1.1.3 Development Pattern	4
Policy 1.1.4 Compatibility	5
Policy 1.1.5 100-Year Flood Plain Protection	5
Policy 1.1.6 Subdivision of Land	5
Policy 1.1.7 Encourage Redevelopment and Adaptive Reuse.....	6
Policy 1.1.8 Public Facilities and Services	6
Policy 1.1.9 Open Space.....	6
Policy 1.1.10 Wellhead Protection.....	6
Objective 1.2 Future Land Use Categories.....	6
Policy 1.2.1 Density and Intensity.....	6
Table 1.1 - Future Land Uses Maximum Density or Intensity	7
Policy 1.2.2 Gross Land Area for Density and Intensity Calculations.....	7
Policy 1.2.3 Higher Density/Intensity Uses	8
Policy 1.2.4 Generalized Land Use Descriptions	8
Policy 1.2.5 Agriculture.....	8
Policy 1.2.6 Neighborhood Residential.....	8
Policy 1.2.7 Low Density Residential	8
Policy 1.2.8 Medium Density Residential	9
Policy 1.2.9 High Density Residential.....	9
Policy 1.2.10 Mixed Use.....	9
Policy 1.2.11 General Commercial.....	9
Policy 1.2.12 Industrial	10
Policy 1.2.13 Governmental	10
Policy 1.2.14 Recreational	10
Policy 1.2.15 Conservation	10
Objective 1.3 Future Land Use Pattern.....	10
Policy 1.3.1 Central Business District	10
Policy 1.3.2 Protection of Traditional Residential Neighborhoods	11
Policy 1.3.3 Compatibility for Rezoning and Amendments	11
Objective 1.4 Innovative Development	11
Policy 1.4.1 Planned Developments (PD).....	11
Policy 1.4.2 PD Flexible Standards.....	11
Policy 1.4.3 PD Locations	11
Policy 1.4.4 PD Development	11
Objective 1.5 Adequate lands.....	12
Policy 1.5.1 Residential Adequate Lands	12
Policy 1.5.2 Nonresidential Adequate Lands	12
Objective 1.6 Community Facilities	12
Policy 1.6.1 Public Schools.....	12
Policy 1.6.2 Public Schools Future Land Uses	12
Objective 1.7 Coordination of Public Facilities and Services	13
Policy 1.7.1 Coordination of Development with Public Facilities	13

Policy 1.7.2	Public Facilities and Services	13
Objective 1.8	Protection of Potable Water Supply	13
Policy 1.8.1	Protection of Potable Public Water Supply	13
Policy 1.8.2	Land Use Decisions on Potable Water Supply Wells	13
Policy 1.8.3	Public Sanitary Sewer Required.....	13
Policy 1.8.4	Water Conservation	13
Objective 1.9	Natural and Cultural Resources	14
Policy 1.9.1	Natural and Cultural Resources Future Land Use Map.....	14
Policy 1.9.2	Environmental Disclosure Required	14
Policy 1.9.3	Historical Structures	14
Policy 1.9.4	Cultural Resources.....	14
Objective 1.10	Bellevue Community Redevelopment Area and Blighted Areas.....	14
Policy 1.10.1	Substandard Housing	14
Policy 1.10.2	CDGB Grants	14
Policy 1.10.3	Community Redevelopment Area	14
Objective 1.11	Non-conforming and Vested Uses	14
Policy 1.11.1	Nonconforming Uses	15
Objective 1.12	Coordination with Other Jurisdictions and Agencies	15
Policy 1.12.1	Coordination with State and Regional Agencies	15
Policy 1.12.2	State and Regional Permits	15
Policy 1.12.3	Congestion Management System.....	15

Goals, Objectives and Policies

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:
 - a. mixed use structures where the principal use is commercial (i.e. upper flats and loft apartments);
 - b. single-family dwellings accessory to the commercial use of a property (i.e. on-site managers, security personnel, or owner residence); and
 - c. 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:
 - a. Maximum FAR shall be 1.25 within the Central Business District

- b. 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.

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 one year, 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.