

**1. Objection (Five Year Capital Improvements Schedule):** Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. However, the proposed amendment 25-02ER deleted the Five-year Capital Improvements Schedule from the Comprehensive Plan.

**Statutory Authority:** Sections 163.3177(3)(a)4., 163.3184(4), and 163.3191, F.S.

**Recommendation:** Prior to adoption, the amendment must be revised to include the 2026/2027 through 2030-2031 Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

*Response: A Five-Year Schedule of Capital Improvements for 2025-2026 through 2029-2030 (current fiscal year through five years) has been added to the end of the Capital Improvements Element. In addition, CIE Policy 1.1.1 has been updated to reference the new location of the Five-Year CIS. The Lake-Sumpter 2045 Long Range Transportation Plan indicates that the road widening projects on SR 44 are outside of the City's jurisdiction. The Data and Analysis has been updated to reflect this.*

**2. Comment (Septic System Conversion to Central Sanitary Sewer System Service):** The proposed is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169, L.O.F., amended section 163.3177(6)(c)3., F.S. to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S. requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 25-02ER does not include the information required by section 163.3177(6)(c)3., F.S. In addition, please see the enclosed comments (letter dated January 9<sup>th</sup>, 2026) from the Florida Department of Environmental Protection (FDEP).

*Response: The analysis required by 163.3177(6)(c)3., F.S., was included in the Comprehensive Plan's accompanying data and analysis. The data and analysis was*

*inadvertently left out of the amendment submittal package and was sent to the Department of Commerce after submittal. It was not sent to FDEP. However, in response to this comment, the data and analysis was shared with FDEP, which declared the analysis contained within the Infrastructure Element of the data and analysis sufficient to satisfy Section 163.3177(6)(c)3., F.S.*

**3. Comment (Intergovernmental Coordination):** Florida Commerce recommends that the City coordinate with the Florida Department of Environmental Protection to address their comments regarding the proposed amendment.

*Response: The City has coordinated with the Florida Department of Environmental Protection regarding the BMAP projects to be included within the Five-Year Capital Improvements Schedule and the requirements of section 163.3177(6)(c)3., F.S.*

# City of Eustis

## 2046 Comprehensive Plan

Goals, Objective, and Policies



April 2026

# **CITY OF EUSTIS**

City Officials

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## **VICE MAYOR**

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## **COMMISSIONER**

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**EXHIBIT A****FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES AND POLICIES****GOAL FLU 1: DEVELOPMENT FRAMEWORK**

Implement a land use and development framework that will, throughout the 2046 planning timeframe:

- Promote diversified economic development;
- Protect and enhance residential neighborhoods;
- Ensure services and facilities for new and existing development;
- Discourage urban sprawl;
- Recognize the value of natural resources; and
- Respect private property rights.

**OBJECTIVE FLU 1.1: DEVELOPMENT FRAMEWORK IMPLEMENTATION**

~~To create~~Create a planning framework and implementation strategy that will enhance the livability of the City of Eustis; promote its natural, cultural, and physical resources; minimize any negative effects of urban development on the natural resources of the City; maintain overall air quality; and discourage urban sprawl.

**Policy FLU 1.1.1: Planning Principles**

The following principles shall guide the creation of land use policy and development regulations within the City of Eustis:

- Creating a range of housing opportunities and choices;
- Creating walkable neighborhoods;
- Encouraging community and stakeholder collaboration;
- Fostering distinctive, attractive communities with a strong sense of place;
- Making development decisions predictable, fair and cost effective;
- Allowing for a mix of land uses;
- Providing for open space, natural beauty and protection of critical environmental areas;
- Providing a variety of transportation choices;
  - ~~and~~
  - Encouraging compact building design; ~~And~~
  - Coordinating Development with topography and soil conditions.

**Policy FLU 1.1.2: ~~Strategy for Sustainability~~**

~~The City shall take the following actions as part of an overall strategy to improve energy efficiency and sustainability in the City of Eustis:~~

- ~~a. Continue to support alternative modes of travel as called for in the Transportation Element~~

- ~~b.—Support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities~~
- ~~c.—Encourage the cooperation of public agencies and private owners in the provision of a multi-modal transportation system connecting all land uses along arterial and collector roads within recreational, commercial and multi-family residential areas;~~
- ~~d.—Cooperate with existing and future land owners in the locating of solar sheds, bus stops, shelters, and other passenger and system accommodations for a transportation system to service current and future needs;~~
- ~~e.—Encourage energy efficient appliances and equipment, energy-efficient features in window design, use of operable windows and ceiling fans and other technology to conserve energy and encourage energy efficient lighting for streets, parking lots and other public areas;~~
- ~~f.—Continue to permit grassed parking areas and other permeable materials as a part of the City's Land Development Code and encourage reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas.~~
- ~~g.—Encourage the planting of Florida Friendly shade trees to provide reasonable shade for all recreation areas, streets and parking areas.~~
- ~~h.—Promote the education of City employees in energy conservation measures and practices and promote certification for energy conservation practices to promote the energy conservation mission of the City; and~~
- ~~i.—Provide up-to-date information on its web site regarding the City's conservation initiatives, along with strategies and recommendations for all citizens.~~

**Policy FLU 1.1.32: Development Incentives**

The City shall continue to provide incentives for energy efficient development as provided in the ~~Land Development Code~~LDR and shall periodically review the ~~Land Development Code~~LDR as a part of monitoring the effectiveness of the Comprehensive Plan to determine if there are additional opportunities for development incentives that can be provided for projects that participate in energy efficient development programs.

**Policy FLU 1.1.43: Building and Development Conservation Principles**

The City shall encourage energy and water conservation and solid waste reduction through the site plan review process and at the building scale, including participation in programs and LDR development standards such as the following:

- Retrofit for Energy and Environmental Performance program (REEP)
- State Energy and Environment Development program (SEED)
- Federal Weatherization Assistance Program
- Multifamily Housing Energy Efficiency Grant Program
- Leadership in Energy Efficient Design (LEED)
- Energy Star
- Water Star
- Florida Friendly landscaping
- Reduction of fertilizer ~~needs~~use
- Block ~~design~~ standards and connected streets
- High density and intensity development in the urban core
- Compact, mixed use development
- Infill development
- Support of multi-modal transportation networks
- Protection of environmentally sensitive lands

**OBJECTIVE FLU 1.2: FUTURE LAND USE MAP (FLUM)**

The ~~e~~ City will direct the timing, location, density, and intensity of development and redevelopment throughout the City of Eustis through future land use designations on the Future Land Use Map (FLUM) series.

**Policy FLU 1.2.1: Adopted ~~Future Land Use Map~~FLUM Series ~~(FLUM)~~**

The ~~Future Land Use Map~~ (FLUM) series provides ~~the~~ information for the development of strategies designed to build long term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. The City of Eustis provides ~~appropriate~~ future land use planning for a planning horizon through the year ~~2035-2046~~ and adopts the ~~Future Land Use Map~~FLUM Series as depicted in the following exhibits in the Map Appendix ~~and uses the Future Land Use Designations as defined in the Future Land Use Element Appendix which is also adopted herein by reference:~~

- Map #1: 2035 Future Land Use Map
- ~~Map #2: \_\_\_\_\_~~ Development Patterns Map
- Map #3: Soils
- Map #4: Topography and Drainage Basins
- Map #5: Designated Water Wellhead Protection Areas
- Map #6: Surface Water Features
- Map #7: Areas Subject to Flooding
- Map #8: Vegetation
- Map #9: Washington Avenue Historic District
- Map #10: National Register of Historic Places and Sites
  
- Map #11: Local Landmark Sites
- Map #12: Wekiva Study Area: Most Effective Undeveloped Recharge Areas

Map #13:	Wekiva Study Area: Undeveloped and Water-Filled Karst Areas
Map #14:	Wekiva Study Area: Integrated Wildlife Habitat Ranking System
Map #15:	Wekiva Basin Land Cover
Map #16:	Priority Wetlands
Map #17:	Wekiva Basin: Strategic Habitat Ranking Systems, Public Lands and Proposed Acquisitions
Map #18:	Biodiversity Hotspots
<del>Map #19:</del>	<del>Eustis-Lake County Joint Planning Area Map</del>

With the exception of Map #1, the Future Land Use Map, ~~and Map #19, the Planning Area Map~~, these maps shall be used for general identification only and are not specifically regulatory in nature. Site specific information and analysis shall determine the actual features or applicability of a site for the purposes of applying the requirements of this Plan. The eCity shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of ~~2035~~2046, including amounts sufficient to minimize land speculation and undue price appreciation and to provide for choices of residential and non-residential locations.

**Policy FLU 1.2.2: Future Land Use Map Limitations**

The Future Land Use ~~Classifications-Designations~~ set forth the current and long range potential uses of property in the context of the ~~lawful long-term~~ planning horizon and provide for ~~a widean~~ array of density or intensity of use within each land use ~~classification designation~~. A property owner is not entitled to the most potentially dense or intense uses permitted within a land use ~~classification designation~~. Thus, in some cases, the application of compatibility standards in the land development regulations may result in an actual project density ~~that is~~ less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

**Policy FLU 1.2.3: Urban Services Required**

All new development in the eCity shall be required to receive public water service. All new development must be served by public sewer systems, except where public sewer is not available and it can be demonstrated that ~~on-site~~ sewage disposal is permissible by those state and county agencies having regulatory jurisdiction.

**Policy FLU 1.2.4: Availability of Facilities and Services**

The City shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan, and shall be available no later than the date on which the local government anticipates

issuing a certificate of occupancy or its functional equivalent.

**Policy FLU 1.2.54: Development Patterns**

To discourage urban sprawl and to protect and enhance the community's unique character, the City shall implement regulations within the Land Development CodeLDR that encourage a mix of uses in specific areas of the City. Those areas are identified in the general development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. Each land parcel within the City is assigned a pattern and district as depicted on the Design District Map in the Land Development RegulationsLDR and as it may be amended from time to time in accordance with those regulations. The City shall adopt performance standards for the land uses designations within each development pattern as prescribed by the City's Land Development CodeLDR. In general, the patterns are as follows:

- a. Urban Areas. Urban development pattern areas shall rely primarily on a system of interconnected streets in a grid network pattern that prioritizes pedestrians and transit features and links civic buildings, squares, parks, and other neighborhood uses.
- b. Suburban Areas. Suburban development pattern areas shall rely primarily on a pattern of residential development that is formed on a street network with fewer vehicular connections, which shall be designed to provide for pedestrian and bicycle connections, to reduce cut-through traffic and to establish distinct boundaries for residential communities/subdivisions. Non-residential uses shall be primarily located on corridors and within neighborhood, district, and corridor districts.
- c. Rural Areas. Rural development pattern areas include large lots and clustered residential development that provide substantive open space to preserve and enhance the rural viewshed and character of the community. Non-residential uses are primarily located in centers and may contain a mix of uses. The rural pattern is generally located on the outer fringes of the Planning area, away from the urban core.

**Policy FLU 1.2.65: Joint Planning Area**

The City shall continue to coordinate with Lake County to address annexation and land use issues and shall rely upon the City of Eustis-Lake County Joint Planning Area (JPA) Map (Map #19) or its successor agreement as describing the appropriate transition between the City's urban core and the County's rural areas.

**Policy FLU 1.2.7: Rural Residential (RR)**

This designation provides for large lot development near or on the periphery of the Eustis urbanized area.

General Range of Uses: Single-family residential dwelling units, parks, schools, and public and utility services and facilities that are 2 acres or less in size.

**Maximum Density:** Residential densities in Rural Residential may not exceed one dwelling unit per net buildable acre.

**Special Provisions:**

- a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
1. all such housing is attached to foundations as in the case of conventional site-built construction; and
  2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.8: Suburban Residential (SR)**

This designation is provided to accommodate the majority of residential development within the City.

**General Range of Uses:** This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include adult congregate living facilities (ACLF), parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

**Maximum Density/Intensity:** Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

**Special Provisions:**

- a) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
- b) Permit the placement of residential units manufactured off site which

otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

c) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

#### **Policy FLU 1.2.9: Urban Residential (UR)**

This designation is intended to provide higher density residential options for the areas near the downtown core of the city.

**General Range of Uses:** Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include ACLF, other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

**Maximum Density:** Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density of less than six dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

#### **Special Provisions:**

- a) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.
- b) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
  1. all such housing is attached to foundations as in the case of

- conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**Policy FLU 1.2.10: Manufactured Home Community (MH)**

This designation applies to specific existing mobile home and recreational vehicle developments which are predominantly located north of Trout Lake. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership. No new transient home developments are specifically provided for on the Future Land Use Map.

**General Range of Uses:** Single-family residential dwelling units, multi-family dwelling units, manufactured residential dwelling units, mobile homes, outdoor recreation, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

**Maximum Density:** Residential densities may not exceed eight dwelling unit per net buildable acre.

**Special Provisions:**

- a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
  1. all such housing is attached to foundations as in the case of conventional site-built construction; and
  2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**Policy FLU 1.2.11: Commercial Districts General Commercial (GC)**

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists and local residents.

**General Range of Uses:** General Commercial may include a variety of free-standing retail and service uses and small strip centers including automotive-oriented uses as well as outdoor recreation, and schools. Public and utility services and facilities that are 5 acres or less in size are also permitted.

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.12: Industrial Districts General Industrial (GI)**

This land use designation is provided for those businesses that have one or more off-site impacts such as noise, dust, or odor.

**General Range of Uses:** General Industrial development includes existing light to heavy industrial development along the rail line both north and south of downtown. Outdoor recreation, schools, and public and utility services and facilities that are 5 acres or less in size are also permitted.

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Special Provisions:**

- a) New development within GI areas shall continue to be required to:
1. Provide adequate setbacks and buffering from residential areas and public roads;
  2. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
  3. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.13: Central Business District (CBD)**

This land use designation is designed to support a mixed-use area with commercial, institutional, office, and residential uses in downtown Eustis.

**General Range of Uses:** This category accommodates the mix of residential, commercial, light industrial/manufacturing, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted as well as residential uses found in or otherwise desirable in downtown areas.

**Density:** The maximum density is 40 du/ net buildable acre where the maximum of 40 units per buildable acre is permitted in the “core area” of the district which is defined as that portion of the CBD bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall be a maximum density of 12 du/ net buildable area unless granted a conditional use permit to develop up to 40 units per net buildable acre. The minimum density within the “core area” of the CBD is 6 du/ net buildable acre except where existing conditions require less than the minimum.

**Intensity Range:** up to 3.0 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Mix Requirements:** There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated CBD. For the mixed land use category CBD, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial/Office: 50% - 80% of total CBD building square footage

Residential: 20% - 60% of total CBD building square footage

Institutional: 5% - 15% of total CBD building square footage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially, commercially, or as an institutional use provided that all applicable criteria set forth herein are met.

#### **Policy FLU 1.2.14: Residential / Office Transitional (RT)**

This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility.

**General Range of Uses:** This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

**Maximum Density:** Residential densities may not exceed 12 dwelling units per net buildable acre.

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Mix Requirements:** There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 55% - 70% of total RT acreage

Commercial/Office: 30% - 45% of total RT acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility

with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

**Special Provisions:**

- a) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use and to provide an economic use of property while maintaining their general residential character by:
1. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;
  2. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
  3. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.15: Mixed Commercial / Residential (MCR)**

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

**General Range of Uses:** This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

**Maximum Density:** Residential densities may not exceed 12 dwelling units per net buildable acre.

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Mix Requirements:** There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR acreage Commercial/Office: 75% - 85% of total MCR acreage.

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility

with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

**Special Provisions:**

- a) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the following conditions:
1. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
  2. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
  3. the arterial road frontage contains an existing mix of viable commercial and residential uses;
  4. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.16: Mixed Commercial / Industrial (MCI)**

This land use designation is intended to provide for development of light manufacturing, distribution, corporate offices, and related commercial and industrial facilities.

**General Range of Uses:** Uses include light industry and manufacturing, distribution, corporate office, and related commercial and industrial facilities. Outdoor recreation and schools are permitted as well as public and utility services and facilities that are 5 acres or less in size.

Light industry includes warehousing and wholesale distribution, and those manufacturing, distribution, and associated activities which do not create any noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations.

**Maximum Density:** Not applicable.

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Mix Requirements:** For the mixed land use category MCI, the City requires, and shall monitor on a citywide basis, a maximum of 20% of total MCI acreage. The composition of the mix of other land uses for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the City to ensure continuity and compatibility with adjacent land uses. Individual properties may

develop all commercially or all industrially, provided that all applicable criteria set forth herein are met.

Special Provisions:

- a) Future amendments to designate areas as MCI may be permitted in undeveloped areas oriented to major highways and other transportation facilities as determined by market demand, and provided that:
1. Mixed Commercial Industrial areas and developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, and building quality than General Commercial (GC) areas; and
  2. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.17: Public and Institutional (PI)**

This land use designation applies to public and quasi-public properties and other facilities that provide a community service.

**General Range of Uses:** Uses include school, recreation, and public utility properties and other governmental facilities. Cemeteries are also included in this category.

**Maximum Density:** Not Applicable

**Intensity Range:** up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations. Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Policy FLU 1.2.18: Agricultural (AG)**

This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.

**General Range of Uses:** Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.

**Maximum Density:** Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below.

**Special Provisions:**

- a) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:
1. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
  2. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
  3. the activity meets all applicable licenses, regulations, and standards and is permissible by state agencies having jurisdiction; and
  4. excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

**Policy FLU 1.2.19: Conservation (CON)**

This land use designation provides for lands that have environmental sensitivity and significance with the purpose of preserving natural resources in the community.

**General Range of Uses:** Development within these areas is limited to interpretative features and related facilities for nature study and enjoyment. These related facilities may include nature trails, needed utility services, and shelters. Outdoor recreation facilities may be permitted in disturbed uplands or other non-environmentally sensitive land within the designation.

**Intensity Range:** up to 0.20 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

**Policy FLU 1.2.20: Transfer of Development Rights**

The City may identify receiving areas for the transfer of development rights on a case-by-case basis, consistent with the goals, objectives, and policies of the Comprehensive Plan and the LDR.

**OBJECTIVE FLU 1.3: RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE ~~LAND DEVELOPMENT CODE~~LDR**

To implement the policies, standards and land use classifications of the City's Comprehensive Plan through the ~~Land Development Code~~LDR.

**Policy FLU 1.3.1: ~~Promote Compact Growth and Preservation of Open Space~~**

The City shall continue to rely upon its Land Development Regulations to promote compact growth and ~~the~~ preservation of open space, ~~including those regulations which provide for:~~

- ~~a. voluntary cluster development in all residential land use classifications~~
- ~~b. Specific minimum open space requirements by land use district~~

~~including standards for the Wekiva Springs Overlay Protection District (see FLU Policy 5.1.5 and Table A-3.1.)~~

~~c. — maximum coverage by impervious surfaces requirements and specific maximum impervious surface requirements by land use district; for a development site within the Wekiva Springs Overlay Protection District, see Future Land Use Element Appendix, Table A-3.1.~~

~~d. — density bonuses for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent.~~

~~e. — Limitations on development in floodplains, near wellfields, and near lake shorelines, as more specifically provided for in the Conservation element.~~

**Policy FLU 1.3.2: Maintain Residential Compatibility**

The City shall continue to rely upon the ~~Land Development Code~~LDR to address specific standards for the review of residential compatibility to provide standard and predictable measures for establishing and creating compatibility through landscapes, buffers, natural areas or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different land use districts or densities are present, screen undesirable views, preserve tree canopy and vegetation and facilitate the safe movement of traffic and pedestrians in vehicle use areas. ~~At a minimum these standards shall conform to the following guidelines:~~

~~a. — The review and analysis of development applications and future land use map amendments shall recognize as a fundamental principle of the City’s Comprehensive Plan that the highest concentration of development density and intensity within the City shall be permitted in the downtown and that this overall density/intensity decreases incrementally outward from the downtown to lower densities that are located in outlying rural areas or areas of the City which have physical limitations to development. Higher density in locations away from downtown, but supported with urban services and retail/employment activity, is permitted as an exception to this principle.~~

~~b. — Landscapes, buffers, natural areas or transitional development practices shall be utilized in site planning to demonstrate that the project transitions appropriately to adjacent uses or to lessen impacts and integrate development along the edges of different land use categories, screen undesirable views, preserve tree canopy and vegetation.~~

- ~~c. — The location of development on a site shall:~~
  - ~~1. — Protect existing natural and environmental features on and adjacent to the site to the extent practicable, including wetlands and wetland systems; karst features, and tree canopy;~~
  - ~~2. — Respect the existing adjacent development pattern;~~
  - ~~3. — Permit the most density and intensity in areas that are most proximate to support services.~~

~~d. The location of required minimum open space on a site shall be configured to:~~

~~1. To create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, where applicable.~~

~~2. To create internal connectedness through connected and integrated open space within the subdivision parcel where applicable and shall be based upon the context sensitive site design standards.~~

**Policy FLU 1.3.3: Right-of Way Standards for Utilities**

Right-of-way standards adopted as part of the Land Development Regulations and roadway improvement projects shall be designed to accommodate public and regulated utility distribution lines providing needed local services.

**Policy FLU 1.3.4: Maintain Compatibility with the Placement of Utility Structures**

The City shall rely upon the Land Development Regulations to continue to provide for the placement and construction of utility structures and equipment, other than local distribution lines, including but not limited to water storage tanks, sewage treatment plants, electric substations, and telephone switching stations where needs for such facilities can be demonstrated by providers of services. The Land Development Regulations shall ensure compatibility of such facilities with surrounding land uses and natural resources.

**OBJECTIVE FLU 1.4: PROTECTION OF HISTORIC RESOURCES**

To protect and enhance those areas and individual sites of historical significance or distinct architectural character in the community.

**Policy FLU 1.4.1: Protect Historic Character**

Land Development Regulations and development review procedures shall continue to recognize the need to maintain or improve the character of designated historic properties and the historic district.

**Policy FLU 1.4.2: Maintain Downtown Main Street Character**

In addition to adding beauty to the Downtown, the City shall continue to require development and redevelopment in the Urban Core to adhere to walkable design standards. These standards address street trees; wider sidewalks; bike lanes; on-street parking; and improving / upgrading crosswalks as appropriate.

**Policy FLU 1.4.3: Preserve Historic Properties**

Land Development Regulations and development review procedures shall continue to incorporate incentives to preserve designated historic properties, including advice to applicants on the tax benefits of historic preservation.

**Policy FLU 1.4.4: Preserve the Architectural and Historical Heritage of Eustis**  
Provide ongoing support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.

**Policy FLU 1.4.5: Preserve Historic Structures**  
Where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register, the City shall first invite comment by the Florida Division of Historical Resources and the City’s Historic Preservation Board before rendering a decision on the application.

**Policy FLU 1.4.6: Historic Overlay**  
When sites or structures are included on the National Register of Historic Places, designated as local Landmarks, or designated as local Historic Districts, the designation shall be entered identified within as an overlay to the Future Land Use map in accordance with State law.

**Policy FLU 1.4.7: Archaeological Discovery**  
By year-end 20315, the Land Development Regulations shall provide guidelines in the case of an for the following in instances when an archaeological discovery occurs in within the City.:

- a. notification of the archaeological discovery to and request for guidance from the Florida Division of Historical Resources
- b. suspension of all ground disturbing activities within 20 feet of the discovery for up to 30 days to provide for an initial evaluation of archaeological significance. This period can be extended for another 30 days for further evaluation where the discovery is considered significant by the state.

Where the discovery is determined to be significant, various options, including relocation, acquisition of property, or redesign of the proposed development will be considered to preserve the resource. Where preservation is not a feasible alternative, the resource will be relocated if feasible, information regarding the resource shall be recorded, or elements of the resource will be salvaged for further study at the expense of the State of Florida.

**GOAL FLU 2: URBAN DEVELOPMENT PATTERN AREA**

Enhance the livability and viability of the urban core area of the City through design standards and capital improvement priorities that:

- Align public investments, incentives and Future Land Use Element policies to encourage and protect redevelopment and revitalization opportunities that leverage existing economic assets;
- Promote revitalization in developed neighborhoods that are aging; and
- Rely primarily on a system of interconnected street grids with pedestrian and mass transit features and links to civic buildings, squares, parks and other neighborhood uses.

**OBJECTIVE FLU 2.1: REDEVELOPMENT AND INFILL**

To implement programs which facilitate redevelopment of and infill development in older sections of the City including downtown Eustis and to promote the revitalization of the East Eustis area as a safe,

attractive, and stable residential and business area.

**Policy FLU 2.1.1: Downtown Redevelopment**

The City shall continue to implement the redevelopment and revitalization vision for the downtown area and vicinity as expressed in the Downtown Eustis Master Plan and the East CRA Plan Update. This vision shall be used as the basis for prioritizing public improvements, stimulation of business activity, and development of commercial, residential, and institutional properties.

**Policy FLU 2.1.2: Funding Assistance for Housing Needs**

Pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help promote the revitalization of the East Eustis area and meet the projected housing needs of very low-, low-, and moderate-income families and elderly households, including the following programs or their successors:

- a. [State Apartment Incentive Loan \(SAIL\) Program](#)
- b. [Section 8 Housing Choice Voucher Program](#)
- c. Rental Rehabilitation [with Habitat for Humanity and the Lake County Action Agency](#)
- d. Weatherization [Assistance Program](#)
- e. Section 202, [Supportive Housing for the Elderly](#)
- f. Community Development Block Grants
- ~~g. HOPEVI~~

**Policy FLU 2.1.3: Code Enforcement**

Continue an aggressive code enforcement program to upgrade properties capable of rehabilitation and modernization and to remove those which are unsafe or unfit for habitation.

**Policy FLU 2.1.4: Displacement Requirements**

In every instance where residents are displaced by ~~C~~city code enforcement activities or other local public actions, assist residents as follows in seeking standard housing in the community:

- a. ~~P~~provide adequate notification of public action to owners and occupants.
- ~~b. maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same~~
- ~~e.~~ ~~b.~~ ~~Use~~utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community

**GOAL FLU 3: SUBURBAN DEVELOPMENT PATTERN AREA**

Enhance the livability and viability of neighborhoods and existing commercial corridors through the implementation of a coordinated strategy that discourages urban sprawl and:

- Preserves and protects existing viable neighborhoods and subdivisions;

- Promotes revitalization in developed neighborhoods that are aging; and
- Promotes development standards for new neighborhoods consistent with the principles included in FLU Policy 1.1.1.

### OBJECTIVE FLU 3.1: PROTECTION OF RESIDENTIAL NEIGHBORHOODS

To ensure the long-term viability of residential neighborhoods by regulating future development and redevelopment to create compatibility with surrounding land uses.

#### Policy FLU 3.1.1: Neighborhood Compatibility

The City shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall rely upon the standards of the adopted ~~Land Development Regulations~~LDR to address residential compatibility including specific provisions that address the ~~adjacency compatibility~~ of urban areas to suburban and rural areas.

#### Policy FLU 3.1.2: Roadway Compatibility

The City shall ~~continue to use the LDR to~~ maintain and protect the long-term viability of residential neighborhoods ~~where they are developed~~ adjacent to collector and arterial roadways ~~by relying upon the standards of the adopted Land Development Regulations which include standards that regulate context sensitive land use and roadway relationships.~~

#### Policy FLU 3.1.3: Utility Compatibility

Protect the integrity of existing neighborhoods from the effects, if any, of bulk, electric-transmission corridors; and similar facilities by prohibiting, to the maximum extent of the City's jurisdictional authority, their location through or immediately adjacent to existing residential neighborhoods.

#### Policy FLU 3.1.4: Limits on Industrial Uses Adjacent to Residential Areas

~~When reviewing future Comprehensive Plan amendments, the City shall ensure allow only Light Industrial land uses adjacent to residential land use categories that future Plan amendments to industrial uses adjacent to Residential Land Use categories shall be light industrial uses only to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise. Access which is limited only to local residential roadways may be considered unacceptable for heavy industrial uses, notwithstanding applicable access management requirements.~~

### OBJECTIVE FLU 3.2: DISCOURAGE URBAN SPRAWL

To use an approach to neighborhood revitalization that will transform the character, function, and form of residential land uses into functional, sustainable neighborhoods.

#### Policy FLU 3.2.1: Neighborhood Revitalization

The City shall encourage neighborhood revitalization by continuing to implement and enforce the adopted ~~land use density standards, Land Development regulations regarding~~LDR pedestrian connectivity standards, and block configuration requirements.

**GOAL FLU 4: RURAL DEVELOPMENT PATTERN AREA**

Manage the form, pattern and timing of future growth and development for the rural areas of the City through a clear and predictable land use strategy that:

- Provides for a rural character and lifestyle for **rural** residents;
- Respects **the** agricultural land uses and landowners;
- Values and preserves open spaces; and
- Facilitates the transition of land uses over time **into-to reinforce** sustainable, livable **places (communities)**.

**OBJECTIVE FLU 4.1: PROTECTION OF RURAL CHARACTER**

To protect the existing rural character of those areas in the City of Eustis that are designated as Rural Design Districts ~~and thereby ensure to provide that there is the opportunity for~~ a rural lifestyle for existing and future residents.

**Policy FLU 4.1.1: Rural Residential**

Greater flexibility and creativity in the design of residential developments within the Rural Design Districts is permitted through the subdivision development approval process ~~and the design criteria provided herein~~ as a means to preserve significant on-site environmental resources and preservation areas.

**GOAL FLU 5: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT**

Support and further the *Wekiva Parkway and Protection Act* through land use strategies designed to protect significant natural resources of the Wekiva Springs Overlay Protection District, also known as the Wekiva Study Area, ~~including the springshed and springs~~.

**OBJECTIVE FLU 5.1: Wekiva Springs Overlay Protection District Land Use Strategy**

The City shall ~~establish-maintain~~ an overlay district ~~described herein~~ for the purpose of providing an appropriate transition between the City’s urban core and the County’s rural areas; and implementing enhanced standards for the protection of significant open space. The following policies and open space requirements recognize the relative position of the City within the Wekiva Springs Overlay Protection District and are intended to ensure compatibility with ~~the persistence of~~ rural land use patterns outside and east of the City of Eustis-Lake County Joint Planning Area (JPA) (Map #19).

**Policy FLU 5.1.1: Land Use Activity Restrictions**

The City designates the Wekiva Springs Overlay Protection District as provided on the Future Land Use Map. The City shall restrict new land use activities within the Wekiva Springs Overlay Protection District, within and adjacent to ~~the~~ most effective recharge areas, karst features, and sensitive natural habitats; that have ~~a-the~~ potential to adversely impact ground water and surface water quality; such as mining, landfills, sprayfields, golf courses, heavy industry, intense animal operations, and other uses or activities with extensive impervious surface area, involving hazardous chemicals or materials, having potential to contaminate groundwater, or requiring significant consumption of groundwater beyond the City’s adopted level of service.

**Policy FLU 5.1.2: Best Management Practices and Standards**

Where avoidance of impacts through the limitation of land use activities and minimum open space requirements ~~outlined in Table A-3.1 of the Future Land Use Element Appendix~~ is not feasible, ~~including existing single-family platted lots and infill lots or sites within and completely surrounded by existing/built urban areas of the City~~, the City shall require implementation of Best Management Practices and development/redevelopment standards, such as buffering, setbacks and open space standards, that will minimize the impact of land use and development within the Wekiva Springs Overlay Protection District, consistent with Objectives FLU 5.1, and 5.2 and supporting policies applicable to the Wekiva Springs Overlay Protection District.

**Policy FLU 5.1.3: Surveys and Studies**

The Land Development Regulations shall require the following surveys and studies to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluation of the location and presence of the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub:

- a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type “A” Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
- b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer. ~~The analysis must include an analysis to determine a determination of~~ the depth of the water table, location of the Floridan Aquifer relative to ground surface, and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and sub-surface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall ~~utilize~~ use Best Management Practices described in Protecting Florida’s Springs: An Implementation Guidebook (2008) Protecting Florida’s Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002).
- c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

This analysis shall include field surveys and use of best available information from federal, state, regional, and local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and the surrounding area in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.

- d. The analysis required above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

**Policy FLU 5.1.4: Open Space Requirements**

In order to protect natural resources within the Wekiva Springs Overlay Protection District, including but not limited to the most effective recharge areas, karst features, and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, the City shall require that new development preserve and dedicate open space pursuant to the policies established for the Wekiva Springs Overlay Protection District. Open space shall be connected to the greatest extent possible within the development site and to natural areas or open space within adjacent property in order to provide larger contiguous corridors for wildlife.

**Policy FLU 5.1.5: Open Space Priority and Assignment**

~~Priority for preservation and dedication of open space shall be given to~~ The most effective recharge areas, karst features, and sensitive natural habitats including Long Leaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub vegetative communities shall be given priority for preservation and dedication of open space. Assignment of open space shall be determined at the time of site plan review to maximize protection of natural resource features and functions. This evaluation shall consider the aforementioned priorities, protection of wildlife habitat, the ability to provide substantial buffering to natural wetlands and water bodies, and the ability to create greenway corridors. Other significant resources, such as natural wetlands and floodplains and other sensitive natural habitats shall be protected consistent with all other objectives and policies of this Comprehensive Plan. Within the Wekiva Springs Overlay Protection District, natural wetland impacts, including the placing or depositing of fill within natural wetlands, shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances, structural enhancements may be required to maintain wetland connectivity and natural flow regimes.

**Policy FLU 5.1.6: Dedication of Open Space**

Natural open space designated as part of a development project shall remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, deed restrictions or similar legal instruments that run with the land and establish the conditions and restrictions on the use of open space areas. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats, and marked

in the field when larger than one (1) acre to distinguish from areas suitable for development and those open space areas dedicated to stormwater management and/or recreation.

**Policy FLU 5.1.7: Ownership and Maintenance of Open Space**

Ownership and maintenance of open space that is held in group ownership shall be by one ~~(1)~~ or a combination of the following, which shall be designated prior to development:-

- a. Conservation Agency such as the SJRWMD
- b. Non-profit conservation organization or land trust
- c. City of Eustis, subject to City approval
- d. Homeowners Association providing for binding legal commitments regarding preservation and management

The costs and responsibility of maintaining open space shall be borne by the owner of open space. If not properly maintained, the City may enforce maintenance.

**OBJECTIVE FLU 5.2: Conservation Design Standards**

All development within the Wekiva Springs Overlay Protection District shall meet the conservation design standards as set forth below:

**Policy FLU 5.2.1: Principles of Conservation Design**

Within the Wekiva Springs Overlay Protection District, all new development shall be required to implement the following principles of conservation design, with the exception of very low density rural residential development that does not exceed one ~~(1)~~ dwelling unit per five ~~(5)~~ acres:

- a. When clustering dwelling units within a development, the clustering of uses shall be designed to occur in those areas with the lowest priority for preservation.
- b. Establishment of natural open space, consistent with Policies FLU 5.1.4 through 5.1.8 and Policies FLU 5.2.1 through 5.2.3, which shall be connected wherever possible and protected by a recorded conservation easement, dedicated plat, or similar binding instrument;
- c. Protection and enhancement of corridors for wildlife movement in coordination with adjacent properties if applicable;
- d. Minimize site disturbance and alteration of terrain through use of design techniques that protect native vegetation and minimize earth movement;
- e. Use of Florida Friendly landscaping, and limiting areas requiring irrigation;
- f. Design of stormwater systems as natural amenities;
- g. Central water and sewer treatment facilities within urban service areas that can be connected to a regional system when available or use of performance-based on-site wastewater treatment systems consistent with the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element;
- h. Installation of reclaimed water lines in order to ensure the present or future capability to receive treated reuse water.

**Policy FLU 5.2.2: Setback from Karst Features**

All development shall be set back from springs, spring runs, sinkholes, and other karst features as shown below. The setback area shall consist of a buffer that excludes development and retains all natural vegetation within the setback area, with the exception of the setback area from subsurface caves and flow corridors.

**Development Setbacks**

Feature	Minimum setback (feet)
Springs	300
Spring runs	100
Sinkholes, with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Other karst features with a direct connection to the aquifer (swallet or stream-to-sink)	200, measured from the drainage divide

Land uses with a high potential to impact groundwater resources such as mining, landfills, sprayfields, heavy industrial, and intense animal operations will be prohibited within one (1) mile of a springhead and ½ mile of a surface centerline of the cave system.

**Land Use Setbacks**

Feature	Minimum setback (feet) for land uses identified as having a high potential to impact groundwater resources.
Caves (subsurface caves and flow corridors)	½ mile, measured on the surface from the centerline of the cave system
Springhead (vent)	One (1) mile, measured from the springhead in all directions

**Policy FLU 5.2.3: Setback Exceptions**

Where an existing lot of record as of ~~the effective date of the previous Policy~~ November 10, 2010 is too small to accommodate the minimum amount of development necessary for the setbacks set forth in Policy FLU 5.2.2, the allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature with a direct connection to the aquifer. The swale and berm shall be designed to direct drainage away from the karst feature.

**Policy FLU 5.2.4: Shared Access and Stormwater Facilities**

Development shall use joint or shared access and stormwater facilities to the maximum extent feasible when it serves to minimize impervious surfaces.

**Policy FLU 5.2.5: Parking**

Non-residential development shall use shared parking and pervious pavement to the maximum extent feasible in order to minimize impervious surfaces.

**Policy FLU 5.2.6: Minimization of Connected Impervious Areas**

Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- a. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- b. Directing flows from paved areas to vegetated areas;
- c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- d. Breaking up flow directions from large paved surfaces.

**Policy FLU 5.2.7: Use of Pervious Materials**

~~Porous~~-Pervious pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment consistent with code requirements regarding protection of natural systems from contaminants.

**Policy FLU 5.2.8: Stormwater Drainage**

Drainage for streets and roads within new development shall be through roadside swales and berms whenever possible. Curb and gutter design should not generally be approved, except where safety or other issues exist. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from these requirements. Where curb and gutter is approved and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.

**Policy FLU 5.2.9: Minimization of Site Disturbance**

Development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:

- a. Avoid or minimize the removal of existing native trees and vegetation;
- b. Minimize soil compaction by delineating the smallest disturbance area feasible;
- c. Use design techniques that limit earth movement and impervious surfaces such as stem-wall construction, reduced pavement widths, and swales; and
- d. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

**Policy FLU 5.2.10: Golf Courses**

All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the [Protecting Florida's Springs: An Implementation Guidebook \(2008\)](#)~~Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002)~~. These practices are derived from the Audubon International Signature program.

**Policy FLU 5.2.11: Landscape Best Management Practices**

The following landscaping Best Management Practices shall be instituted to the greatest extent practicable to reduce nitrate loading:

- a. Planted turf grass and landscaping within residential lots shall be restricted wherever feasible to minimize the use of fertilization and water for irrigation;
- b. Florida Friendly landscaping shall be required wherever feasible; and
- c. The City will adopt [by December 31, 2030](#)~~Land Development Regulations~~[LDR provisions](#) for managing future lawns and landscapes within the Wekiva Springs Overlay Protection Area using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management ~~(ELM)~~ principles and Best Management Practices wherever feasible. Such Land Development Regulations shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

**Policy FLU 5.2.12: Protection of Sensitive Natural Habitats**

The City shall protect sensitive natural habitat including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub (generally shown on Map #14 and Map #15) within the Wekiva Springs Overlay Protection Area to the greatest extent practicable. The ~~Land Development Regulations~~[LDR](#) shall require a site analysis during the development review process to identify sensitive natural habitat. If such habitat is determined to exist on-site, proposed development shall be required to avoid and protect such areas as much as possible as follows:

- a. Design shall be accomplished to maintain sensitive natural upland habitat in functional, clustered and contiguous configurations that maximize use by wildlife (Map #18) and maintain the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.
- b. Sensitive natural habitat protected on-site shall require a permanent conservation easement and be incorporated as open space within the subject property.

**Policy FLU 5.2.13: Management of Sensitive Natural Habitats**

[For habitat areas that are greater than two acres in size, are within the Wekiva Springs Overlay District, and contain longleaf Pine, Sand Hills, Sand Pine or Xeric Oak Scrub habitats, the City will](#)~~may~~ require a management plan ~~for sensitive natural habitat areas greater than two (2) acres in size that are protected as the result of a development project~~. The management plan, shall

be prepared at the expense of the developer by a qualified professional biologist, and provide for the following:

- a. Eventual removal of invasive plants and replanting with Florida Friendly and native vegetation as feasible;
- b. Maintenance of biodiversity, with special emphasis on the protection of listed plant and animal species;
- c. Removal of debris, articles, and structures not permitted by the management plan;
- d. Conditions for use that are limited to passive recreation; and
- e. Any additional measures necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildfire.

## EXHIBIT A FUTURE

### LAND USE ELEMENT APPENDIX

#### SECTION FLU A-1: PLAN AMENDMENT STANDARDS OF REVIEW

~~The City of Eustis Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the City.~~

#### **GENERAL**

~~All applications for a Plan amendment including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.~~

~~This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:~~

- ~~**A—General Public Facilities/Services:** Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable~~

~~water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.~~

~~**B—Natural Resources/Natural Features:** The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Evaluation of specific features and impacts shall be included in the Land Development Regulations and addressed at time of site plan or subdivision plan consideration.~~

~~**C—Comprehensive Plan Review:** Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.~~

~~1.—Proposed Residential Land Uses. The City shall limit these uses adjacent to incompatible commercial or industrial land uses unless sufficient mitigation, such as buffering and setbacks is provided and available through the Land Development Regulations, which lessens the impact to the proposed residences.~~

~~2.—Proposed Non-Residential Land Uses. The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.~~

~~**D—Transportation:** Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.~~

~~**D—Water Supply:** Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.~~

#### **AMENDMENTS WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT**

~~Amendments to the Future Land Use Map (FLUM) within the Wekiva Springs Overlay Protection District shall be required to comply with all applicable policies of this Comprehensive Plan and at time of site plan or subdivision consideration, approval of a development plan shall satisfy the following criteria:~~

~~A.—Support the development plan with the required studies and surveys in FLU Policy 5.1.3 to document that the development is consistent with protection of groundwater and surface water and natural resources;~~

~~B.—Support the development plan with a nitrate/nitrogen loading analysis prepared by a professional qualified to use professionally accepted methods that compare the existing land use activity to the proposed future land use activity at build-out if there is no connection to central sanitary sewer. The analysis must demonstrate when all factors are taken into account, that there shall be no increase in nitrate/nitrogen loading to groundwater and surface water.~~

#### **SECTION FLU A-2: ZONING STANDARDS OF REVIEW**

The City of Eustis does not have zoning districts. The City of Eustis regulates the specific uses that are permitted and prohibited within each land use district through the City's Land Development Code based on the Future Land Use Map designation and establishes the minimum design standards to be used when developing property through the application of a Design District Overlay. The intent of the land use and design regulations of the Land Development Code is to promote the health, safety, and welfare of the community; to ensure that future growth and development which occurs in Eustis is consistent and compatible with the city comprehensive plan; is compatible with existing and planned development in the City in type, design, and location; is served by adequate public services and facilities; and in all other respects achieves and implements the goals, objectives, and policies of the city as contained in the city comprehensive plan.

### **SECTION FLU A-3: THE OFFICIAL FUTURE LAND USE MAP**

#### **General Application**

The City of Eustis Future Land Use Element contains the Official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements. The Future Land Use Classifications set forth the potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. A property owner is not necessarily entitled to the most potentially dense or intense uses permitted within a land use classification. In some cases, the compatibility standards in the Land Development Regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

The official Future Land Use Map depicts the following land use classifications, map symbols, and the identification of designations that require urban services:

TABLE A-3.1 FUTURE LAND USE DESIGNATIONS

Land Use District	Map Symbol	Maximum Net Density (Total Dwelling Units per net acre)	Intensity Range (Floor Area Ratio)	Maximum Impervious Surface (% of net buildable area)
Rural Residential	RR	1 dwelling unit/acre	N/A	20%
Suburban Residential	SR	5 dwelling units/acre	N/A	40%
Urban Residential	UR	12 dwelling units/acre	N/A	40%
Manufactured Home Community	MH	8 dwelling units/acre	N/A	50%
General Commercial	GC	N/A	Up to 2.5 <sup>(a)</sup>	75%
General Industrial	GI	N/A	Up to 2.5 <sup>(a)</sup>	75%
Central Business District	CBD Residential Non-Residential	40 dwelling units/acre <sup>(1)</sup>	Up to 3.0	100%
Residential/Office Transitional	RT Residential Non-Residential	12 dwelling units/acre <sup>(2)</sup>	Up to 2.5 <sup>(a)</sup>	40% 75%
Mixed Commercial/Residential	MCR Residential Non-Residential	12 dwelling units/acre <sup>(2)</sup>	Up to 2.5 <sup>(a)</sup>	40% 75%
Mixed Commercial/Industrial	MCI	N/A	Up to 2.5 <sup>(a)</sup>	75%
Public and Institutional	PI	N/A	Up to 2.5 <sup>(a)</sup>	75%
Agricultural	AG	1 dwelling unit/5 acres	N/A	20%
Conservation	CON	N/A	Up to 2.0 <sup>(a)</sup>	10%

Table Footnotes

Generally: Stated densities and intensities will not be achieved in all cases. Compatibility standards and other Land Development Regulations, including those resulting the interaction between land use districts and design districts, as related to each specific site’s unique characteristics, will determine actual achievable densities and intensities.

- (1) In the Central Business District, the maximum of 40 units per acre is permitted in the portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall have a base maximum density of 12 du/acre and shall require a

conditional use permit to develop up to 40 units per acre.

- (2) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent. ~~in density in these classifications where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having less than 120 percent of the Orlando metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent.~~
- (3) ~~Allowable intensities incrementally decrease between downtown and outlying areas, and between corridors and neighborhoods, as specified in Section 109-3 of the Land Development Regulations. Higher intensities apply in urban districts, medium intensities in suburban districts and lower intensities in rural districts. Similarly, within those districts, higher intensities apply along corridors and lower intensities in neighborhoods.~~

110-For more information regarding open space and impervious definitions see the City of Eustis Land Development Regulations, Definitions and Chapter 115, Section 115-4.1

## **DEFINITIONS OF FUTURE LAND USE DESIGNATIONS**

The definitions and uses provided for in each of the following future land use designations are descriptive definitions only:

### **Residential Districts**

*Rural Residential*

*Suburban Residential*

*Urban Residential*

*Manufacture Home Community*

### **Rural Residential (RR)**

This designation provides for large lot development near or on the periphery of the Eustis urbanized area. Low density designation is a proven effective means for delaying development until growth can be accommodated in an orderly economical fashion. Mainly, this category is seen as providing a low density estate-type housing environment preferred by a segment of the local population. Principal locations are near East Crooked Lake, Lake Joanna, Lake Yale, and around certain lakes in the eastern portion of the City:

General Range of Uses: Single-family residential dwelling units, parks, schools, and public and utility services and facilities that are 2 acres or less in size.

Maximum Density: Residential densities in Rural Residential may not exceed one dwelling unit per net buildable acre. Net Densities of one unit or less per acre are appropriate in areas of steep slope near lakes where soil erosion is a potential problem and in remote locations where provision of urban services is not economically feasible.

### Special Provisions:

a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

### **Suburban Residential (SR)**

This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include AGLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

#### **Special Provisions:**

- a) ~~Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.~~
- b) ~~Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:~~
  1. ~~all such housing is attached to foundations as in the case of conventional site-built construction; and~~
  2. ~~all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.~~
- c) ~~Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.~~

### **Urban Residential (UR)**

This designation is intended to provide higher density residential options for the areas near the downtown core of the city.

General Range of Uses: Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (AGLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

~~Maximum Density:~~ Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

~~Special Provisions:~~

- ~~a) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost to family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.~~
- ~~b) Permit the placement of residential units manufactured off-site which otherwise meet all applicable federal and state regulations and standards, provided that:
  - ~~1. all such housing is attached to foundations as in the case of conventional site-built construction; and~~
  - ~~2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.~~~~

**Manufactured Home Community (MH)**

~~This designation applies to specific existing mobile home and recreational vehicle developments which are predominantly located north of Trout Lake. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership. No new transient home developments are specifically provided for on the Future Land Use Map.~~

~~General Range of Uses:~~ Single-family residential dwelling units, multi-family dwelling units, manufactured residential dwelling units, mobile homes, outdoor recreation, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

~~Maximum Density:~~ Residential densities may not exceed eight dwelling unit per net buildable acre.

~~Special Provisions:~~

- ~~a) Permit the placement of residential units manufactured off-site which otherwise meet all applicable federal and state regulations and standards, provided that:
  - ~~1. all such housing is attached to foundations as in the case of conventional site-built construction; and~~
  - ~~2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.~~~~

## **Commercial Districts General**

### **Commercial (GC)**

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists and local residents:

General Range of Uses: General Commercial may include a variety of free-standing retail and service uses and small strip centers including automotive-oriented uses such as service stations and auto sales as well as outdoor recreation, and schools. Public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations:

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

## **Industrial Districts**

### **General Industrial (GI)**

This land use designation is provided for those businesses that have one or more objectionable uses such as noise, dust or odor. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. This district also offers greater economy and freedom to the industrial developer by the relaxation of certain standards and screening requirements within the district itself.

General Range of Uses: General Industrial development includes existing industrial development of light-to-heavy nature along the rail line both north and south of downtown. Outdoor recreation, schools, and public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations:

#### Special Provisions:

- a) New development within GI areas shall continue to be required to:
  1. Provide adequate setbacks and buffering from residential areas and public roads;
  2. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
  3. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.
  
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill,

sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

### **Mixed Use Districts**

*Central Business District Residential  
/Office Transitional Mixed  
Commercial/Residential Mixed  
Commercial/Industrial*

### **Central Business District (CBD)**

This land use designation is designed to support a mixed-use area encompassing downtown Eustis within which a combination of commercial, institutional, office, and residential uses may occur at comparatively high densities.

General Range of Uses: This category accommodates the mix of residential, commercial, light industrial/manufacturing, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted as well as residential uses found in or otherwise desirable in downtown areas.

Density: The maximum density is 40 du/ net buildable acre where the maximum of 40 units per buildable acre is permitted in the “core area” of the district which is defined as that portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall be a maximum density of 12 du/ net buildable area unless granted a conditional use permit to develop up to 40 units per net buildable acre. The minimum density within the “core area” of the CBD is 6 du/ net buildable acre except where existing conditions require less than the minimum.

Intensity Range: up to 3.0 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated CBD. For the mixed land use category CBD, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial/Office: 50%–80% of total CBD building square footage  
Residential: 20%–60% of total CBD building square footage  
Institutional:  
5%–15% of total CBD building square footage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to

~~ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially, commercially, or as an institutional use provided that all applicable criteria set forth herein are met.~~

### **Residential/Office Transitional (RT)**

~~This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.~~

~~General Range of Uses: This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.~~

~~Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.~~

~~Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.~~

~~Mix Requirements: There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:~~

~~Residential: 55% - 70% of total RT acreage  
Commercial/Office: 30% - 45% of total RT acreage~~

~~The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.~~

### **Special Provisions:**

- ~~a) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use and to provide an economic use of property while maintaining their general residential character by:
  - ~~1. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;~~
  - ~~2. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;~~
  - ~~3. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;~~~~
- ~~b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill,~~

sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

### **Mixed Commercial / Residential (MCR)**

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% – 25% of total MCR acreage

Commercial/Office: 75% – 85% of total MCR acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

#### Special Provisions:

- a) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the following conditions:
  1. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
  2. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
  3. the arterial road frontage contains an existing mix of viable commercial and residential uses;
  4. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

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### **Mixed Commercial / Industrial (MCI)**

This land use designation is intended to provide for development of light manufacturing,

distribution, corporate office and related commercial and industrial facilities in select high-profile locations and in well-planned environments.

General Range of Uses: Uses include light industry and manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high-profile locations and in well-planned environments. Outdoor recreation and schools are permitted as well as public and utility services and facilities that are 5 acres or less in size.

Light industry includes warehousing and wholesale distribution, provided that truck access bays and loading operations are effectively screened from view where necessary, truck traffic does not impact local streets, and hours of operation are compatible with adjacent land uses. Light industry also includes those manufacturing, distribution, and associated activities which do not create any noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations.

Maximum Density: Not applicable.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCI. For the mixed land use category MCI, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial: No more than 20% of total MCI acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop all commercially or all industrially, provided that all applicable criteria set forth herein are met.

Special Provisions:

- a) Future amendments to designate areas as MCI may be permitted in undeveloped areas oriented to major highways and other transportation facilities as determined by market demand, and provided that:
  1. Mixed Commercial Industrial areas and developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, and building quality than General Commercial (GC) areas; and
  2. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.
- b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

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### **Other Districts**

*Public and Institutional*

*Agricultural*

*Conservation*

### **Public and Institutional (PI)**

This land use designation applies to public and quasi-public properties and other facilities that provide a community service.

General Range of Uses: Uses include school, recreation, and public utility properties and other governmental facilities. Cemeteries are also included in this category.

Maximum Density: Not Applicable

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development

Regulations: Developments within the Wekiva Protection Overlay that include longleaf pine, sandhill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

### **Agricultural (AG)**

This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.

General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.

Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below:

#### Special Provisions:

- a) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:
1. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
  2. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
  3. the activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
  4. excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

### **Conservation (CON)**

This land use designation provides for lands that have environmental sensitivity and

~~significance with the purpose of preserving natural resources in the community.~~

~~General Range of Uses: Development within these areas is limited to interpretative features and related facilities for nature study and enjoyment. These related facilities may include nature trails, needed utility services, and shelters. Outdoor recreation facilities may be permitted in disturbed uplands or other non-environmentally sensitive land within the designation.~~

~~Intensity Range: up to 0.20 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.~~

**TRANSPORTATION ELEMENT****~~GOALS, OBJECTIVES AND POLICIES~~****GOAL TRA 1: SYSTEMS FRAMEWORK**

Implement a transportation systems framework based upon principles that will:

- Promote diversified economic development;
- Protect and enhance residential neighborhoods;
- Ensure adequate services and facilities to serve new and existing development;
- Discourage urban sprawl;
- Preserve and protect natural resources; and
- Respect private property rights.

**OBJECTIVE TRA 1.1: LAND USE AND TRANSPORTATION COORDINATION**

To ~~enforce land use, design and transportation policies, standards and regulations that~~ coordinate the existing and future transportation infrastructure with land uses shown in the Future Land Use map ~~exhibit~~ and ~~that~~ encourage development patterns consistent with the City's various design districts.

**Policy TRA 1.1.1: Consistency with ~~the~~ Future Land Use Element**

The City shall coordinate the development of new transportation regulations, policies, standards, and plans with the Future Land Use ~~e~~Element. The City will also consider both the Transportation Element and the Future Land Use Element when evaluating all development proposals.

**Policy TRA 1.1.2: Transportation and Development Patterns**

To discourage urban sprawl and to maximize the use of existing transportation infrastructure, the City shall implement regulations within the ~~Land Development Code~~LDR that encourage a high density mix of uses in specific areas of the City. Those areas are identified in the development patterns of urban, suburban, and rural. Each development pattern is further divided into neighborhoods, centers, corridors, and districts. The City shall adopt and enforce policies, standards, and regulations which relate the design and function of roadways and modes of transportation to the type, size and location of the land uses within each development pattern as prescribed by the City's ~~Land Development Code~~LDR. The high-density mix of uses is specified for the suburban and urban centers such as the Central Business District where the mobility system supports multiple modes of travel.

The City's designated land use development patterns are as follows:

- a. Urban Areas. Urban development pattern areas provide for the highest allowable densities within the City and include the existing Central Business District. The minimum and maximum residential and nonresidential densities ~~and intensities~~ within these areas are designed to support transit service. Through the existing Community Redevelopment Agency (CRA), the City provides infrastructure improvements and encourages the accommodation of future growth through redevelopment within the urban area. Pedestrian-oriented land

use and transportation improvements shall be required throughout the urban development pattern area and implemented through CRA activities and ~~Land Development Code~~LDR standards addressing the mix of uses, pedestrian facilities, site design, maximum block size, and street connectivity.

- b. Suburban Areas. Suburban development pattern areas rely primarily on a pattern of residential development designed to provide for pedestrian and bicycle connections between neighborhoods and between residential and non-residential land uses. Non-residential uses are located primarily on corridors and within multi-use districts. Pedestrian-oriented development within suburban centers will be achieved through ~~Land Development Code~~LDR regulations addressing the mix of uses, pedestrian facilities, site design, block structure requirements, and street connectivity.
- c. Rural Areas. Rural development pattern areas provide for the lowest allowable densities within the City, relying primarily on a pattern of clustered residential development that provides substantive open space that serves to preserve and enhance the rural viewshed and character of the community. Non residential uses are primarily located in centers and may contain a mix of uses.

**Policy TRA 1.1.3: Roadway Improvements and Land Use Amendments**

The City shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods.

**OBJECTIVE TRA 1.2: PROMOTE ECONOMIC DEVELOPMENT**

To promote a safe, efficient and livable transportation system that provides for mobility to support the City of Eustis's continued economic development.

**Policy TRA 1.2.1: Right of Way Preservation**

The City shall continue to adopt, maintain, and enforce policies, standards and regulations which specify the City's right-of-way and building setback standards based on the needs identified in the Downtown Plan, the East CRA Master Plan, and other future plans.

**Policy TRA 1.2.2: Dedication of Rights-of-Way**

The City shall continue to require as authorized by law, the dedication of rights-of-way and appropriate building setbacks as conditions of approval for all development proposals and subdivision plats.

**Policy TRA 1.2.3: Identification of Future Enhanced Transit Corridors**

The City shall work with the appropriate agencies and entities to evaluate

deed reservations, rail rights-of-way, major utility corridors, and undeveloped platted road rights-of-way for potential use as future multi-use corridors and to make a determination of consistency of these corridors with other elements of the Plan.

**Policy TRA 1.2.4: Coordinate Transportation with Other Public Facilities**

As part of the process for the acquisition or development of land for public uses, such as; parks, open space, environmental protection, or other public purpose, the City shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

**OBJECTIVE TRA 1.3 PROTECT AND ENHANCE RESIDENTIAL NEIGHBORHOODS**

To develop and maintain an effective, convenient and economically feasible multi-modal transportation system in its neighborhoods that preserves and strengthens the residential quality of life by providing local accessibility for multiple modes; and provides access to neighborhood developments and attractors.

**Policy TRA 1.3.1: Coordination with Future Land Use Element**

The City shall establish and enforce land use, design, and transportation policies, standards, and regulations that coordinate the transportation system with the residential and residential-supportive land uses shown on the Future Land Use map exhibit.

**Policy TRA 1.3.2: Discourage Speeding on Residential Streets**

The City shall establish standards for infill and redevelopment projects to discourage ~~high vehicle~~ speeding on adjacent residential streets. This shall be accomplished through appropriate traffic calming methods, such as gateway treatments, roundabouts, reduced roadway width and turn radii, or other treatments as identified by the City.

**Policy TRA 1.3.3: Travel Between Neighborhoods**

The City shall ensure that existing and new developments are connected wherever feasible by roadways, bicycle and pedestrian systems, and access to transit that encourage travel between neighborhoods without requiring use of the major thoroughfare system.

**Policy TRA 1.3.4: Multimodal Access to Commercial Centers**

The City shall work to establish bicycle and pedestrian systems to provide access to Downtown Eustis and other commercial centers from surrounding residential areas.

**OBJECTIVE TRA 1.4: TRANSPORTATION AND ENVIRONMENTAL QUALITY**

To support the City’s desire to maintain environmental sustainability, conserve energy and natural resources, discourage urban sprawl, and to improve the aesthetic quality of the community through the implementation of the following policies.

**Policy TRA1.4.1: Reducing Travel Demand through Land Use Measures**

The City shall establish and implement policies, standards, and regulations that recommend future development to have land use mix, density and site plan layout/phasing which support reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

**Policy TRA 1.4.2: Promotion of Energy Efficient Vehicles and Alternative Fuel Sources**

The City shall establish policies, standards, and regulations that encourage the use of energy efficient vehicles and enable the development of infrastructure systems to support their use by establishing sites for alternative energy fueling stations. Where appropriate, the City shall acquire energy-efficient vehicles as part of its vehicle fleet for police, fire, and maintenance needs.

**Policy TRA 1.4.3: Travel Demand Management**

The City shall establish policies, standards, and regulations that will result in lower vehicle miles traveled (~~VMT~~) through travel demand strategies such as telecommuting, ride-sharing, transit use, and employee guaranteed ride home programs.

**Policy TRA 1.4.4: Promoting Non-Motorized Travel**

The City shall establish and enforce policies, standards, and regulations within the City's ~~Land Development Regulations~~LDR that promote pedestrian and bicycle mobility and access. ~~These provisions shall include~~ing standards related to street design and connectivity; standards on building and site design that accommodate non-motorized travel; the provision of bicycle parking; and bicycle and trail access and connectivity.

**Policy TRA 1.4.5: Roadway Speeds**

To facilitate safe pedestrian movement, the City shall work with Lake County and the Florida Department of Transportation to limit posted speed limits within the City to 45 miles per hour or less.

**Policy TRA 1.4.6: Protecting Natural Resources and Environmental Quality**

In the planning, design and construction of transportation improvements, the City shall consider design techniques to mitigate adverse impacts on natural and environmental resources ~~as well as design and operational techniques which can complement adjacent development and enhance the aesthetic quality of the transportation corridor.~~

**Policy TRA 1.4.7: Enforcement of Environmental Regulations**

In the planning, design and construction of new transportation facilities, the City shall continue to enforce policies, standards, and regulations which provide for the protection of wetland areas by requiring documented evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of wetland areas as required by environmental

regulations.

**Policy TRA 1.4.8: Lakeshore Drive Scenic Road**

Lakeshore Drive is hereby designated a scenic road requiring preservation of a two-lane cross section, posting for low-to-moderate travel speeds, limited improvements for bicycle use, and careful regulation of roadside development. The City shall coordinate with Lake County and the Lake-Sumter [Metropolitan Planning Organization \(MPO\)](#) to establish a consistent functional classification of Urban Local for the Lakeshore Drive/Lake Eustis Drive corridor.

**Policy TRA 1.4.9: Transportation Corridor Aesthetics**

In the planning, design, and construction of new transportation improvements, the City shall consider design and operational techniques which would complement adjacent development and enhance the aesthetic quality of the transportation corridor.

**OBJECTIVE TRA 1.5: PROMOTE MULTI-MODAL TRAVEL**

To ~~establish and enforce policies, standards, and regulations that~~ promote multi-modal mobility and access throughout the City, including travel by automobile, bicycle, walking, and transit.

**Policy TRA 1.5.1: Multi-Modal Connectivity**

The City shall preserve existing roadway, sidewalk and bicycle system connections, and restore networks that previously were disconnected, where appropriate. In particular, the City shall encourage future redevelopment and development projects to improve street connectivity by developing new local streets with appropriate sidewalk and bicycle facilities, where feasible. Priority shall be given to those proposed roadway connections identified in the Downtown Plan and East CRA Plan.

**Policy TRA 1.5.2: Stub-outs to Adjacent Parcels**

The City shall ensure that streets in redevelopment areas are designed with stub-outs to connect to abutting undeveloped lands and/or land with redevelopment potential. Provisions for future connections shall be provided in all directions whether the streets are public or private, except where land is undevelopable.

**Policy TRA 1.5.3: Align Roadways to Connect to Stub-outs**

The City shall ensure that new development and redevelopment projects align their roadways to connect with the stub-outs provided by adjacent developments.

**Policy TRA 1.5.4: Citywide Bicycle and Pedestrian Master Plan**

The City shall improve mobility through infrastructure improvements included in the citywide Bicycle and Pedestrian Master Plan completed in 2011. This Master Plan addresses local circulation via sidewalks, trails, and on-street bikeways to connect the City's downtown, neighborhoods, parks

and environmental features. The plan ~~incorporates~~~~builds on~~ the Future Network- Bicycle and Trail Plan illustrated in Transportation Map 12, the Lake- Sumter MPO Greenways and Trails Plan, the Downtown Plan, and the East CRA Master Plan.

**Policy TRA 1.5.5: Demand Response Transit**

The City shall work with Lake County to continue to provide demand-response transit service to cater to the transit dependent populations within the City.

**Policy TRA 1.5.6: Evaluate Transit Service Options**

The City shall work with Lake County to monitor, ~~and evaluate,~~ and, ~~as deemed necessary,~~ implement additional mass transit, paratransit and transportation demand management strategies and programs. ~~These strategies and programs shall which~~ support the Future Land Use Element, address the special needs of the service population, and increase the efficiency of transit services. Such strategies and programs may include rail services, intra-city trolley, carpools/vanpools, Park-and-Ride, demand response transit service, parking management, express bus services, transfer stations and increased frequency of bus service.

~~**Policy TRA 1.5.7: Roadway Functional Classification**~~

~~The City shall adopt Transportation Map 1 – Roadway Functional Classification System that identifies the existing functional classification for collector and arterial roadways within the City.~~

**Policy TRA 1.5.87: Orange Avenue Functional Classification**

To further the goals of ~~the City of~~ Eustis in improving multi-modal mobility, the City shall continue working with ~~the~~ Lake-Sumter MPO to reclassify Orange Avenue (old SR 44) from an arterial to a collector within the City limits ~~and to add mobility features.~~

**Policy TRA 1.5.98: Constrained Facilities**

All collector and arterial roadways within the City shall be limited to the maximum number of through lanes shown on Transportation Map 10 - Year 2035 Roadway Number of Lanes. Small-scale modifications such as turn lanes may still be provided as warranted.

**Policy TRA 1.5.109: Bicycle and Pedestrian Access to Schools**

In coordination with the Lake County School Board, the City shall work to establish sidewalks, bicycle paths, and/or a network of low-speed neighborhood streets to provide safe and convenient access to all elementary, middle, and high schools.

**OBJECTIVE TRA 1.6: TRANSPORTATION MOBILITY APPROACH**

To support urban infill and redevelopment efforts of the City and to target economic development, job creation, housing, transportation, crime prevention, and neighborhood revitalization and

preservation within the City. ~~T~~he City ~~hereby~~ rescinds transportation concurrency for all areas within the City limits.

**Policy TRA1.6.1: Mobility Planning**

The City shall continue to develop integrated land use and transportation planning studies for geographic areas of the eCity to outline land use, urban design, and transportation strategies that will support multi-modal mobility. This will include implementation of the Future Land Use Element to achieve a higher density mix of uses, developed in a pattern and form that would support multiple modes of travel.

**Policy TRA 1.6.2: City Plans that Address Multi-Modal Mobility**

The City shall ~~continue to~~ implement land use and transportation strategies that call for multi-modal mobility within recently completed and adopted city plans, including the City of Eustis Downtown Plan, the City of Eustis East CRA Master Plan, and the revised ~~Land Development RegulationsLDR~~.

**Policy TRA 1.6.3: Development Review focused on Multi-Modal Mobility**

Through the policies, standards, and regulations in the ~~Land Development RegulationsLDR~~, the City shall continue to encourage the provision of multi-modal facilities, including new local street connections, sidewalks, transit shelters, bicycle facilities, etc., as part of any development proposals. Such multi-modal facilities will be designed to support the character and requirements of each of the City's development patterns.

**Policy TRA 1.6.4: Supporting Regional Multi-Modal Plans**

The City shall continue to participate in initiatives to promote regional and local transit, including future expansion plans for LakeXpress, Central Florida Commuter Rail (especially the Orange Blossom Express), and other proposed light rail or bus rapid transit projects (as illustrated in Transportation Map #13, Future Transportation Network-Mass Transit). The City shall continue to participate in the development of the MPO's Long Range Transit Plan and Greenways and Trails Plan, and coordinate with the County and adjacent municipalities in planning for and implementing future bicycle and multi-use trail facilities.

**Policy TRA 1.6.5: Roadway Level of Service Standard**

The City ~~shall hereby~~ adopts a roadway Level of Service standard of E for collector and arterial roadways within the City. The roadway Level of Service shall be measured for daily conditions. In cases where individual roadway segments exceed the Level of Service standard, the available capacity on parallel corridors within the City shall be included in the evaluation.

**Policy TRA 1.6.6: Multi-Modal Transportation Level of Service**

~~By December 31, 2030~~ The City shall adopt transportation system performance measures to address its multimodal goals for bicycle, pedestrian and transit circulation.

**Policy TRA 1.6.7: Refined Roadway Level of Service Analysis Techniques**

The City may authorize ~~refined-alternative~~ transportation methodologies and techniques to be used in situations where more precise input data and analysis is desired prior to final action associated with development review or transportation infrastructure modifications. Acceptable methodologies and techniques may include, but are not limited to:

- Trip generation studies
- Traffic studies
- Trip characteristics studies
- Travel time/speed/delay studies
- Passer-by and internal trip analysis
- Person trip analysis
- Planning level models
- Traffic operation models
- Intersection analysis
- Corridor/subarea analysis
- Multi-modal analysis

**Policy TRA 1.6.8: Multi-Modal Transportation Level of Service Analysis Techniques/Standards**

The City shall develop special area plans, as needed, for areas of special concern. When appropriate, the City shall adopt additional or alternative level of service standards and methods of applying levels of service standards ~~for these areas~~ that address accessibility for vehicular traffic, pedestrians, cyclists, and transit modes.

**OBJECTIVE TRA 1.7: TRANSPORTATION PLANNING COORDINATION**

The ~~City shall~~ coordinate ~~the City's its~~ plans with all transportation planning bodies including but not limited to the Florida Department of Transportation, Lake County, ~~the~~ East Central Florida Regional Planning Council, and the Lake-Sumter MPO.

**Policy TRA 1.7.1: FDOT Five-Year Work Program Coordination**

Through the Lake-Sumter MPO, the City shall review, on an annual basis, the FDOT Five-Year Work Program to address right-of-way needs, access management, and level of service standards.

**Policy TRA 1.7.2: Lake County Transportation Element Coordination**

The City shall review, on an annual basis, the Transportation Element for Lake County to ~~address—coordinate~~ right-of-way needs, access management, and level of service standards.

**Policy TRA 1.7.3: City of Tavares and City of Mount Dora Coordination**

The City shall review, on an annual basis, the Transportation Elements for ~~the Cities of~~ Tavares and Mount Dora to ~~address—coordinate~~ right-of-way needs, access management, and level of service standards.

**OBJECTIVE TRA 1.8: ACCESS AND CONNECTION TO REGIONAL FACILITIES**

To ~~establish and enforce policies, standards, and regulations that recommend~~ provide, to the greatest extent practical, access and connection to regional transportation facilities and amenities.

**Policy TRA 1.8.1: Access to Recreational Facilities and Resources**

The City shall work with the County, the Lake-Sumter MPO, and other adjoining cities, to connect local trails, ~~and the~~ sidewalks, and bicycle facilities within the City to existing and proposed regional trail facilities and bicycle systems.

~~**Policy TRA 1.8.2: Access to Community Facilities and Downtown**~~

~~The City shall establish policies, standards, and regulations to ensure that residential neighborhoods have reasonable access to the City’s community facilities and to Downtown via trails or bicycle facilities, transit service, and street network, as described under the Performance Standards for Goals TRA 2, TRA 3 and TRA 4.~~

**OBJECTIVE TRA 1.9: FUNDING TRANSPORTATION IMPROVEMENTS**

To identify multiple sources for funding transportation improvements necessary to support the growth forecasts, goals, objectives and policies of the Future Land Use Element and to provide for a safe, convenient and efficient transportation system.

**Policy TRA 1.9.1: Funding Sources**

The City shall work with the Lake-Sumter MPO, FDOT, Lake County, the Eustis CRA, and private developers in funding and implementing transportation improvements, as described in the policies contained in the Intergovernmental Coordination Element, Objective 1.2, Transportation.

**Policy TRA 1.9.2: Transportation Improvements as part of Development and Redevelopment**

As feasible, the City shall work to implement transportation improvements as part of development and redevelopment within the City through implementation of standards in the ~~Land Development Regulations~~ LDR.

**GOAL TRA 2: URBAN DEVELOPMENT PATTERN**

Enhance the livability and viability of the urban core area of the City as described by the Urban Development Pattern Area through transportation policies and infrastructure investments that:

- Prioritize the safety, comfort and convenience of the pedestrian, bicycle and mass transit environments;
- Accommodate vehicular circulation in a manner that is responsive to the needs of alternate modes; and
- Support the land use goals for the district.

**OBJECTIVE TRA 2.1: URBAN LAND USE AND TRANSPORTATION COORDINATION**

To ~~establish and enforce land use, design and transportation policies, standards and regulations that~~ align the existing and future transportation infrastructure with higher density mixed-use development called for in the Urban Development Design District.

**Policy TRA 2.1.1: Promote Land Use Patterns to Support Mass Transit Service**

To promote the viability of existing and planned transit service, the City shall ~~adopt and enforce~~maintain land use policies, standards and regulations that concentrate employment opportunities and promote high intensity residential-based mixed use developments in Urban Centers. Neighborhood retail, transit service, and other support services shall be permitted and encouraged within the Urban Centers or within convenient walking and bicycling distance from the Centers.

**Policy TRA 2.1.2: Promote Shared and Reduced Parking**

To encourage the use of other transportation modes, reduce overall traffic demand, and encourage a “park-once” environment, the City shall ~~adopt and enforce~~maintain policies, standards and regulations that encourage shared parking across development parcels within Urban Centers and Urban Corridors. The City shall, from time to time, evaluate and, as deemed necessary, modify its land use policies, standards and regulations to reduce parking minimum standards for the Urban Development Pattern.

**~~Policy TRA 2.1.3: Infrastructure Support for High Density / Intensity Mixed Use Development~~**

~~The City shall provide master stormwater improvements in the Central Business District by collecting and treating stormwater outside of the urban core area so that the density and intensity of redevelopment and infill development can be maximized.~~

**OBJECTIVE TRA 2.2 URBAN MULTI-MODAL TRANSPORTATION**

To ~~establish and enforce policies, standards, and regulations that~~ promote multi-modal mobility and access throughout the Urban Development Pattern, including travel by automobile, bicycle, walking, and transit.

**Policy TRA 2.2.1: Complete Streets**

The City shall ~~maintain and expand~~implement policies, including those standards already within the ~~Land Development Regulations~~LDR, to address the design and operation of all streets within the Urban Development Pattern for all users, including drivers, bicyclists, transit users, pedestrians of all ages and abilities, business owners, and residents. This shall be accomplished through design speeds and other design features (such as streetscape, traffic calming, on- street parking, etc.) that accommodate safe and comfortable bicycling, ~~and~~ walking, and transit operation.

**Policy TRA 2.2.2: Street Types in ~~Land Development Regulations~~LDR**

The City shall use the Street Types outlined in the ~~Land Development Regulations~~LDR as a guidance when designing and constructing new street sections within the Urban Development Pattern and ensure that all future streets are designed holistically, considering the pavement, curbing, bicycle facilities, sidewalks, lighting, signs, front yard setbacks, and building facades.

**Policy TRA 2.2.3: Street Connectivity**

As identified in the City’s Downtown Plan and East CRA Master Plan, the City shall work to restore local street network segments that previously were disconnected and construct new street connections within the Urban Development Pattern. In particular, the City shall implement these street connections through development impact mitigation and as part of capital improvement projects.

**Policy TRA 2.2.4: Downtown Eustis Mobility Needs**

The City shall support the implementation of the City of Eustis Downtown Plan, which identified the following mobility needs for pedestrian, bicycle, vehicular and transit circulation within the Urban Character area:

- Bates Avenue connection between Grove Street and Prescott Street
- ~~McDonald Avenue connection between Grove Street and Eustis Street~~
- ~~Two-way conversion of Magnolia Avenue and Eustis Street~~
- ~~Pedestrian streetscape improvements for Magnolia Avenue and Eustis Street~~
- ~~Traffic calming on Bay Street and Grove Street to provide safe pedestrian and bicycle accommodations~~
- Downtown wayfinding system for pedestrian and vehicular circulation

**Policy TRA 2.2.5: East CRA Mobility Needs**

The City shall support the implementation of the City of Eustis East CRA Plan, which identified the following mobility needs for pedestrian, bicycle, vehicular and transit circulation within the Urban Character area:

- ~~Realigned intersection of Palmetto Avenue / Kensington Street / Magnolia Avenue~~
- Neighborhood commercial mixed-use development at Palmetto Avenue and McDonald Avenue
- Pedestrian improvements along McDonald Avenue between Cardinal Street and Palmetto Avenue
- Additional sidewalks and lighting along Bates Avenue
- Neighborhood traffic calming to provide safe pedestrian and bicycle accommodations
- Restored local street network as part of redevelopment

**Policy TRA 2.2.6: Lake-Sumter MPO Long Range Mobility Needs**

The City shall support the implementation of the ~~2045~~ Lake-Sumter MPO Long Range Transportation Plan, ~~which identified the~~including recommendations for meeting the following mobility needs for pedestrian, bicycle, ~~vehicular~~vehicle and transit circulation within the City of Eustis.:

- ~~• Regional transit system providing connections between downtown Eustis, Lake County and greater Orlando metropolitan area~~
- ~~• Regional north-south pedestrian/bicycle trail connecting Eustis to Tavares and Umatilla~~

**Policy TRA 2.2.7: Lake County Transit Shelter Needs**

The City shall support the implementation of the 2010 Lake County Shelter Placement Site Recommendations Report, ~~which including~~ identified transit shelter needs at the following locations: Eustis Public Library.

- ~~• Ardice Mall~~
- ~~• Eustis Public Library~~
- ~~• Tall Pines Apartment Complex~~
- ~~• Lake Tech~~

~~**Policy TRA 2.2.8: Two-Way Conversion of Bay Street and Grove Street**~~

~~To support safe pedestrian circulation within Downtown Eustis, the City shall continue working with the Florida Department of Transportation and the Lake-Sumter MPO to evaluate the conversion of the one-way sections of Bay Street and Grove Street to two-way operations. As part of this conversion, Eustis Street shall be converted to a continuous two-way street. The City’s adopted Transportation Map #10, Year 2035 Roadway Number of Lanes, shall be amended to reflect the planned two-way conversion.~~

**Policy TRA 2.2.9: Bates Avenue Connection**

To improve circulation within Downtown Eustis and provide a continuous east-west roadway alternative to Orange Avenue, the City shall plan for ~~the~~ a roadway connection for Bates Avenue between Prescott Street and Grove Street. The City’s adopted Transportation Map #10, Year ~~2035-2046~~ Roadway Number of Lanes, shall be amended to reflect the planned reconnection of Bates Street as a two-lane roadway.

**Policy TRA 2.2.10: Sidewalk Connectivity**

The City shall continue to work to complete the network of sidewalks along all streets within the Urban Development Pattern, as part of construction of new streets as well as retrofitting of existing streets.

**Policy TRA 2.2.11: Pedestrian-Oriented Development Design**

The City shall continue to enforce provisions in the City’s ~~Land Development Regulations~~LDR that require new developments in the Urban Development

Patterns to support the highest levels of pedestrian access and mobility. These provisions include standards related to street connectivity, the design of “complete streets,”; and pedestrian-oriented building and site design.

**OBJECTIVE TRA 2.3: ENCOURAGING URBAN TRANSIT USE**

To ~~establish and enforce policies, standards, and regulations that~~ promote transit use within the Urban Development Pattern.

**Policy TRA 2.3.1: Transit-Oriented Density, Diversity, and Design**

The City shall enforce provisions in the Future Land Use Element and the City’s Land Development Regulations that encourage development patterns, densities, design, and a mix of uses in the Urban Development Pattern that will support expanded mass transit service in the future.

**Policy TRA 2.3.2: Transit in Urban Development Pattern**

The City shall work with the County, the MPO, and other regional and state agencies to increase transit service within the Urban Development Pattern, ~~in particular~~ encouraging the location of transit stops within the City’s Urban Centers and along Urban Corridors.

**Policy TRA 2.3.3: Site Design Standards coordinated with Mass Transit and Bicycle/Trail Systems**

To encourage the use of transit in the Urban Development Pattern, the City shall encourage site and building design for infill and redevelopment projects to be coordinated with transit routes and stops, and bicycle and trail systems. Standards may include, but not be limited to, pedestrian access to transit stops, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, and bicycle parking facilities.

**OBJECTIVE TRA 2.5: URBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS**

To establish and ~~utilize use~~ performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Urban Development Pattern.

**Policy TRA 2.5.1: Site and Building Design**

~~The character of the built environment that frames a street contributes greatly to its walkability. Because of this, the~~The City shall ensure that ~~at the minimum,~~ future development within the Urban Development Pattern shall conform to the Urban Development Pattern intent and performance standards described in the City’s ~~Land Development Regulations~~LDR. These shall include but not ~~are not~~ limited to standards that regulate urban building lot types, building envelope standards, building height, parking provisions, setbacks and frontage, urban public space, urban landscape,

and general building design standards. The general building design standards include requirements related to public entrance locations, building orientation, building mass and scale, building façade treatments, storefront character, location of pedestrian access and walkways to buildings, among others.

**Policy TRA 2.5.2: Sidewalks**

The City shall ensure through its ~~Land Development Regulations~~LDR that within the Urban Development Pattern, continuous sidewalks of at least five feet in width are provided on both sides of all public and private streets to the greatest extent practicable.

**Policy TRA 2.5.3: Intersection Design**

The City shall work to ensure that all signalized intersections within the Urban Development Pattern have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall ~~be in compliance with~~follow requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

**Policy TRA 2.5.4: Americans with Disabilities Act (ADA)**

The City shall work to ensure that all streets within the Urban Development Pattern conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

**Policy TRA 2.5.5: Block Size and Block Configuration**

As prescribed in the City's ~~Land Development Regulations~~LDR, blocks within the Urban Development Pattern shall be laid out within an interconnected network of streets. Blocks will be laid out with consideration of natural and environmental features and incorporating these features as an amenity to a development, where protection is required by environmental regulations.

**Policy TRA 2.5.6: Roadway Speeds**

To facilitate safe pedestrian movement, the City shall ensure that all City-maintained streets within the Urban Centers and ~~the~~Urban Neighborhoods have a posted speed limit of 25 mph or less.

**Policy TRA 2.5.7: Complete Streets**

The City shall ensure that all new "A" streets within the Urban Development Pattern as identified in the ~~Land Development Regulations~~LDR shall be designed to accommodate pedestrian and bicycle travel. Street section elements shall include sidewalks, on-street parking, planters, travel lanes, and bicycle lanes, as appropriate. The Street Types outlined in the ~~Land Development Regulations~~LDR ~~can~~may serve as a guide for developing new

streets within the Urban Development Pattern.

**Policy TRA 2.5.8: Trees and Street Furnishings**

Based on the recommendations of the Downtown Plan and the East CRA Plan, the City shall work to ensure that all new and existing “A” streets within Urban Centers and Urban Corridors as defined by the [Land Development RegulationsLDR](#) have basic street furnishings and streetscape amenities, including street trees, pedestrian-scale lighting, seating, and bus stop shelters (where appropriate). The arrangement, location, and type of street trees shall be regulated by provisions within the City’s [Land Development RegulationsLDR](#).

**Policy TRA 2.5.9: Downtown Wayfinding**

To improve circulation for all users, the City shall implement the recommendations of the [2008](#) Wayfinding Plan developed for Downtown Eustis.

**Policy TRA 2.5.10: Pedestrian Destinations**

Through implementation of the policies in the Future Land Use Element, the City shall work to ensure that community-serving destinations are accessible to residents within the Urban Development Pattern. These uses may include retail uses, civic and institutional uses, or one of the park space types referenced in the [Land Development RegulationsLDR](#).

**Policy TRA 2.5.11: Bicycle Lanes and Multi-use Trails**

As part of the [implementation development](#) of the [2011](#) Citywide Bicycle and Pedestrian Master Plan, the City shall work to provide bicycle lanes or multi-use trails accessible to residents within the Urban Development Pattern.

**Policy TRA 2.5.12: Connection to Recreational Amenities**

The City shall ensure that all public recreational amenities such as parks, regional trails, and the Lake Eustis waterfront can be accessed from the Urban Centers via direct pedestrian connection.

**Policy TRA 2.5.13: Bicycle Parking**

The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Urban Development Pattern. The number of bicycle parking spaces required shall conform to the standards listed in the City’s [Land Development RegulationsLDR](#).

**Policy TRA 2.5.14: Transit Stops and Transit Shelters**

The City shall work with Lake County to ensure that transit stops within Urban Centers and major destinations (hospitals, employment centers, shopping centers and schools) have, as [much as](#) feasible, shelters for transit users that would include bus route/schedule signs, seating, shelter

from the elements, and be ADA compliant when required by law.

**Policy TRA 2.5.15: Transit Service Headways**

The City shall work with Lake County to improve transit service within the Urban Development Pattern during peak periods.

**Policy TRA 2.5.16: Transit Service Accessibility**

The City shall work with Lake County to improve transit service to ensure that all residents within the Urban Development Pattern have access to fixed-route transit service.

**Policy TRA 2.5.17: Transit Service Span**

The City shall work with Lake County to expand hours of operation for transit routes serving the City.

**Policy TRA 2.5.18: Transit Serving Major Destinations**

The City shall work with Lake County to ensure that major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

**GOAL TRA 3: SUBURBAN DEVELOPMENT PATTERN**

Enhance the livability and viability of neighborhoods and existing commercial corridors as described in the Suburban Development Pattern Area (in **FLU Policy 1.2.4Appendix**) through transportation policies and infrastructure investments that discourage urban sprawl and:

- Balance vehicular mobility with the needs for pedestrian, bicycle and mass transit mobility
- Preserve and protect existing viable neighborhoods and subdivisions;
- Support the land use goals for the district.

**OBJECTIVE TRA 3.1: SUBURBAN LAND USE AND TRANSPORTATION COORDINATION**

To ~~establish and enforce land use, design and transportation policies, standards and regulations that~~ align the existing and future transportation infrastructure to support the residential and non-residential uses in distinct patterns arranged in centers, districts, and corridors, as called for in the Suburban Development Pattern.

**Policy TRA 3.1.1: Suburban Centers**

The City shall ~~continue to establish~~**adopt** and enforce land use policies, standards and regulations that encourage the development of Suburban Centers where a system of streets, pedestrian walkways, and driveways support a mix of commercial, office, or multi-family residential uses and where development occurs at a density and intensity that can be feasible to support fixed-route transit.

**Policy TRA 3.1.2: Suburban Corridors**

The City shall ~~continue to establish~~**adopt** and enforce land use policies, standards, and regulations that provide for adequate ~~vehicular~~**vehicle**, bicycle, and pedestrian access and mobility to serve Suburban Corridors as

well as the adjacent residential neighborhoods.

**Policy TRA 3.1.3: Linking Neighborhoods to Shopping Areas**

The City shall ~~continue to establish~~**adopt** and enforce land use policies, standards, and regulations that provide for multiple street connections and routing options between Suburban Neighborhoods and community-serving commercial areas ~~within the LDR~~.

**Policy TRA 3.1.4: Access Management**

The City shall continue to establish and enforce policies, standards and regulations for the management of access points along streets within the Suburban Development Pattern, to include the consolidation of multiple driveways within a parcel, sharing of driveways among multiple parcels, and cross-access easements between properties. The implementation of the State Access Management Program and the control of access connections to the State highway system shall be consistent with Chapter 14-96 and 14-97, F.A.C. and the Florida Department of Transportation Access Management Rule and will be coordinated with the Florida Department of Transportation through the City's access permitting process.

**Policy TRA 3.1.5: Promote Shared Parking**

To further encourage the use of alternative transportation modes, reduce the traffic demand, and encourage a "park-once" environment, the City shall ~~continue to establish~~**adopt** and enforce policies, standards and regulations that encourage shared parking among different parcels, through cross-access easements and a connected network of pedestrian walkways along Suburban Corridors and in Suburban Centers.

**Policy TRA 3.1.6: Criteria for Designation of New Suburban Centers**

The City's establishment of new Suburban Centers shall, in part, be based on the City's approval of plans for internal circulation which include, at a minimum, integrated roadway, transit, pedestrian and bikeway systems designed to reduce demand for automobile travel.

**OBJECTIVE TRA 3.2: SUBURBAN MULTI-MODAL TRANSPORTATION**

To ~~establish and enforce policies, standards, and regulations that~~ promote multi-modal mobility and access throughout the Suburban Development Pattern, including travel by automobile, bicycle, walking, and transit.

**Policy TRA 3.2.1: Complete Streets**

The City shall ~~continue to establish and~~ implement policies ~~, including those standards already within the Land Development Regulations,~~ to address the design and operation of all streets within and between Suburban Centers for safe and comfortable bicycling, walking, and transit operation.

**Policy TRA 3.2.2: Street Types in ~~Land Development Code~~LDR**

The City shall use the Street Types outlined in the ~~Land Development~~

~~RegulationsLDR~~ as a guidance when designing and constructing new street sections within the Suburban Development Pattern and ensure that all future streets are designed holistically, considering the pavement, curbing, bicycle facilities, sidewalks, lighting, signs, front yard setbacks, and building facades.

**Policy TRA 3.2.3: Street Connectivity**

As called for in the City’s East CRA Master Plan, the City shall work to restore local street network segments and construct new street connections within the Suburban Development Pattern, as feasible. In particular, the City shall achieve these street connections through development impact mitigation and as part of capital improvement projects.

**Policy TRA 3.2.4: Sidewalk Connectivity**

The City shall work to complete the network of sidewalks along all streets within the Suburban Centers, as part of construction of new streets as well as retrofitting of existing streets.

**OBJECTIVE TRA 3.3: SUBURBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS**

To establish and ~~utilize-use~~ performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Suburban Development Pattern.

**Policy TRA 3.3.1: Site and Building Design**

~~The character of the built environment that frames a street contributes greatly to its walkability. Because of this, the~~The City shall ensure that ~~at the minimum,~~ future development within the Suburban Development Pattern ~~shall conform~~s to the intent and performance standards described in the City’s ~~Land Development RegulationsLDR~~. These shall include but not be limited to standards that regulate suburban building lot types, setbacks and lot requirements, suburban public space, suburban landscape, building envelope standards, building height, and general building design standards. The general building design standards addressed in the ~~Land Development RegulationsLDR~~ include requirements related to public entrance locations, building orientation, building mass and scale, building façade treatments, storefront character, location of pedestrian access and walkways to buildings, among others.

**Policy TRA 3.3.2: Sidewalks**

The City shall work to ensure that within the Suburban Development Pattern sidewalks shall be provided on both sides for all streets within Suburban Centers and those streets within one mile of public schools, community centers, parks, and major transit stops.

**Policy TRA 3.3.3: Intersection Design**

The City shall work to ensure that all signalized intersections within Suburban Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

**Policy TRA 3.3.4: Americans with Disabilities Act (ADA)**

The City shall work to ensure that all streets within Suburban Centers conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

**Policy TRA 3.3.5: Block Size and Block Configuration**

As prescribed in the City's ~~Land Development Regulations~~LDR, blocks within the Suburban Development Pattern shall be laid out within an interconnected network of streets. Blocks will be laid out with consideration of natural and environmental features and incorporating these features as an amenity to a development, where protection is required by environmental regulations.

**Policy TRA 3.3.6: Internal Streets**

The City shall require a connected system of internal streets within new suburban developments larger than five acres, per the standards established by the ~~Land Development Regulations~~LDR. The internal street system shall connect to publicly accessible access roadways of adjacent developments and to the public street system.

**Policy TRA 3.3.7: Internal Pedestrian Network**

The City shall require all new suburban developments to provide sidewalks along streets or pedestrian paths that connect primary building entrances to one another and to the public street, adjacent trails, transit stops, parking areas, and to publicly accessible pedestrian walkways of adjacent development.

**Policy TRA 3.3.8: Suburban Landscape Standards and Streetscaping**

The City shall require new suburban developments to conform to the suburban landscape requirements called for by the City's ~~Land Development Regulations~~LDR, specifically requirements related to the landscape buffers along streets in the Suburban Development Pattern.

**Policy TRA 3.3.9: Bicycle Lanes and Multi-use Trails**

As part of the ~~implementation~~development of the 2011 Citywide Bicycle and Pedestrian Master Plan, the City shall work to ensure that bicycle lanes or multi-use trails are accessible to residents within the Suburban Development Pattern.

**Policy TRA 3.3.10: Connection to Recreational Amenities**

The City shall work to ensure that all public recreational amenities such as parks, regional trails, and community facilities within the Suburban Development Pattern can be accessed from the Suburban Centers through pedestrian, bicycle, or transit connections.

**Policy TRA 3.3.11: Bicycle Parking**

The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Suburban Centers. The number of bicycle parking spaces required shall conform to the standards listed in the City’s ~~Land Development Regulations~~LDR.

**Policy TRA 3.3.12: Transit Stops and Transit Shelters**

The City shall work with Lake County to ensure that transit stops at major destinations (hospitals, employment centers, shopping centers, and schools) shall have, as feasible, shelters for transit users that would include bus route/schedule signs, bench, shelter from the elements, and be ADA compliant where required by law.

**Policy TRA 3.3.13: Transit Service Headways**

The City shall work with Lake County to improve transit service headways during peak periods at Suburban Centers.

**Policy TRA 3.3.14: Transit Service Accessibility**

The City shall work with Lake County to improve transit service to ensure that all residents within the Suburban Development Pattern have access to fixed-route transit service.

**Policy TRA 3.3.15: Transit Service Span**

The City shall work with Lake County to expand hours of operation for transit routes serving the City.

**Policy TRA 3.3.16: Transit Serving Major Destinations**

The City shall work with Lake County to ensure that all major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

**GOAL TRA 4: RURAL DEVELOPMENT PATTERN**

**Manage the transportation system for the rural areas of the City as described in the Rural Development Pattern Area through transportation policies and infrastructure investments that:**

- **Address vehicular circulation in a manner that preserves and enhances the rural character;**
- **Allow for safe pedestrian and bicycle circulation in accordance with the rural character;**
- **Value and preserve open spaces, agricultural areas, and scenic view sheds; and**

- Support the land use goals for the district.

**OBJECTIVE TRA 4.1: RURAL LAND USE AND TRANSPORTATION COORDINATION**

To ~~establish and enforce land use, design and transportation policies, standards and regulations that align the~~ existing and future transportation infrastructure to support clustered residential development that allows for preservation of open space and the rural natural environment, as called for in the Rural Development Pattern.

**Policy TRA 4.1.1: Rural Centers**

The City shall ~~continue to establish~~**adopt** and enforce land use policies, standards, and regulations that encourage the development of Rural Centers where a system of streets and pedestrian walkways support neighborhood-serving clusters of commercial uses integrated with other uses that may include office, residential, or open space.

**Policy TRA 4.1.2: Rural Corridors**

The City shall ~~continue to establish~~**adopt** and enforce land use policies, standards, and regulations that encourage new developments to occur in a pattern and intensity that respects and preserves the scenic views and character of a rural corridor.

**Policy TRA 4.1.3: Multi-Modal Connectivity Between Development Phases**

The City shall ensure that the street and trail layouts of subsequent phases of residential subdivision developments are coordinated with previous phases to ensure multi-modal connectivity.

**Policy TRA 4.1.4: Open Space and Street Connectivity**

The City shall ensure that residential subdivision developments delineate and preserve open space areas that are connected to the maximum extent practicable. The City shall uphold the principle that open space is still considered connected even if separated by a transportation facility that is necessary for overall area street connectivity.

**OBJECTIVE TRA 4.2: RURAL TRANSPORTATION AND ENVIRONMENTAL QUALITY**

To ~~establish policies, standards and regulations that support the City's desire to~~ maintain environmental sustainability, conserve energy and natural resources, discourage urban sprawl, and to improve the aesthetic quality of the community through the implementation of the following policies.

**Policy TRA 4.2.1: Aesthetics and Visual Appearance of Transportation Facilities**

The City shall promote the aesthetic and visual enhancement of roadways through the standards and in the City's ~~Land Development Regulations~~**LDR**. Existing scenic and canopy roadways shall be protected by restricting construction activity within rights-of-way to ensure preservation of canopy trees and vegetation.

**Policy TRA 4.2.2: Public Access to Natural Features**

The City shall ensure that to the maximum extent practicable, natural features, scenic vistas, and open space that are adjacent to, or part of residential subdivision developments shall be accessible to the public through streets or multi-use trails. The City shall undertake corrective action if the quality of natural features is degraded due to public access.

**Policy TRA 4.2.3: Cluster Development**

The City shall enforce policies, standards, and regulations that promote the clustering of development to preserve natural features, open space, and the rural character within the Rural Development Pattern.

**OBJECTIVE TRA 4.3: RURAL DEVELOPMENT PATTERN PERFORMANCE STANDARDS**

To establish and ~~utilize-use~~ performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Rural Development Pattern.

**Policy TRA 4.3.1: Site and Building Design**

~~The character of the built environment that frames a street contributes greatly to its walkability. Because of this, the~~The City shall ensure that future development within the Rural Development Pattern ~~shall conform~~s to the intent and performance standards described in the City's ~~Land Development Regulations~~LDR. These shall include but not be limited to standards that regulate rural building lot types, setbacks and lot requirements, buffer requirements, rural public space, building envelope standards, building height, and general building design standards.

**Policy TRA 4.3.2: Sidewalks**

The City shall work to ensure that within ~~the~~Rural Centers sidewalks shall be provided on at least one side for all streets connecting to public schools, community centers, parks, and transit stops.

**Policy TRA 4.3.3: Intersection Design**

The City shall work to ensure that all signalized intersections within Rural Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

**Policy TRA 4.3.4: Americans with Disabilities Act (ADA)**

The City shall work to ensure that all streets within Rural Centers conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

**Policy TRA 4.3.5: Street Types in ~~Land Development Code~~LDR**

The City shall use the Street Types outlined in the ~~Land Development Regulations~~LDR as guidance when designing and constructing new street sections within the Rural Development Pattern.

**Policy TRA 4.3.6: Transit in Rural Centers**

The City shall work with Lake County to ensure that fixed-route transit service is provided to Rural Centers as they are developed.

**Policy TRA 4.3.7: Transit Stops**

The City shall work with Lake County to ensure that transit stops are provided for all routes that serve Rural Centers.

**EXHIBIT E**  
**HOUSING ELEMENT**  
~~**GOALS OBJECTIVES AND POLICIES**~~

**GOAL HSG 1: SAFE AFFORDABLE SANITARY HOUSING**

**Promote safe, sanitary, and affordable housing to meet current and projected future needs.**

**OBJECTIVE: HSG 1.1: ADEQUATE AND AFFORDABLE HOUSING**

To provide sufficient land and incentives and take other actions necessary to accommodate and facilitate construction of housing to meet projected demand and to accommodate the needs of the various household types and income groups characteristic of the Ceity and planning area.

**Policy HSG 1.1.1: Future Land Use**

The City shall maintain land use classifications and density criteria to accommodate the varying housing needs of the community, as provided for in the Future Land Use Element ~~Appendix~~.

**Policy HSG 1.1.2: Land Development Regulations**

The City shall continue to rely upon its ~~Land Development Regulations~~LDR to promote compact growth and preservation of open space.

**Policy HSG 1.1.3: Future Permit Placement**

The City shall continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable building codes and federal and state regulations and standards, provided that:

- a. All such housing is attached to foundations as in the case of conventional site-built construction and
- a. All such housing otherwise meets lot, yard, and related requirements for the residential classification as set forth in the ~~Land Development Regulations~~LDR.

**Policy HSG 1.1.4: Energy Efficiency**

The City shall encourage construction methods, materials, and appliances that minimize energy and water consumption, limit or eliminate the use of toxic materials and reduce waste in housing construction to help reduce the overall cost of home maintenance and operation. The City shall participate in green residential programs which may include:

- Retrofit for Energy and Environmental Performance program (REEP)
- State Energy and Environment Development program (SEED)
- Federal Weatherization Assistance Program
- Multifamily Housing Energy Efficiency Grant Program
- Leadership in Energy Efficient Design (LEED)
- Energy Star

- Water Star

**OBJECTIVE HSG 1.2: SUBSTANDARD HOUSING**

To eliminate substandard housing within the City while providing relocation assistance to displaced persons.

**Policy HSG 1.2.1: Code Enforcement**

The City shall continue to carry out systematic code enforcement activities to condemn and clear substandard structures which are beyond reasonable rehabilitation, based on the provisions of City Ordinances dealing with unsafe structures and minimum conditions for habitation.

**Policy HSG 1.2.2: City Code Enforcement Displaced Residents**

Where residents are displaced by City code enforcement activities or other local public actions, the City shall assist residents as follows in seeking standard housing in the community:

- a. Provide adequate notification of public action to owners and occupants;
- b. Maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same; and
- c. ~~Utilize~~ Use the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community.

**OBJECTIVE HSG 1.3: DISADVANTAGED POPULATIONS**

To provide housing opportunities commensurate with identified needs and available resources for individuals and families having physical, economic or other limitations or who require assistance, care, or supervision through the following policies and implementing regulations and programs.

**Policy HSG 1.3.1: Permit Group Homes and Foster Care Facilities**

The City shall continue to permit group homes and foster care facilities in residential areas, and through the ~~Land Development Regulations~~ LDR, provide minimum standards designed to limit impacts to other residential uses, including those with respect to:

- a. Spacing between similar uses as allowed by statute or common practice;
- b. Signs;
- c. Off-street parking; and
- d. Buffering of adjacent residential uses.

**Policy HSG 1.3.2: High Density Residential Development**

The City shall continue to allow higher density residential development as one way to reduce per-unit costs.

**Policy HSG 1.3.3: Extremely Low, Low and Moderate Income Housing Funding**

The City shall continue to pursue, directly or through

the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs of extremely low-, low-, and moderate-income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:

- a. SAIL;
- b. ~~Section 8~~ Housing Choice Voucher Program;
- c. Rental Rehabilitation with habitat for Humanity and the Lake County Action Agency;
- d. Weatherization Assistance Program; and
- e. Section 202, Supportive Housing for the Elderly;-
- f. Community Development Block Grants
- g. ~~HOPE VI~~

**OBJECTIVE HSG 1.4: NEIGHBORHOOD ENVIRONMENT**

To take actions to conserve and rehabilitate standard and deteriorating housing in the community and to improve living conditions in residential neighborhoods.

**Policy HSG 1.4.1: Repair and Upgrade Funding**

The City shall monitor, apply for, and ~~utilize~~ use available federal and state funding programs to repair and upgrade residential properties to meet minimum applicable construction and sanitary standards.

**Policy HSG 1.4.2: Housing Conservation**

The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

**OBJECTIVE HSG 1.5: HISTORIC HOUSING**

To preserve historically significant housing in the community.

**Policy HSG 1.5.1: Maintain Historic Character**

The City shall maintain or improve the character of designated historic properties and areas by means of economic incentives or disincentives which:

- a. Selectively allow non-residential use of existing residential structures, such as provided for in the RT designation in the Future Land Use Element;
- b. Limit building conversions which would alter the character of the property;
- c. Promote infill construction compatible with adjacent properties or the area in general;
- d. Limit or regulate off-street parking to be compatible with adjacent

properties or the area in general.

**OBJECTIVE HSG 1.6: HOUSING IMPLEMENTATION**

To pursue available means, including federal and state grants and its local regulatory authority to implement housing needs and activities.

**Policy HSG 1.6.1: Nonprofit Technical Assistance**

The City shall provide technical assistance to private, nonprofit, and other entities wishing to participate in meeting local housing needs, such assistance being related to applications for funds, development permitting, and/or use of Eustis Housing Authority resources and procedures to qualify residents.

**Policy HSG 1.6.2: Affordable Housing**

The City shall facilitate provision of infill and affordable housing by making a percentage of the City-owned residential parcels available for residential construction and utilization to Habitat for Humanity and similar not for profit organizations at no cost and to private parties at minimal cost.

**OBJECTIVE HSG 1.7: RELOCATION**

To provide for the relocation of residents when City actions, such as the acquisition and clearance of property for construction of public facilities, result in the displacement of residents.

**Policy HSG 1.7.1: Involuntary Relocation**

The City shall minimize involuntary relocation by the removal of only those units which satisfy one or more of the following criteria:

- a. ~~The structure is A~~an imminent health or safety threat to occupants;
- b. ~~The structure is V~~vacant; and
- c. ~~Estimated repairs to the structure are B~~beyond the reasonable cost of rehabilitation.

**Policy HSG 1.7.2: Displacement Compensation**

The City shall compensate owners and occupants according to applicable state requirements and, prior to displacement, assist occupants in seeking standard housing in the community in the manner provided in Policy HSG 1.2.2 of this element.

**INFRASTRUCTURE ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**GOAL PWS 1: POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER**

Provide adequate and environmentally acceptable means for the provision of potable water, sanitary sewer, and reclaimed water.

**OBJECTIVE PWS 1.1: POTABLE WATER, SEWER AND RECLAIMED WATER SYSTEMS LEVEL OF SERVICE**

To improve and maintain public water, sewer, and reclaimed water systems to provide adequate levels of services to existing and future development in accordance with the Five-Year Capital Improvements Program (CIP) and consistent with the Future Land Use and Conservation Elements.

**Policy PWS 1.1.1: Potable Water Level of Service**

The City herein adopts minimum level of service (LOS) standards for public water supply and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-555, FAC, and encourage conservation of water, and which also provide the following. The adopted LOS for potable water is as follows:

a. Minimum average daily flow (ADF) shall include the following detailed standards:

Main Service Area	99 gpcd
Heathrow Service Area	150 gpcd
Eastern Service Area	151 gpcd

~~Central Service — 124 gpcd — 2010 through 2020~~

~~Area — 112 gpcd — by 2025~~

~~99 gpcd — by 2029~~

~~Heathrow Service — 402 gpcd — 2010~~

~~Area — 154 gpcd — by 2015~~

~~150 gpcd — by 2020 and thereafter~~

~~Eastern Service — 144 gpcd — 2010~~

~~Area — 150 gpcd — by 2015~~

~~151 gpcd — by 2020 and thereafter~~

~~b. Maximum day instantaneous demand — 1.0 gallons per minute per single-family unit and 0.7 gallons per minute per unit for multi-family dwellings and mobile homes; and~~

~~c. Fire flows — minimum of 600 gallons per minute in single-family residential areas and 1,500 gallons per minute in multi-family and nonresidential areas at a residual pressure of 20 pounds per square inch.~~

**Policy PWS 1.1.2: Sanitary Sewer Level of Service**

The City herein adopts minimum ~~level of service (LOS)~~ standards for sewage collection and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rules 62-600, 62-610, and 62-640, FAC and which also provide ~~an the following:~~

- ~~a. A~~ average daily flow (ADF) ~~of=~~ 250 gallons per household per day for residential use and 2,000 gallons per acre per day for nonresidential use. ~~and~~
- ~~b. Maximum and minimum total flow – a minimum of 2.0 up to a maximum of 4.0 times cumulative ADF.~~

### **Policy PWS 1.1.3: Reclaimed Water Level of Service**

The City herein adopts minimum ~~level of service (LOS)~~ standards for reclaimed transmission systems and treatment which conform to all applicable state and county environmental health standards and regulations including those required by Rule 62-610, FAC. And in accordance with the currently approved Consumptive Use Permit (CUP) #2634} with the Saint Johns River Water Management District (SJRWMD), the City shall maintain the ability to supply a minimum of ~~410,000~~500,000 gpd of reclaimed water for residential irrigation and other non-potable uses.

### **Policy PWS 1.1.4: Level of Service Requirement**

All improvements for the replacement, expansion, or increase in capacity for water, sewer and reclaimed water systems shall ~~be compatible with~~maintain the adopted LOS standard for that system.

### **Policy PWS 1.1.5: ~~City Regulatory Authority~~**

~~The City has the authority to adopt procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the City Commission, with the acknowledgement that the St. Johns River Water Management District is the exclusive authority in regard to regulating consumptive uses of water (including reclaimed water) under Chapter 373, Florida Statutes:~~

- ~~a. Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable FDEP regulations;~~
- ~~b. Installation requirements, including specification of acceptable materials, devices and regulations to prevent backflow or cross connections with other systems;~~
- ~~c. Procedures for enforcement of the ordinances and regulations pertaining to public water systems, including procedures for inspection of the customer's system;~~
- ~~d. Procedures for the orderly expansion of the City's water systems; and~~
- e.a. Procedures and regulations for the efficient operation of the water systems;

~~with the acknowledgement that the St. Johns River Water Management District is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes.~~

**Policy PWS 1.1.5: Availability of Facilities and Services**

~~The City shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan, and shall be available no later than the date on which the local government anticipates issuing a certificate of occupancy or its functional equivalent.~~

**Policy PWS 1.1.6: Extension of Water, Sewer and Reclaimed Water Service**

The City shall base decisions regarding the extension of water, sewer and reclaimed water services into areas not having service, including those outside present corporate limits, on the following factors:

- a. Whether the service constitutes a logical extension of the City's existing urban services;
- b. The extent of service costs financed by developers and users;
- c. Public health or environmental protection benefits;
- d. Whether the City of Eustis is the reasonable source of the requested service; and
- e. If the City's system can accommodate the external demand without loss of level of service to existing users.

**Policy PWS 1.1.7: Direction of Future Development**

The City shall direct development to areas which can be efficiently served by public water, sewer, and reclaimed systems in conformance with Policy FLU 1.2.3 and Policy FLU 5.2.1 in the Future Land Use Element and in accordance with the criteria listed in Policy PWS 1.1.6 of this element.

**OBJECTIVE PWS 1.2: TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN**

To improve and maintain public water systems to provide adequate services to existing and future development in accordance with the Five-Year ~~Capital Improvements Program (CIP)~~ and consistent with the ~~St. Johns River Water Management District (SJRWMD)~~ regional water supply plans, the City's Ten-Year Water Facilities Work Plan, and with the City's Future Land Use Element.

**Policy PWS 1.2.1: Ten-Year Water Supply Facilities Work Plan**

The City hereby adopts the ~~2010~~ April 12, 2024 Ten Year Water Supply Facilities Work Plan Update as provided in the Infrastructure Appendix and will implement the reclaimed supply, storage and distribution projects in accordance with the schedule provided in the plan.

**Policy PWS 1.2.2: Water Management District Coordination**

The City shall coordinate with the ~~St. Johns River Water Management~~

~~District~~SJRWMD regarding the current Regional Water Supply Plan, and provide five- year updates for the Ten-Year Water Supply Facilities Work Plan within one year of the District’s regional water supply plan update.

### **Policy PWS 1.2.3: Water Supply Project Selection**

Based on an evaluation of the following criteria: ~~imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments~~, the City will expand its reclaimed water system as its preferred alternative water supply source: ~~imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments~~. ~~The City will also continue to explore the feasibility of obtaining water supply through the St. John’s River near Yankee Lake Project and the Coquina Coast desalination project.~~In addition, the City shall implement feasible Central Springs East Coast Regional Water Supply Plan and Consumptive Use Permit projects as needed to meet current and future water demands.

### **Policy PWS 1.2.4: Capital Improvements Plan**

The City shall ensure that all facilities identified as being needed in the first five years of Ten-Year Water Supply Facilities Work Plan planning period be adopted as a revision to the City’s Five-Year ~~Capital Improvements Plan~~ (CIP).

### **Policy PWS 1.2.5: Master Water Plan**

The City shall update the master water plans every five years to identify problems, define needs, establish priorities for systems improvement and expansion, and coordinate city water supply plans with SJRWMD and regional water supply planning efforts.

### **Policy PWS 1.2.6 Interlocal Agreements**

The City shall continue to coordinate with Lake County and other municipalities in water supply planning and shall observe, support and uphold the requirements of the interlocal agreements with Lake County, Mount Dora, and other relevant entities for the efficient planning of water resources and services.

## **OBJECTIVE PWS 1.3: MANAGE POTABLE WATER SYSTEM CAPACITY**

To take ~~actions that~~ maximize current and future potable water system capacities through effective growth management and capacity conservation regulations and practices, and to alleviate existing deficiencies in the provision of potable water services.

### **Policy PWS 1.3.1: Annual Renewal and Replacement Program**

The City shall continue implementation of the annual renewal and replacement program for system improvements to address water pressure

problems and other deficiencies identified in the Ten-Year Water Facilities Work Plan.

**Policy PWS 1.3.2: Recommitting of Funding**

The City shall, each year, recommit the existing funding source for the renewal and replacement program.

**Policy PWS 1.3.3: Water Conservation Programs Coordination**

The City shall cooperate with the SJRWMD in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

**Policy PWS 1.3.4: Water Consumption Review**

The City shall review local water consumption trends no less frequently than biannually and, as needed, adjust the City's water use rate structure accordingly to fund water and reclaimed water projects in accordance with the City's Five-Year CIP, the City's Ten-Year Water Supply Facilities Work Plan and as necessary to maintain per capita consumption at acceptable levels that support water conservation objectives, established levels of water conservation and to maintain CUP compliance.

**Policy PWS 1.3.5: Low Flow Fixtures**

The City's building code shall continue to require the installation of low volume plumbing fixtures in new and renovated buildings, ~~consistent with requirements of the State Water Conservation Act (Chapter 553.14, FS).~~

**Policy PWS 1.3.6: Leak Detection and Correction Program**

The City shall continue to perform/implement the leak detection and correction program for the City's water system and schedule needed improvements through the annually updated Five-Year CIP.

**Policy PWS 1.3.7: Un-Metered Water Use**

The City shall continue to document all un-metered water use such as fire fighting, sewer cleaning, main flushing, street cleaning, and construction use. Additionally, the City will continue to require water meters for all schools, municipal buildings, and municipal irrigation systems.

**OBJECTIVE PWS 1.4: SANITARY SEWER SYSTEM PLANNING**

To ~~take actions that~~ maximize current and future sanitary sewer system capacities through effective growth management and capacity conservation regulations and practices, and to alleviate existing deficiencies in the provision of services.

**Policy PWS 1.4.1: Review of Existing Systems**

The City shall review ~~pre-existing~~ plans and performance data for the existing sewer systems and identify deficiencies, priorities, and improvement costs.

**Policy PWS 1.4.2: Annual Renewal and Replacement Program**

The City shall continue implementation of the annual renewal and replacement program for system improvements to address identified deficiencies.

**Policy PWS 1.4.3: Infiltration and Inflow Maintenance**

The City shall correct any remaining infiltration and inflow problems or other conditions which may compromise the capacity of the existing sewer system through the renewal and replacement program referenced in Policy 1.4.2 of this element.

**Policy PWS 1.4.4: Recommitting of Funding**

The City shall, each year, recommit the existing funding source for this renewal and replacement program.

**Policy PWS 1.4.5: Capacity Reservation Program**

The City shall maintain the sewer capacity reservation program as part of the development approval process to discourage long-term holding of and speculation in land.

**Policy PWS 1.4.6: Master Sewer System Plan Updates**

The City shall update the eCity's master sewer system plans at least every five years to identify problems, define needs, and establish priorities for system improvement and expansion.

**Policy PWS 1.4.7: Septic Systems**

The City shall regulate the use of septic systems for on-site waste disposal as follows:

- a. On-site subsurface waste disposal methods may be used only where permissible by state and local agencies having jurisdiction under Florida Statute, including the authority provided by Rule 64E- 6, FAC or where public sewer service is unavailable and is not included in the five-year Capital Improvements Program at the time of application;
- b. Where public sewer service is planned in the five-year program, stub-outs will be required for all developments having gross residential densities of 1.5 dwelling units per acre or higher and individual lots of 25,000 square feet or smaller;
- c. No on-site subsurface waste disposal is permitted in areas having the soil types listed below, except for existing lots-of-record of not less than 25,000 square feet and provided that the on-site disposal method is permissible by state and local agencies sharing jurisdiction under Florida Statute.

- (1) Anclote
- (2) Manatee

- (3) Iberia
- (4) Felda
- (5) Oklawaha
- (6) Placid
- (7) Pelham
- (8) Ocoee
- (9) Pompano
- (10) Iberia and Manatee
- (11) Anclote and Myakka
- (12) Swamp
- (13) Placid and Myakka
- (14) Emeralda
- (15) Myakka and Placid
- (16) Fellowship
- (17) Brighton
- (18) Montverde

#### **Policy PWS 1.4.8: Septic Tank Use Study**

As part of the City's efforts to protect the Wekiva Study Area, the City shall continue to coordinate with the Florida Department of Community AffairsCommerce, the SJRWMD, FDEP, the Department of Health, and Lake County regarding the results of the Septic Tank Study adopted by the City in December 2009.

#### **Policy PWS 1.4.9: Wastewater Effluent**

At all times, the spreading of sludge, reuse thereof, and spraying of effluent from wastewater treatment systems operated by or in the City of Eustis or its planning area shall comply fully with all applicable state and county standards and procedures.

#### **OBJECTIVE PWS 1.5: RECLAIMED WATER SYSTEMS**

To minimize the use of potable water from groundwater resources by taking actions to maximize reclaimed water resources through the continued application of existing conservation regulations and practices as provided for in the policies listed below, with the acknowledgement that the ~~St. Johns River Water Management District~~ SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes.

#### **Policy PWS 1.5.1: Reclaimed Water System Efficiency**

The City shall continue to enforce regulations related to the efficient operation of the reclaimed water system ~~or~~ and for the health or safety of the general public or the customer, regarding the following matters, with the acknowledgement that the ~~St. Johns River Water Management District~~ SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes:

- a. The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to

regulate the usage of reclaimed water to balance with supply and storage availability, with the acknowledgement that the ~~St. Johns River Water Management District~~SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes;

- b. The maximum rate of use of the reclaimed water, pursuant to city water conservation code (Section 94) and ~~St. Johns River Water Management District~~SJRWMD requirements;
- c. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure;
- d. The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the users expense, of an approved cross connection control assembly;
- e. The right to impose the requirement that upon being connected to the reclaimed water system, the potable water system shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City);
- f. The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the City commission; and
- g. The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City's reclaimed water system.

#### **Policy PWS 1.5.2: Residential Use of Reclaimed Water**

Reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit, except for use in flushing toilets.

#### **Policy PWS 1.5.3 Reclaimed Water Use**

Where reclaimed water systems exist and capacity is available, the City shall require new development and redevelopment to use non-potable water for irrigation, and other purposes except for human consumption.

#### **Policy PWS 1.5.4 Expansion Feasibility Study**

The City shall, ~~by 2012, conduct an assessment continue to monitor the City's water reuse system~~ to determine the feasibility and need for ~~the expansion of the City's reuse system~~ in addition to those improvements included in the Ten Year Water Supply Facilities Work Plan.

#### **Policy PWS 1.5.5: Irrigation Meters**

The City shall continue to apply adopted regulations that require the installation of separate irrigation meters for all new development irrigation

systems constructed and require that the irrigation system be connect to city reclaimed water system upon reclaimed water availability.

**Policy PWS 1.5.6: Reclaimed Water Usage Rates**

The City shall continue to apply and evaluate the effectiveness of [the](#) newly adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

**Policy PWS 1.5.7: Reclaimed Water Consumption Review**

The City shall review local reclaimed water consumption trends no less frequently than [yearly-annually](#) to ensure that customers are compliant with stated City CUP reclaimed water consumption requirements and take appropriate measures as necessary to maintain compliance.

**Policy PWS 1.5.8: Reclaimed Water Need Review**

The City shall, on [a-yearlyan annual](#) basis, evaluate the need to expand the reclaimed water program using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent in support of meeting water demand needs defined in the city's Ten-Year Water Supply Facilities Work Plan projects and recommendations and those programs/projects that support the Objectives of this element.

**Policy PWS 1.5.9: Florida Friendly Landscaping**

The City shall continue to ensure that new developments apply City Florida Friendly Landscape Standards for all development common areas (at a minimum). The City will require that all development, including development located in the City's Eastern Water Service Area, apply [the provisions of the](#) Xeriscape Landscape Ordinance (Section 115-24) requirements for all development common areas, pursuant to City CUP requirements.

**OBJECTIVE PWS 1.6: WATER CONSERVATION AND SHORTAGE PLANNING**

To establish standards and procedures regarding the conservation of water in the event of a water shortage declaration by the City and/or [St. Johns River Water Management District \(SJRWMD\)](#).

**Policy PWS 1.6.1: Water Shortage**

The City shall continue to apply and enforce [Ceity](#) Water Conservation Standards pursuant to City [land development regulationLDRs](#) (Section 94) to all users of [Ceity](#) potable water, [Ceity](#) reclaimed water, private wells, lake pumps, as well as other suppliers of water within the [eCity's](#) planning area and its Eastern Water Service Area to encourage and enforce the following provisions, with the acknowledgement that the SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes:

- a. Provide a mechanism by which the [Ceity](#) may declare a water shortage

- or water shortage emergency that is more restrictive than SJRWMD's, or at levels more restrictive than that designated by the SJRWMD when it deems it in the best interest of the City, and established water conservation goals, to preserve water and to ensure compliance with its consumptive use permits;
- b. Provide a declaration that if the SJRWMD declares a Water Shortage and implements its water shortage plan, the Water Shortage Plan and all elements of the plan become effective and take precedence over the City's water conservation code, provided that the SJRWMD implemented water shortage plan provides for a more restrictive level of water conservation than the Section 94-197 level in effect;
  - c. Establish levels of water conservation and use;
  - d. Establish the terms by which the City may accept a cash bond equal to 150 percent of the estimated cost of required landscaping shown on approved development Site Plans, if the required landscaping is not installed during established water conservation level (Level III or Level IV) conditions;
  - e. Establish the terms by which City of Eustis water system users may apply for a permit for excess water usage when the City has Base Water Conservation Conditions or Level I or Level II Conservation Conditions under the following circumstances:
    - (1) New landscaping consisting of shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens and other such flora which have been planted less than 30 days ;
    - (2) Water-to-air heating and air conditioning systems and reuse or reclaimed water reuse irrigation systems conforming to this article;
    - (3) Bona fide agricultural uses;
    - (4) Watering of clay or clay-type recreational courts;Such permits may authorize a specified amount of water which may be used for designated purposes which amount of water shall be excluded from usage calculations in determining rate enhancements;
  - f. Establish a variance process by which City of Eustis water system users may apply for if compliance with a stated water conservation regulation causes undue hardship; and
  - g. Establish the terms by which the City may terminate metered (City) water service where conditions are found to be in violation of the Water Conservation codes to an extent that the City believes that continual visitations by one or more users, shall cause City to be in violation of a Consumptive Use Permit, or constitute a gross waste of water.

**Policy PWS 1.6.2: Water Management District Water Shortage Plan**

The City shall continue to apply and enforce City Water Conservation Standards pursuant to City Land Development Regulation LDRs (Section 94) to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the City's planning area and its Eastern Water Service Area to encourage and enforce the following

established levels of water conservation, with the acknowledgement that the SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes

**Policy PWS 1.6.3: Water Shortage Rate Multipliers**

The City shall apply newly adopted water conservation rate multipliers to increase residential commercial and industrial water customer rates reflective of either an “Extreme” or “Critical” (emergent) water shortage status, per SJRWMD water shortage phase guidelines and recommendations. During water shortages, the City will add rate multipliers to adjust (increase) standard water rates for residential and commercial water uses in excess of 8,000 gallons per month by 50% corresponding to “Extreme” water shortage status, and by 75% for “Critical” water shortage status, as declared by the ~~St. Johns River Water Management District~~ SJRWMD.

**Policy PWS 1.6.4: Water Utility Rate Structure**

The City shall continue to apply its newly-adopted water and reclaimed water utility rate structure for residential and development irrigation, and commercial water uses, in support of water conservation objectives.

**Policy PWS 1.6.5: Rate Structure Evaluation**

The City shall continue to apply and evaluate the effectiveness of its newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for residential potable water use, residential irrigation water use, and commercial and industrial water uses, in support of water conservation objectives.

**GOAL DRG 2: STORMWATER MANAGEMENT**

Take ~~actions to~~ improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element for the purpose of: improving water quality of discharges and enclosed basins; improving the recharge of stormwater into the aquifer; and encouraging stormwater reuse.

**OBJECTIVE DRG 2.1: STORMWATER MANAGEMENT**

To ~~take actions~~ to improve stormwater runoff management to meet local ordinances, state (FDEP/SJRWMD) regulatory requirements and federal (EPA/FDEP) [National Pollutant Discharge Elimination System](#) (NPDES) and TMDL program criteria through natural, manmade, regulatory means and best management practices (BMP's)), consistent with the Conservation Element, the Future Land Use Element, the ~~C~~city's EPA/FDEP NPDES Generic Permit for discharge of stormwater from ~~P~~phase II Municipal Storm Sewer Systems and the ~~C~~city's participation/implementation of TMDL program requirements and as necessary to protect significant and severe sloped areas.

**Policy DRG 2.1.1: Master Stormwater Plan**

The City shall implement the recommendations of the ~~2002-2014~~ Master

Stormwater Plan ~~and the 2005 Update~~ which identifies stormwater runoff problems, structural and non-structural improvements needed, their priorities, and preliminary costs. The City will prioritize projects with respect to flooding relief and EPA/FDEP TMDL program compliance.

#### Policy DRG 2.1.2: Stormwater Level of Service

The City herein adopts ~~level of service (LOS)~~ standards principally applicable to new development, based on results and recommendations of the ~~2002 2014~~ Master Stormwater Plan ~~and the 2005 Update~~ as follows:

- a. Rate of Discharge. The post-development peak rate of discharge shall not exceed predevelopment conditions based on a 50-year, 24-hour storm for areas having positive drainage outfall, and a 100-year, 24-hour storm for areas which do not have positive drainage outfall pursuant to City ~~Land Development Regulation~~LDRs found in Section 106-2 (Applicability and Exemptions), Section 115-5 (Stormwater Management) and Section 121-25 (Flood Plains) of the City Code of Ordinances.
- b. Volume of Discharge. The post-development volume of discharge shall not exceed predevelopment conditions based on a 100-year, 24-hour storm for certain drainage basins identified in the ~~2002-2014~~ Master Stormwater Plan ~~and the 2005 Update~~. Volumes of discharge for other basins may meet lesser requirements to be determined pursuant to City ~~Land Development Regulation~~LDRs.
- c. Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the ~~St. Johns River Water Management District (SJRWMD)~~ per Rule 40C-42, FAC (for ~~in-city~~ sections of the planning area within the City) and by the Lake County Subdivision Regulations and ~~St. Johns River Water Management District (SJRWMD)~~ per Rule 40C-42, FAC in unincorporated sections of the planning area. These regulations must be followed pursuant to the City ~~Land Development Regulation~~LDRs.

#### Policy DRG 2.1.3: Quality Standards for Stormwater Discharge

The City ~~shall hereby~~ adopts the requirements of Rule 62-25, FAC for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the City includes the following clarifications and exceptions:

- a. The City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the City's stormwater utility and other revenue sources;
- b. Stormwater management systems which satisfy the appropriate state or regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards;
- c. Stormwater management systems that comply with adequate locally or

- regionally established ~~level-of-service~~LOS standards shall also be deemed to satisfy the stormwater discharge water quality standards;
- d. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent that such appear in state or regional stormwater management water quality laws or regulations; and
  - e. This policy does require the city to conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy to meet the requirements of the NPDES and TMDL.

**Policy DRG 2.1.4: ~~Land Development Regulation~~LDRs**

The City shall continue to implement the ~~Land Development Regulation~~LDRs regarding the protection of areas near lake shorelines from construction and post-construction development activities, as follows:

- a. Require that all development applications indicate areas with significant (slopes 10-20%) and severe (slopes greater than 20%) grades;
- b. Refer to the City soil map (FLUE Map #3) in reviewing development applications;
- c. Identify the specific strategies and standards needed to protect significant gradient areas and preserve severe gradient areas;
- d. Protect surface water, manage stormwater, and minimize soil erosion associated with construction and post-construction activities for undeveloped areas with significant grades;
- e. Require ~~E~~erosion control plans for all subdivisions and building sites within 400 feet from lake shorelines (~~St. Johns River Water Management District~~SJRWMD jurisdictional line), including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases; and
- f. Require development on properties containing severe grade areas to install a "heavy duty silt barrier" for sediment and erosion control.

**Policy DRG 2.1.5: Deviation from Development Standards**

The City shall develop a procedure as part of the ~~land development regulation~~LDRs that will allow minor deviation, not to exceed 5%, from development standards associated with conservation and preservation overlay districts where the applicant can demonstrate to the satisfaction of the Commission that the functions of the preservation or conservation area are not substantially impacted and all reasonable efforts have been made to incorporate or design around the protected resource. This procedure will include provisions for professionally based environmental analysis of development proposals and shall provide for review of permitting and land development decisions by the local government, other appointed boards or committees or professionals designated by the local government.

The ~~land development regulation~~LDRs may provide additional flexibility from

the minor deviation limits established in this policy for existing or new public sector infrastructure projects that will become a component of linear public sector infrastructure systems. The LDRs shall establish, ~~December 31, 2030~~ criteria specifically for this additional flexibility, including evaluation of alternatives, minimizing and mitigating impacts to the environmental features. Examples of linear infrastructure systems include transportation systems such as roads, bikeways and sidewalks; water and sewer distribution and collection systems; stormwater conveyance and impoundment systems; and gas and electric distribution and transmission systems. The added regulatory flexibility will also apply to ancillary components or subsystems of linear infrastructure systems, which functionally must be located adjacent to or near the linear systems.

**Policy DRG 2.1.6: Stormwater Utilities**

The City shall maintain the stormwater utility to provide a dedicated local revenue source for financing drainage improvements recommended in the ~~2002-2014~~ Master Stormwater Plan ~~and the 2005 Update~~, pursuant to City ~~Land Development Regulation~~ LDRs.

**Policy DRG 2.1.7: Intergovernmental Coordination**

The City shall participate in discussions with Lake County, the Lake County Water Authority, the ~~St. Johns River Water Management District~~ SJRWMD, the Florida Department of Transportation, and others leading to a program which (1) establishes reasonable and effective standards and procedures which can be applied to existing developed areas as a basis for individual or joint improvement programs designed to correct deficiencies and (2) delineates intergovernmental solutions to drainage problems in these areas. Such a program will also address or include:

- a. Determination of those basins, sub-basins, and water bodies in the Eustis ~~Planning~~ ~~a~~Area to be included;
- b. Improvement of existing drainage in unincorporated sections of the planning area; and
- c. Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.
- d. Identification of funding sources;
- e. Establishment of stormwater recharge and supplemental stormwater irrigation to meet the requirements of the Wekiva Parkway and Protection Act; and
- f. Coordination and work with area entities toward joint planning agreements to facilitate the planning and implementation of regional projects.

**Policy DRG 2.1.8: Drainage Deficiencies and Pollution Remediation**

The City shall participate, on an ongoing basis, in the correction of existing drainage deficiencies, including remediation of surface water pollution from urban runoff, based on facts and needs determined using the process

outlined in Policy DRG 2.1.4, and consistent with the requirements of Rule 62-40.0420, FAC and Section 402 of the Federal Clean Water Act Reauthorization through the following actions:

- a. Continued implementation of established Best Management Practices (BMPs) applicable to existing areas of development;
- b. Continued implementation of projects associated with the improvement of facilities as recommended in the ~~2002-2014~~ Master Stormwater Plan ~~and 2005 Update~~; and
- c. Continued implementation of EPA/FDEP TMDL Program stormwater projects and supporting stormwater programs identified by the city, relating to the improvement of Lake Eustis and Trout Lake.

**Policy DRG 2.1.9: Best Management Practices**

The City shall implement ~~Best Management Practices (BMPs)~~, including the incorporation of Low Impact Development (~~LID~~) controls, to improve surface water quality through existing ~~Land-Development-Regulation~~LDRs and through public improvements as scheduled in the annually updated Five-Year Capital Improvements Program commensurate with the availability of funds through the stormwater utility, grants from other levels of government, and other sources.

**Policy DRG 2.1.10: Mitigating Existing Impacts**

The City shall implement a phased multi-year program of improvements needed to mitigate existing runoff impacts and remedy existing deficiencies commensurate with available local, state, and federal funding. The City will aggressively seek outside support in the form of grants from the ~~Florida Department of Environmental Protection~~FDEP, the ~~St. Johns River Water Management District~~SJRWMD, and the Lake County Water Authority for the implementation of this program.

**Policy DRG 2.1.11: Federal Clean Water Act**

The City herein adopts the requirements of Rule 62-25, FAC and Section 402 of the Federal Clean Water Act Reauthorization for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the ~~C~~city includes the following clarifications and exceptions:

- a. The City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the city's stormwater utility and other revenue sources;
- b. The City will retrofit those existing facilities that are determined (by the City) to be required to meet EPA/FDEP TMDL program point source discharge criteria;
- c. Stormwater management systems which satisfy the appropriate state or regional regulatory design and performance criteria are deemed to

- satisfy the stormwater discharge water quality standards;
- d. Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards;
  - e. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent permissible under federal, state or regional stormwater management water quality laws or regulations; and
  - f. This policy does not mandate that the City conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

**Policy DRG 2.1.12: Implementation of Best Management Practices**

The City herein adopts the requirements pursuant to the issued EPA/FDEP NPDES Generic Permit for the Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems (MS4) and implements recommendations from the City's ~~20142005~~ *Stormwater Master Plan*. As part of this adoption by reference, the City will implement and/or continue stated BMP's which support:

- a. Implementing public education and outreach programs that teach the importance of stormwater management and pollution reduction and/or prevention;
- b. Continuing to receive public involvement/participation in established recycling and cleanup programs;
- c. Continuing stormwater drainage system mapping and quarterly inspection activities to detect/eliminate illicit discharges;
- d. Distributing public education information to teach the hazards associated with illegal discharges and improper disposal of waste;
- e. Continuing to implement and update (as needed) construction site stormwater runoff controls pursuant to city ordinance requirements;
- f. Continuing to implement and update (as needed) post-construction stormwater management requirements pursuant to city ordinance and specification requirements;
- g. Continuing to implement pollution prevention/good housekeeping training to staff, to ensure for the safe handling and storage of chemicals, herbicides, and fertilizers associated with city maintenance activities which include park/open space maintenance, new construction and land disturbances, and stormwater system maintenance; and
- h. Continuing to implement stormwater maintenance and inspection activities as defined in the City's approved NPDES MS4 permit. This program includes pro-active routine inspection.

**Policy DRG 2.1.13: Federal and State Annual Reporting**

The City shall report to EPA/FDEP on a yearly basis the status of permitted Phase II Stormwater Management Program BMP goals, listing those goals that were completed as scheduled, and those goals still in progress. The City shall ensure that the yearly report identifies documented and observed

accomplishments and achievements gained due to implementing permitted BMP goals.

**Policy DRG 2.1.14: ~~Land Development Regulation~~LDRs Review**

The City shall ~~review and update~~maintain provisions within the ~~Land Development Regulation~~LDRs to address the issues of redevelopment as related to stormwater runoff.

**Policy DRG 2.1.15: Wekiva Study Area Strategies (Water Conservation, Groundwater and Reuse)**

As recommended in the ~~2005-2014~~ Stormwater Master Plan update, the City shall apply Surface Water Conservation, Groundwater Protection and Reuse Management Strategies to at least the portion of the City within the Wekiva Study Area sub-basin. As established in Infrastructure Element Policy RCH 5.2.2 and RCH 5.2.3, the City commits to implement Best Management Practices as part of its development review process which shall include, as appropriate:

- a. Stormwater Reuse facilities for irrigation;
- b. Reservoirs/Ponds where water is collected and stored for stormwater reuse and volume control;
- c. Stormwater Infiltration Basins (SIBs) to temporarily store runoff and allow for infiltration;
- d. Green Development to encourage alternatives to traditional construction that consider resource conservation, hydrological site layout, energy efficient building design, natural watershed hydrology, Florida Friendly landscaping and water quality; and
- e. Continuation of the SJRWMD recharge requirements for development.

In addition, the City shall continue to implement policies that protect surface water including:

- a. No net loss of Floodplain storage capacity as required by Conservation Element Policies CON 1.1.5 and CON 1.1.6 and
- b. Minimum vegetative buffer from wetlands and water bodies pursuant to Conservation Element Policy CON 2.3.3.

**Policy DRG 2.1.16: Wekiva Study Area Strategies (Surface Water Treatment and Flood Control)**

As recommended in the ~~2005-2014~~ Stormwater Master Plan update, the City shall apply Surface Water Treatment and Flood Control Management Strategies to at least the portion of the City within the Wekiva Study Area. As established in Infrastructure Element Policy RCH 5.2.2, the City commits to implement Best Management Practices as part of its development review process which shall include, as appropriate.

- a. Source controls;
- b. Swales;
- c. Treatment of stormwater through techniques such as end of pipe

- treatments (e.g., baffle boxes) or Alum/chemical treatment;
- d. Drainage well/recharge well & treatment system;
- e. Agricultural Nonpoint Source Pollution Management;
- f. Green Development and Green Roofs to encourage alternatives to traditional construction that considers resource conservation, hydrological site layout, energy efficient building design, natural watershed hydrology, Florida Friendly landscaping and water quality;
- g. Water wise landscaping and reduced turf area;
- h. Pervious pavement; and
- i. Public Outreach for proper use and management of fertilizers.

In addition, the City shall continue to implement policies that protect surface water including:

- a. No net loss of Floodplain storage capacity as required by Conservation Element Policies CON 1.1.5 and CON 1.1.6;
- b. Minimum vegetative buffer from wetlands and water bodies pursuant to Conservation Element Policy CON 2.3.3; and
- c. Retention and/or detention of stormwater pursuant to Conservation Element Policy CON 1.2.5.

**Policy DRG 2.1.17: Stormwater Irrigation Feasibility Study**

As recommended in the ~~2005~~2014 Master Stormwater Plan update, for those areas not already served by reclaimed water, the City shall identify large potential users (i.e. golf courses, parks, recreational areas) and implement stormwater irrigation practices where practicable and financially feasible. Determining the feasibility of stormwater irrigation practices must be based upon 1) the cost of the improvement, 2) the ability to build the connection including environmental features, site constraints and compatibility and 3) community concerns. Potential sites will have to be evaluated on a case by case basis based on actual conditions.

**Policy DRG 2.1.18: Maintenance and Inspection Program Evaluation**

As recommended in the 2005 Master Stormwater Plan update, the City shall evaluate its maintenance and inspection programs to improve the function of treatment systems. As part of this evaluation the City will develop strategies for routine maintenance of stormwater facilities and not simply rely upon inspections to require maintenance of facilities.

**OBJECTIVE DRG 2.2: NATURAL DRAINAGE AREAS**

To protect natural drainage systems from encroachment or disturbance, consistent with city ordinances pertaining to the retention of natural features and open space as outlined in the Conservation Element and the Future Land Use Element.

**Policy DRG 2.2.1: Protection of natural drainage areas**

The City shall protect natural drainage areas and channels with the following standards and requirements:

- a. Require dedication of drainage corridors as easements or public open space measuring not less than 25 feet from top of bank;
- b. Minimum setback for on-site waste disposal systems – 50 feet;
- c. Minimum setback for impervious surface areas greater than 1,000 square feet – 25 feet;
- d. Minimum upland buffer for retention of native vegetation – ten (10) feet;
- e. Minimum setback for underground storage tanks and unprotected above-ground outdoor storage of hazardous materials – 100 feet;
- f. A City approved erosion control and runoff management plan shall be required for all adjacent major subdivisions and development requiring site plan approval; and
- g. No filling or reconfiguration of these natural drainage areas will be permitted, except as may be recommended to achieve a specific beneficial purpose listed in the ~~2002-2014~~ Master Stormwater Plan ~~and 2005 Update~~, an updated stormwater facilities study, or an FDEP approved TMDL watershed improvement project.

**Policy DRG 2.2.2: Maintenance Improvements to Drainage Features**

The City shall carry out maintenance improvements to identified natural drainage features in accordance with the adopted recommendations of the ~~2002-2014~~ Master Stormwater Plan ~~and 2005 Update~~, an updated stormwater facilities study and/or an FDEP listed TMDL Impaired Watershed improvement project.

**Policy DRG 2.2.3: Identification of Environmental Resources**

The City shall classify, inventory, and map environmentally sensitive resources in the [City of Eustis Planning Area](#) for the following resource types:

- a. Hydric soils;
- b. Soil classification types; and
- c. Areas of significant grades (slopes between 10 to 20 percent) or severe grades (slopes greater than 20 percent).

**Policy DRG 2.2.4: Clustering Development**

The City shall require that new development be clustered away from preservation areas onto non-environmentally sensitive portions of the site. Clustering development outside conservation features shall be the preferred option except where the conservation features consist solely of significant grades, an off-site mitigation plan has been approved and no other conservation or preservation features will be affected, and shall be implemented through the use of density incentives to be applied on-site.

**Policy DRG 2.2.5: Site Plan Review**

The City shall require a site plan review for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The ~~Land Development Regulation~~ **LDRs** shall include procedures for public notification and comment on such development plans.

**GOAL SWT 3: SOLID AND HAZARDOUS WASTE**

Provide for adequate collection and disposal of solid and hazardous wastes and inform the public of hazards associated with the improper disposal of hazardous waste.

**OBJECTIVE SWT 3.1: ADEQUATE FACILITIES**

To ensure that adequate resources are available for the collection and disposal of solid waste.

**Policy SWT 3.1.1: Solid Waste Level of Service**

The City herein adopts ~~level of service (LOS)~~ standards for solid waste collection and disposal services and facilities which are in conformance with all applicable state and county environmental health standards and regulations. Until a locally applicable generation rate is determined by the County from reliable data, averages estimated by the former Florida Department of Environmental Regulation will be utilized as an LOS standard. This standard is 7.0 pounds per capita per day.

**Policy SWT 3.1.2: Waste Collection**

The City shall require mandatory collection for residential units and provide for at least one weekly pick-up of normal solid waste as provided for in the City's ~~Land Development RegulationLDRs~~.

**Policy SWT 3.1.3: Interlocal Agreements**

The City shall meet the requirements of interlocal agreements with Lake County, including City Resolution 88-40, which provide for disposal of solid waste at the resource recovery facility in Okahumpka, without reference to minimum or maximum generation rates (i.e., LOS). The City shall participate in multi-jurisdictional planning efforts to ensure the provision of adequate waste disposal capacity to meet this LOS or adjust the LOS accordingly to reflect available capacity. The City shall continue to implement a source separation and recycling program to maintain waste quantities within capacities of disposal facilities.

**OBJECTIVE SWT 3.2: RECYCLING**

To carry out the local waste reduction and recycling program to reduce the amount of landfilled solid waste by 30 percent according to the time frame established by the 1988 Solid Waste Management Act.

**Policy SWT 3.2.1: Source Separation**

The ~~Land Development RegulationLDRs~~ shall continue to require local source separation for waste recycling to correspond to the specifics of the Lake County recycling program.

**Policy SWT 3.2.2: Recycling Education**

The City shall support Lake County in educating the public to avoid products which are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

**Policy SWT 3.2.3: Littering and Dumping Programs**

The City shall support Lake County in educating the public regarding the problems, health hazards, and additional costs that result from littering and illegal dumping. Citizens will be encouraged to report violations to the county. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

**OBJECTIVE SWT 3.3: HAZARDOUS WASTE DISPOSAL COORDINATION**

To coordinate with Lake County to implement a program to regulate sources and disposal of hazardous wastes, consistent with federal and state guidelines and requirements, through the ~~Land Development Regulation~~ ~~LDRs~~ and collection and disposal activities.

**Policy SWT 3.3.1: Compliance with Federal, State, and Local Regulations**

~~By year-end 2012, t~~The City shall ~~adopt~~ ~~maintain~~ local regulations relating to the storage and disposal of hazardous materials consistent with applicable federal, state, and county regulations and procedures. These regulations will apply, at a minimum, to the following:

- a. Locations and frequencies of land uses which require underground or above ground storage of hazardous materials, in relation to surface waters, designated wellhead protection areas, and aquifer recharge areas and
- b. Leak containment, contingency plans, and inspection and disposal procedures not otherwise required by higher regulatory authorities.

**Policy SWT 3.3.2: Inspection Coordination**

The City shall use its fire inspection requirements to provide a means for inspecting and ensuring the safety of above-ground hazardous materials storage, including petroleum products, paints, batteries, and other chemical products. The City shall also continue to coordinate with Lake County and the ~~Florida Department of Environmental Protection~~ ~~FDEP~~ regarding underground storage of hazardous materials. This policy is intended to supplement and complement applicable state and county regulations governing on-site storage of hazardous materials.

**Policy SWT 3.3.3: Oil and Battery Collection**

The City shall cooperate with Lake County in implementing its used oil and battery collection programs according to procedures and timetables adopted by Lake County.

**GOAL RCH 4: AQUIFER RECHARGE**

Preserve the quality and quantity of significant groundwater resources.

**OBJECTIVE RCH 4.1: PROTECTING GROUNDWATER RESOURCES**

To continue to protect the integrity of groundwater resources in the community through the implementation of design standards (performance and technical) and operating standards including ~~Best Management Practices (BMPs)~~ regarding water consumption and location of development in relation to high recharge areas and designated wellhead protection areas.

**Policy RCH 4.1.1: High Recharge Areas**

The City shall regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- a. At a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the ~~Florida Department of Environmental Protection~~FDEP and City ~~Land Development Regulation~~LDRs regarding types of restrictions within designated wellhead protection areas;
- b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity;
- c. On-site waste disposal methods may be used only where permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP; and
- d. High recharge areas are identified in Map #12 and Designated Wellhead Protection Areas are those set forth in Map #5.

**Policy RCH 4.1.2: Wekiva Parkway and Preservation Act Sewer Mandate**

In accordance with the final rules resulting from the implementation of the Wekiva Parkway and ~~Preservation Protection~~ Act, the City shall initiate a phased program to provide public sewer service in high recharge areas, in designated wellhead protection areas, and to developed and developing areas within 400 feet of lake shorelines where such service is not presently available, provided that such service extensions are found to be economically feasible or otherwise determined to be necessary to maintain water quality. When service is available in these areas, the City will mandate connection to the public sewer system.

**Policy RCH 4.1.3: Buffer and Setback Enforcement**

The City shall ~~continue to establish and implement/enforce established land development regulation~~LDRs requirements pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale

requirements, pursuant to the City's ~~Land Development Regulation~~LDRs for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by ~~St. Johns River Water Management District (SJRWMD)~~ criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

**Policy RCH 4.1.4: Construction Site Waste**

The City shall continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality.

**Policy RCH 4.1.5: Stormwater Discharge Regulations**

The City shall continue to regulate stormwater discharges from pre and post-development construction pursuant to City ~~Land Development Regulation~~LDRs to maintain, confine, and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhance landscape value, increase groundwater recharge, enhance water quality, and decrease groundwater consumption.

**Policy RCH 4.1.6: Development Plan Review**

The City shall implement Standard Operating Procedures in place for the review of all site development plans for potential impacts ~~to~~ groundwater.

**Policy RCH 4.1.7: Xeriscape Standards**

The City shall apply Xeriscape Landscape Standards pursuant to City ~~land development regulation~~LDRs for all development within the City's planning area and its Eastern Water Service Area to encourage water conservation, the re-establishment of native plant communities, the use of site-specific plant materials, and the use of native vegetation.

**Policy RCH 4.1.8: Water Conservation Standards**

The City shall apply and enforce Water Conservation Standards and established levels of water conservation pursuant to ~~Ceity land development regulation~~LDRs to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the city's planning area and its Eastern Water Service Area.

**Policy RCH 4.1.9: Building Code**

The City shall apply the Florida Building Code for City development construction pertaining to plumbing fixture(s), back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code and stated City CUP

permit requirements and preserve groundwater supply resource.

**Policy RCH 4.1.10: Leak Detection and Maintenance**

The City shall perform annual leak detection of the City’s water distribution system mains and make necessary repairs in support of the City’s active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the City will update the Five-Year CIP annually to reflect system needs pursuant to leak detection activities.

**Policy RCH 4.1.11: Inspection and Enforcement Training**

The City shall continue to provide training for staff to become proficient in the inspection and enforcement of erosion and sediment control regulations, requirements and BMP<sup>2</sup>s. The training shall include the importance of erosion and sediment control in conjunction with all other inspections (building, driveway, electrical, plumbing, etc.) and include the procedures that should be followed by staff to implement a “Stop-Work” if temporary and/or permanent erosion control is not properly maintained at all times.

**OBJECTIVE RCH 5.2: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT**

To revise the City’s ~~land development regulation~~LDRs to incorporate regulations protecting the quantity and quality of surface waters, groundwater recharge areas, springs, and springsheds within the Wekiva Springs Overlay Protection District.

**Policy RCH 5.2.1: Maintain Recharge Volume**

The City shall require new development to, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved.

**Policy RCH 5.2.2: Redevelopment**

The City shall require Substantial Redevelopment projects, as that term is defined in the City’s ~~Land Development Regulation~~LDRs, to comply with the standards for stormwater runoff that apply to new development. Substantial Redevelopment shall be based upon the value and amount of cumulative improvements to the site.

**Policy RCH 5.2.2: New Development**

The City shall require new development projects or expansion of existing development within the Wekiva Springs Overlay Protection District to follow ~~Best Management Practices~~BMP for stormwater design and treatment as described in —Protecting Florida Springs Manual—Land Use Planning Strategies and Best Management PracticesII (FD~~O~~CA and FDEP). The ~~land development regulation~~LDRs shall be revised to implement these Best Management Practices.

**Policy RCH 5.2.3: Stormwater Best Management Practices**

The City shall require all new development, except non-substantial redevelopment projects, to ~~utilize Best Management Practices~~ use BMP in combination as part of a best management practice treatment train to protect water quality and minimize flooding. ~~Best Management Practices~~ BMP shall be used in the design of stormwater management facilities and systems. The following stormwater ~~Best Management Practices~~ BMP shall be instituted to reduce nitrate loading within the Wekiva Springs Overlay Protection District:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida;
- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake;
- c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management;
- d. Sensitive karst features (~~Attachment 2~~), including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be ~~utilized~~ used as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist or geotechnical engineer using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement;
- e. All development approval by the City shall require the applicant to submit to the City a copy of the SJRWMD or ~~Department of Environmental Protection (EDEP)~~ stormwater permit and the ~~National Pollutant Discharge Elimination System (NPDES)~~ notice of intent to be covered by the construction general permit prior to any land clearing;
- f. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein; and
- g. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or ~~EDEP~~ stormwater permit, typically a homeowner or property owners association.

**Policy RCH 5.2.4: Sanitary Sewer**

The following standards of wastewater treatment shall apply to all development located in areas of the Wekiva Springs Overlay Protection District.

New development proposed in areas of the Wekiva Springs Overlay Protection District that are also within the existing and planned wastewater service area, as mapped in Figure 1 – the City of Eustis 5-Year Sanitary Sewer Service Area Map, shall be allowed under the following conditions:

**Within the existing and planned wastewater service area****Planned for Future Service (0 - 5 yrs)**

- a. All new development locating in the planned wastewater service area where central facilities are available, as defined by Florida Statutes ss.381.0065, shall be required to connect to central sewer. New development, located in an area, which is planned to be served with central facilities within five (5) years, shall, if allowed by state regulatory authority, be allowed to develop using conventional septic tanks during the interim, but must connect to sewer facilities when central systems become available;
- b. New development within the planned wastewater service area shall install wastewater lines and water lines for reused water in order to ensure the availability of lines for future service;
- c. Existing development as required by Florida Statute ss.381.0065 shall connect to central sewer within 365 days (1 year) after written notification that central sewer is available for connection. The publicly owned or investor-owned sewerage system shall coordinate with the City to notify owners of the on-site sewage treatment and disposal system of the availability of central sewer no less than 1 year prior to the date the sewerage system will become available within 5 years; and
- d. Upon failure of an existing septic tank system, development on such systems shall be required to connect to the sanitary sewer system, if available.

**Outside Five (5) Year Service Area**

- a. New development outside the five (5) year wastewater service area (where central facilities will not be available within five (5) years) shall be limited to a land use density and minimum lot size requirement that supports septic tank systems as determined by the Department of Health requirements and that is consistent with the policy requirements and limitations that are a part of the Wekiva Springs Overlay Protection District policy series. Such development shall install performance based septic tank systems which provide a treatment standard of 10 mg/L for nitrogen and install dry lines where feasible for future connection to

central sewer;

- b. At the time existing septic systems fail or require repairs based on a determination by the Department of Health that a permit or permit modification is required, the system shall be replaced with a performance based system which provides a treatment standard of 10 mg/L for nitrogen, provided that a central sewer system is not available for development to connect to; and
- c. Development shall be required to connect to central facilities and reuse facilities when they become available.

**Policy RCH 5.2.5: Definition of Availability**

The definition provided by Florida Statute ss.381.0065 pertaining to “available” or “availability” is adopted.

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**APPENDIX A**

Existing Consumptive Use Permits

<del>CUP- 2634</del>	<del>City of Eustis, Central Service Area Heathrow- Country Estates Service Area Eastern Service Area</del>
<del>CUP- 85195</del>	
<del>CUP- 84879</del>	





St. Johns River

Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant  
Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500 On  
the Internet at [www.sjrwmd.com](http://www.sjrwmd.com).

March 13, 2007

City of Eustis Mr Chin C Khor PO Drawer 68  
Eustis, FL 32726

SUBJECT: — Consumptive Use Pennlt Number 2634 City of Eustis

Dear Sir/Madam:

Enclosed is your pennit as authorized by the St. Johns River Water Management District on  
March 13, 2007.

Please be advised that the period of time wit in which a third party may request an  
administrative hearing on this permit may not have expired by the date of issuance. A potential  
petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the  
mail, or twenty-one (21) days from publication of this notice when actual notice is not  
provided, within which to file a petition for an administrative hearing pursuant to Sections  
120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in thi  
permit becoming null and void.

Permit issuance does not relieve you from the responsibility of obtaining permits from any  
federal, state and/or local agencies asserting concurrent Jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important  
records. Please read the pennit and conditions carefully since the referenced conditions may  
require submittal of additional infonnatfon. All infonnation submitted as compliance with  
permit conditions must be submitted to the nearest District Service Center and should include  
the above refer nced permit number.

Sincerely,

*rl*

Gloria Lewis, Director  
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Forms, Map, Well Tags cc: District

Permit File

**Agent:** — Andreyev Engineering fnc  
4055 St John Parkway Sanford, FL 32774

-----QD5V-R NIN G BO ARD-----

David G.  
Graham  
CHAIRMAN

John G.  
Sowinski, vics  
CHAIRMAN

Ann  
T. Moore  
SECRETARY

Duan B. L.  
Oltstroet  
TREASURER

~~J. CLAY ALBRIGHT~~ ~~DALLAS~~ ~~WYOMING~~ ~~J. CLAY ALBRIGHT~~  
~~U.E.~~ ~~U.E.~~ ~~DUNNELL~~ ~~E~~  
Fl. Clay Albright1 — Susan N. Hughes — William W. Kerr — Ometrias D. Long — W. Leonard  
Wood  
~~OCALA~~ ~~PONTE VEDRA~~ ~~MEUNIER~~ ~~EACH~~ ~~APOPKA~~  
~~FERNANDINA~~ ~~leACH~~

**PERMIT NO. 2634**

**DATE ISSUED: March 13, 2007**

**PROJECT NAME:** ~~\_\_\_\_\_ of~~  
Eustis

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached permit conditions, the use of 1,602.10 million gallons per year (4.39 million gallons per day, annual average) of groundwater from the Floridan aquifer plus 182.81 million gallons per year (0.5 million gallons per day, annual average) of reclaimed water for public supply purposes, including household, commercial/industrial, urban landscape irrigation, water utility, and unaccounted for type uses to supply a population of 33,261 in 2012.

**LOCATION:**

Site: ~~\_\_\_\_\_~~ City of Eustis  
Lake County

Section(s): <del>_____</del> 32	Township(s): <del>_____</del> 18 <del>\$</del>	Range(s): <del>_____</del> 26E	
8	4		27E
12,	8		26E
15,2	S		
3	4		
	9		
	S		

**ISSUED TO:**

City of Eustis Mr Chin C Khor PO Drawer 68  
Eustis, FL 32726

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated March 13, 2007

**AUTHORIZED BY:** ~~\_\_\_\_\_~~ St. Johns River Water Management District  
Department of Resource Management

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Harold A. Wilkening  
Director

sy: e"> f?COW+4  
Robby D. Green, III  
Executive Director

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 2634**  
**CITY OF EUSTIS DATED MARCH 13, 2007**

- 1.—District Authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.
- 2.—Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit.
- 3.—Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.
- 4.—Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
- 5.—Legal uses of water existing at the time of the permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates for the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.
- 6.—Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.
- 7.—The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code.
- 8.—A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.
- 9.—If the permittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to modification.

10. The permittee must ensure that all service connections are metered.

11. All submittals made to demonstrate compliance with this permit must include the permit number 2634 plainly labeled.

12. This permit will expire March 13, 2012.

13. Maximum annual ground water withdrawals from the Floridan aquifer from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, for household, commercial/industrial, urban landscape irrigation, water utility, and unaccounted for types of use must not exceed:

1,353.30 million gallons (3.71 million gallons per day, annual average) in 2007, 1,419.12 million gallons (3.89 million gallons per day, annual average) in 2008, 1,342.28 million gallons (3.68 million gallons per day, annual average) in 2009, 1,421.28 million gallons (3.89 million gallons per day, annual average) in 2010, 1,507.68 million gallons (4.13 million gallons per day, annual average) in 2011, and 1,602.10 million gallons (4.39 million gallons per day, annual average) in 2012.

14. Maximum daily ground water withdrawals from the Floridan aquifer from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, for essential type use (fire protection) must not exceed 22.176 million gallons during the term of this permit. A separate accounting of water used for fire protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 30 days of each and every occurrence.

15. The permittee shall implement the reuse of reclaimed water to the maximum extent that it is technologically, economically, and environmentally feasible. The permittee shall maximize the direct use of all available reclaimed water to meet irrigation, commercial, and industrial needs in place of higher quality water sources (e.g., groundwater sources) and maximize beneficial aquifer recharge with reclaimed water that cannot feasibly be reused for irrigation, commercial, or industrial needs.

a. The permittee shall, at a minimum, provide the following quantities of reclaimed water, via the reclaimed water distribution point (GRS Id No. 10483-7) for use by residential water utility customers in the area served under this permit: 149 million gallons (0.41 million gallons per day, annual average) in 2009-2012.

b. The permittee shall, at a minimum, provide up to the following maximum quantity of reclaimed water, via the reclaimed water distribution point (GRS Id No. 104837), for urban landscape irrigation type use to irrigate common areas (ball field, cemetery, and Carver Court) in the area served under this permit: 33.81 million gallons (0.09 million gallons per day, annual average) in 2007-2012.

16. Wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), and 6 CR 44A (GRS Id. No. 9714), as listed on the application, must continue to use in-line totalizing flow meters to monitor water use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

17. Well 7 CR 44A (GRS Id. No. 39410) and the reclaimed water distribution point (GRS Id No.

| ~~104837) shall be equipped with in-line totalizing flow meters to monitor water use, prior to~~

use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

18. Documentation of proper meter installation (photograph and manufacturer specifications) of the proper installation of this meter shall be provided to the District within 30 days of meter installation.

19. Total withdrawals from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, and water distributed for use via the reclaimed water distribution point (GRS Id. No. 104837) must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

20. The permittee shall implement all features of the Water Conservation Plan that was submitted with its application on June 19, 2006 and amendments to the plan provided to the District on November 17, 2006. A report that details the progress of plan implementation shall be submitted to the District on or before July 31, 2009.

21. The permittee shall continue to participate in the District's Water Conservation Partnership Campaign during the term of this permit.

22. The permittee shall investigate the feasibility of using a minimum of 2 million gallons per day of surface water from Lake Yale and Lake Eustis for the purpose of offsetting groundwater demands within their service area. A report of the investigation shall be submitted to the District for review and approval no later than December 31, 2008. At a minimum, the investigation shall evaluate the technologic feasibility, economic feasibility, and environmental feasibility of using water from Lake Yale or Lake Eustis or both lakes. The feasibility investigation shall identify feasible quantities of water for use, and a schedule of implementation of these lower quality water sources or other similar sources, unless the feasibility study demonstrates that such use is not economically, technologically, or environmentally feasible.

23. The permittee shall submit a copy of the annual reuse report required to be submitted to Florida Department of Environmental Protection for the Bates Avenue WWTF (FLA010507) and the Cardinal Lane WWTF (FLA295965), to the District by March 31<sup>st</sup> of each year of the permit, commencing on March 31, 2007.

24. The permittee shall provide an annual reclaimed water report to the District, for the preceding calendar year, no later than January 31 of 2008 - 2012. The annual reclaimed water report shall document the total quantity of wastewater treated by the permittee's waste water treatment facilities, the total quantity of reclaimed water provided to residential customers under this permit, the total quantity of treated wastewater disposed of via land application (via percolation ponds or spray fields), and the total quantity of

~~reclaimed water provided to other customers. The annual reclaimed water report shall also include maps of the area served by the reclaimed water system during the period covered by the report and maps of the area to be served in the succeeding calendar year. The maps shall identify the areas served in the following categories: residential, commercial/industrial, golf course, urban landscape (publicly owned), and disposal areas. The annual reclaimed water report shall report the number of residential customers, the number of commercial/industrial customers, golf courses, and the area of common area landscape served by the reclaimed water system. The report shall~~

describe the permittee's plans to maximize the use of reclaimed water to meet reasonable beneficial requirements under this permit in succeeding calendar years.

25. The permittee shall implement the aquifer testing program proposed in its submittal dated December 22, 2005, within 90 days following completion of Well 7, CR 44A (GRS Id. No. 39410) at the CR44A well field. The permittee shall provide 14 days written notice to the District of all planned field activities and shall provide a written report of the aquifer testing program within 180 days following completion of Well 7, CR 44A (GRS Id. No. 39410) at the CR44A well field.

26. If, in any year, the actual volume of groundwater withdrawn by the permittee equals 95 percent or more of any of the amounts of water allocated for use by this permit, then the permittee shall submit a report to the District that explains why the withdrawal of water by the permittee equals 95 percent or more of the amounts allocated in this permit. The report shall evaluate the effect of the following on the volume of water withdrawn by the permittee:

- a) Climatic shortfalls (drought);
- b) Greater than anticipated growth in the permittee's service area;
- c) Inefficient usage within the service area
- d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.

The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether it will be able to meet the water needs of the revised projected population without violating the allocations set forth in this permit, and a corrective action plan setting actions that the permittee intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15 of the year following the year during which the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit.

27. The permittee must implement the following in accordance with the schedule set herein.

a. No later than September 3, 2008, permittee shall identify viable, potential water supply partners including those that could provide alternative water supplies or partner with the permittee in the development of alternative water supplies. In addition, permittee shall identify potential alternative water supply projects that could be implemented with these partners to secure the quantities of water necessary to meet permittee's projected demands through 2025 without unacceptable impacts to water resources and related natural systems. Permittee shall contact these potential partners to determine the viability of developing partnership agreements with them for the identified potential water supply projects. A written description of the potential partners and projects along with a description of the contacts between permittee and the potential partners and the viability of the development of partnership agreements shall be submitted to the District also no later than September 3, 2008.

b. No later than August 29, 2009, permittee shall prepare and submit to the District for review, a comprehensive written report of an evaluation of the technologic, economic, and environmental feasibility of implementing the identified viable projects and partnerships. The evaluations reported shall be performed to acceptable professional standards.

c. No later than March 13, 2010, permittee shall identify the project(s) and partnership(s) that it proposes to implement to secure the quantities of water necessary to meet

permittee's projected demands through 2025 without unacceptable impacts to water resources and related natural systems:

d.—No later than August 24, 2010, permittee shall provide the District with firm evidence that it has developed the necessary partnership agreement(s) for implementation of the project(s) of choice:

e.—No later than March 13, 2011, permittee shall have scheduled a pre-application conference with District staff to discuss the development of a consumptive use permit application for the identified project(s):

f.—No later than March 13, 2012, permittee and/or its partner(s) shall submit a consumptive use permit application for implementation of the identified project(s):

28.—The lowest quality water source, including reclaimed water, surface water and storm water, must be used for each consumptive use supplied by the permittee when available, except for where the permittee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.

29.—The permittee must conduct hydrologic and photo monitoring at each of the five (5) surface water/wetland areas listed below:

- a.—L1—Lake Willie, (Sec. 12 T. 19 S., R. 26 E.);
- b.—L2—Blue Lake, (Sec. 7 & 8, T. 19 S., R. 27 E.);
- c.—L3—Lake Gracie, (Sec. 11, T. 19 S., R. 26 E.);
- d.—L4—West Crooked Lake, (Sec. 13, T. 19 S., R. 26 E.); and
- e.—L5—Lake Hermosa, (Sec. 15 T. 19 S., R. 26 E.).

The permittee must install staff gauges and/or shallow wells (hereafter referred to as monitoring devices) in each of the above-listed wetland sites. The monitoring devices and specific locations must be approved in writing by the District. The monitoring wells must be installed by a licensed water well contractor (as required in 373.336 (1)(b), F.S.), and all monitoring devices shall be surveyed to NGVD (1929) to an accuracy of +/- 0.01 foot. The permittee must submit station location and descriptor data electronically as spreadsheets in a District approved format. Station descriptor information must include: latitude/longitude, brief text site description, date of installation, type of instrument, installation entity, maintenance entity, and access instructions.

If another agency or utility is monitoring the same water body, then the same monitoring equipment/data can, upon written approval by SJRWMD, be used with the owner's consent. Data collection at all five (5) sites must be at midday.

At each wetland monitoring site, an elevation profile along a transect 150 feet in length must be surveyed such that 50 feet of the adjacent upland is included. If the adjacent upland consists of placed fill, then the transect may be limited to 120 feet in length, such that 20 feet of the adjacent upland is included. The location of the transect must be reviewed and approved by the District prior to survey. Soil elevations must be recorded to an accuracy of +/- 0.1 foot at 5-foot intervals and wherever there is a change in plant community. Other environmental features such as current water level, cypress buttress inflection points, lower extent of lichen lines or upper extent of moss collars, watermarks, and the lower edge of the saw palmetto (*Serenoa repens*) fringe must be surveyed, if present. A diagram of the elevations, plant communities, and hydric soils located along the transect must be made.

~~Plant communities must be described, including a listing of all vascular plant species, by plant community, present within 10 feet of one side of the transect line, their relative abundance, and the diameter at breast height (d.b.h.) of any woody plants greater than 11 d.b.h. A description of soil color, texture, and hydric soil indicators must be made in the top 24 inches of soil at 25 foot intervals along the transect described above for a total of 7 stations. If the soil survey depicts the soils as open water, then the soil description will occur~~

out to a water depth of 3 feet, and depth to sediment surface, and depth of organic substrate will be recorded for the remaining intervals. The data collection described in this paragraph is a one-time event. Well completion reports for the piezometers will also be included in this report. The vegetation and soil survey must be submitted on August 7, 2007.

Permanent photo stations must be monumented and panoramic photographs must be taken in September for each of the wetland monitoring sites, starting in 2007 and annually thereafter. These stations must be reviewed and approved by the District prior to monumentation.

Weekly rainfall data must be obtained for each monitored location from the nearest existing rain gauge approved by the District. The same rainfall station may be used for more than one monitoring site.

The following information must be recorded by the permittee for each monitoring site: water level (weekly without data loggers or daily with data loggers), rainfall (weekly), and pumping volume (weekly by well). Monitoring data must be submitted electronically as spreadsheets every six months in a District approved computer accessible format. Permittee must contact the District for specific details on how to submit the computer accessible information. This data must also be submitted as a legible paper copy (two copies) along with the EN-50 forms for the project. On January 31<sup>st</sup> the permittee must submit an annual report summarizing the monitoring efforts. The report must include the panoramic photographs, and graphs summarizing the rainfall and monitoring data.

30. If the permittee is unable to obtain or maintain legal access to any of the monitoring sites referenced above, the permittee must notify SJRWMD in writing within 15 days of concluding that access to any specific site is not possible. In that case, the permittee must identify alternative sites where legal access can be obtained and submit within 45 days a written request to SJRWMD to modify the monitoring network. Within six months of SJRWMD approval of the monitoring network modification, the permittee must implement the approved change(s).

31. The permittee's consumptive use shall not adversely impact wetlands, lakes, and spring flows or cause or contribute to a violation of minimum flows and levels adopted in Chapter 40C-8, F.A.C., except as authorized by an SJRWMD-approved minimum flow or level (MFL) recovery strategy. If unanticipated adverse impacts occur, the SJRWMD shall revoke the permit in whole or in part to abate the adverse impacts, unless the impacts can be mitigated by the permittee.



~~REL a.~~ St. Johns River

Water Management District

Kirby B. Green III, Executive Director • John R. Wehler, Assistant Executive Director

Post Office Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

July 2, 2003

The City of Eustis PO Drawer 6B  
Eustis, FL 32727-0068

~~SUBJECT: Consumptive Use Permit Number 85195 Heathrow Country Estates~~

Dear Sir/Madam:

Enclosed is your permit and the forms necessary for submitting information to comply with conditions of the permit as authorized by the St. Johns River Water Management District on July 02, 2003.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

Permit Issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted to the nearest District Service Center and should include the above referenced permit number.

~~Do not rely on this information.~~

Gloria Lewis, Director  
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Forms, Map, Well Tags cc: District

Permit File

~~Agent: Yovaish Engineering Sciences, Inc.  
953 Sunshine Lane Altamonte Springs, FL 32714~~

Duane Oltstroer,

CHAIRMAN

GOVERNOR  
BOARD

David G. Graham, TREASURER

Ometria & D.  
Long, VICE  
PRESIDENT

A. Clay Albricht,  
SECRETARY

WILLIAMSON

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W. Michael  
Branch  
FERNANDINA  
BEACH

Jeff  
Kings  
MANNING

William  
Kerr  
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Ann  
T.M.  
PUN  
ELL

Gatherina A.  
Watkins  
ALW  
OTON  
TE  
SPRING  
NGS

**PERMIT NO.** ~~85195~~

**DATE ISSUED:** ~~July 2, 2003~~

**PROJECT NAME:** ~~Heathrow Country  
Estate~~

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached conditions, the use of 11fl.63 million gallons per year (0.325 million gallons per day) of ground water from the Floridan aquifer to supply a population of 743 people in 2009 with water for household, commercial/Industrial, and water utility type uses:

**LOCATION:**

Site: ~~Heathrow  
Lake County~~

Section(s): ~~29~~ Township(s): ~~19S~~ Range(s): ~~2BE~~

**ISSUE  
DATE:**

The City of Eustis  
PO Drawer 5  
Eustis, FL 32727-0068

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated July 2, 2003

**AUTHORIZED BY:** ~~St. Johns River Water Management District  
Department of Resource Management~~

By: \_\_\_\_\_



*D. Jenkins*

Dwight Jenkins  
Division Director

-

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 85195 THE CITY OF**  
**EUSTIS**  
**DATED JULY 21 2003**

- 1.—~~District Authorized staff, upon proper Identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.~~
- 2.—~~Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit.~~
- 3.—~~Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the \_\_\_\_\_ consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.~~
- 4.—~~Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.~~
- 5.—~~Legal uses of water existing at the time of the permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates for the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.~~
- 6.—~~Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.~~
- 7.—~~The District must be notified, in writing, within 30 days of any sale, conveyance, or other \_\_\_\_\_, transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code.~~
- 8.—~~A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.~~
- 9.—~~If the permittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to~~

|            **modification:**

~~10. The permittee must ensure that all service connections are metered:~~

~~11. Landscape irrigation is prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as follows:~~

~~(a) Irrigation using a micro-irrigation system is allowed anytime.~~

~~(b) The use of reclaimed water for irrigation is allowed anytime, provided appropriate signs are placed on the property to inform the general public and District enforcement personnel of such use. Such signs must be in accordance with local restrictions.~~

~~(c) Irrigation of, or in preparation for planting, new landscape is allowed any time of day for one 30-day period provided irrigation is limited to the amount necessary for plant establishment.~~

~~(d) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application.~~

~~(e) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed ten minutes per hour per zone.~~

~~12. Permittee must mitigate any adverse impact caused by withdrawals permitted herein on legal uses of water existing at the time of permit application. The District has the right to curtail permitted withdrawal rates, permitted dewatering, or permitted allocations if the withdrawals of water cause an adverse impact on legal uses of water which existed at the time of permit application. Adverse impacts are exemplified by but not limited to:~~

~~(a) reduction of well water levels resulting in a reduction of 10% in the ability of an adjacent well to produce water;~~

~~(b) reduction of water levels in an adjacent surface water body resulting in a significant impairment of the use of water in that water body;~~

~~(c) saline water intrusion or introduction of pollutants into the water supply of an adjacent water use resulting in a significant reduction of water quality; and \_\_\_\_\_!~~

~~(d) change in water quality resulting in either impairment or loss of use of a well or water body~~

~~13. Permittee must mitigate any adverse impact caused by withdrawals permitted herein on adjacent land use which existed at the time of permit application. The District has the right to curtail permitted withdrawal rates, permitted dewatering, or permitted water allocations if the withdrawals of water cause an adverse impact on adjacent land use which existed at the time of permit application. Adverse impacts are exemplified by but not limited to:~~

~~(a) significant reduction in water levels in an adjacent surface water body;~~

~~(b) land collapse or subsidence caused by a reduction in water levels; and~~

~~(c) damage to crops and other types of vegetation.~~

~~14. Should the permittee's dewatering operation create shoaling in adjacent water bodies, the~~

~~permittee is responsible for clearing such shoaling.~~

~~15.- All submittals made to demonstrate compliance with this permit must include the GUP number 85195 plainly labeled on the submittal.~~

16. This permit shall expire ~~E~~ years from the date of issuance.
17. Maximum annual groundwater withdrawals from the Floridan aquifer for household, commercial, water utility, unaccounted for water, and common area landscape irrigation type uses must not exceed as follows: \_\_\_\_\_
- 44.17 million gallons (0.121 million gallons per day average) in 2003;
  - 62.78 million gallons (0.172 million gallons per day average) in 2004;
  - 81.76 million gallons (0.224 million gallons per day average) in 2005;
  - 100.38 million gallons (0.275 million gallons per day average) in 2006, and \_\_\_\_\_, 1
  - 118.62 million gallons (0.325 million gallons per day average) from 2007 till 2009.

If the permittee has not complied with all the conditions of this permit, the maximum annual groundwater withdrawals for household, commercial, industrial, common area landscape irrigation, essential and unaccounted uses must not exceed the allocation for the year during which the violation first took place until the permittee is in compliance with all the conditions of this permit. \_\_\_\_\_;

18. Maximum daily ground water withdrawals from the Floridan aquifer for fire protection must not exceed 2.74 million gallons. A separate accounting of water used for fire protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 39 days of the occurrence.
19. The permittee shall implement this 3 water conservation plan, submitted to and approved by the District as part of this application process, in accordance with the schedule contained therein.
20. Each residential landscape design and irrigation system plan for new homes shall require approval by the design board. Residential landscapes and irrigation system designs shall conform to the criteria found in Section E of The Landscape Environment manual received by the District on May 1, 2003. The following modifications must be made to Section E of The Landscape Environment manual:
21. Modify the plant list to remove species that require more moisture than the site supports such as Sweet Bay, Weeping Willow, Dahoon Holly, Silver Thorn, Anise, Holly Fern, Shell Ginger Lily and Fakahatchee grass.
22. Modify the irrigation system requirements to include more specific minimum guidelines to optimize landscape irrigation system efficiencies such as backflow prevention valves, matching precipitation rates on all heads within a zone, use of pressure regulated valve heads, check valves in low topographic areas, rotors spaced for head to head coverage, and systems designed to meet Florida Building Code specifications for landscape irrigation installation as outlined in Appendix F of the Plumbing Code and/or meet current standards as published by the Florida Irrigation Society.
23. Modify tree protection guidelines to require that protective fencing be located outside the tree canopy to ensure the roots are protected.  
Draft changes to Section E of the Landscaping Environmental manual must be submitted to the District for review and approval within three months of permit issuance.
24. The permittee shall display water conservation posters within the community clubhouse and shall provide water conservation literature within the clubhouse.
25. The portion of the common area that will be irrigated shall not exceed 18.5 acres.
26. Micro-irrigation techniques shall be used in locations where they can be used efficiently, such as in planting bed areas.
27. The urban landscape irrigation system (serving common areas within the project) shall be automatically controlled in order to maximize irrigation efficiency. Watering zones shall be established in order to match water needs to specific vegetation types. Soil moisture

| ~~monitoring devices and rain sensors shall be Incorporated into the irrigation system design.~~

A certified irrigation consultant shall inspect all common area landscape irrigation equipment annually. Any identified deficiencies shall be corrected within 30 days of identification.

28. The permittee shall prohibit homeowner irrigation wells via deed restrictions.

29. The permittee shall install a dual distribution piping system ("dry-line" infrastructure) for irrigation of individual residential lot areas. This will facilitate use of reclaimed water or other lower quality water sources for irrigation of residential landscaping in the future. Plans showing the placement of the dual-line system must be submitted to the District within three months of permit issuance.

30. All service connections shall be individually metered, including the provision of separate potable water and irrigation meters.

31. An annual report detailing the status of this project shall be submitted by July 31st of each year. The report must include status of construction (homes built, residential landscape acreage, common area landscape acreage, and wells installed or abandoned) and implementation of the water conservation plan.

32. Proposed Well No.'s 1 (GRS Station Id. No. 34971) and 2 (GRS Station Id. No. 34972), as listed on the application, shall be equipped with totalizing flow meters prior to their use. These meters must maintain 95% accuracy, be verifiable, and be installed according to the manufacturer's specifications. Documentation of proper meter installation (photograph and manufacturer specifications) of the proper installation of these meters must be submitted within 30 days of meter installation.

33. Total withdrawal from Well No.'s 1 (GRS Station Id. No. 34971) and 2 (GRS Station Id. No. 34972), as listed on the application, must be recorded continuously, totaled monthly, and reported to the District at least every six months for the duration of this permit using District Form No. EN-50. The reporting dates each year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

34. The permittee must maintain all meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

35. The permittee must have all flow meters checked for accuracy at least once every 3 years within 30 days of the anniversary date of permit issuance, and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form No. EN-51 must be submitted to the District within 10 days of the inspection/calibration.

36. The Permittee must conduct a detailed water audit for the year 2005 and submit it to the District prior to March 1, 2006. All water uses given in the audit must be documented on how the amounts were metered or determined. If the water audit shows that the system losses and unaccounted for water utility exceed 10%, a leak detection and repair program must be implemented as specified by the District.

37. ~~The permittee shall implement the reuse of reclaimed water to the maximum extent when technically, economically, and environmentally feasible. The goal of this reuse by the permittee shall be to maximize the direct use of all available reclaimed water to meet irrigation needs in place of a higher quality water source (e.g. groundwater supply). Within two years of permit issuance, the Permittee must conduct a comprehensive reuse feasibility study to evaluate the technical and economic feasibility of supplying reclaimed water to potential customers in the area. This report, at a minimum, must include an evaluation of providing reclaimed water as an irrigation source for residential irrigation within Heathrow Country Estates and to the following potential customers - Neighborhood Lakes, Pine Meadow Golf Course, Mt. Dora Golf and Country Club, Black Bear Golf Course, Merry Gro Farms and Baucom's Nursery. A report detailing the results of the comprehensive reuse~~

~~feasibility study must be submitted to the District for approval within two years of permit issuance.~~

~~38. The permittee must submit a copy of the annual report required by the Florida Department of Environmental Protection (FDEP), plus supplemental information, to the District summarizing reclaimed water reuse activities. This report must be submitted to the District at the same time as required for submittal to FDEP. The report and supplemental information shall include the following:~~

~~39. Description of the activities that have occurred during the previous year to implement the reuse of reclaimed water;~~

~~40. Description of the status of all the permittee's reuse projects;~~

~~41. Quantity of reclaimed water flows generated by the permittee, quantity of reclaimed water provided to customers or other entities for use in meeting irrigation demands, acreage irrigated with reclaimed water, and quantity of reclaimed water used for hayfield irrigation.~~

~~42. If, in any year, the actual volume of water withdrawn by the permittee equals 95 percent or more of the amount of water allocated for use by this permit, then the permittee shall submit a report to the District that explains why the withdrawal of water by the permittee equals 95 percent or more of the amount allocated for in this permit. The report shall evaluate the effect of the following on the volume of water withdrawn by the permittee:~~

~~a) Climatic shortfalls (drought);~~

~~b) Greater than anticipated growth in the permittee's current or future service area;~~

~~c) inefficient usage within the service area;~~

~~d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.~~

~~The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether it will be able to meet the water needs of the revised projected population without violating the allocations set forth in this permit, and a corrective action plan setting actions that the permittee intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15th of the year following the year wherein the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit~~

~~43. All available lower quality sources of water including reclaimed water and storm water must be distributed for use, or used, by the County in place of higher quality water sources when deemed feasible pursuant to District rules and applicable state law.~~

~~44. The lowest quality water source, including reclaimed water and surface/storm water, must be used for each consumptive use supplied by the permittee when available except when the permittee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.~~

~~45. The permittee must conduct an aquifer testing program as part of construction of the production wells for this project. At a minimum, this testing program must include the~~

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~~e) 48-hour constant rate pumping test~~  
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46. Hydrogeologic report documenting well construction, aquifer performance testing and water quality testing

The testing and analyses must be conducted in accordance with the guidelines presented in Appendix F of the Applicant's Handbook and as described in the testing program received September 6, 2002 in support of the Temporary Consumptive Use Permit.

If it is determined, by District staff, that the use of Well No. 2, as a monitoring well, is unsatisfactory with respect to distance/time/drawdown relationships, a suitable observation well must be constructed within 100 feet of the pumping well and the constant rate test repeated.

District staff must be notified forty-eight hours prior to any aquifer performance testing event (step-drawdown and constant rate). A summary of drilling and testing activities must be prepared and submitted weekly (via e-mail is sufficient) for District review and comment. The final report documenting well construction, water quality, aquifer performance testing and analyses, and other evaluations and conclusions must be submitted to the District within 45 days of aquifer performance test completion. If District staff determines that the results of the testing program do not support the assumptions made in the modeling effort, the modeling effort will be repeated based on site-specific information.

## ~~Notice of Rights~~

- ~~1.—A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Sections 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the rights to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within twenty-six (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code:~~
- ~~2.—If the Governing Board takes action which substantially differs from the notice of District decision, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code:~~
- ~~3.—A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code:~~
- ~~4.—A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code:~~
- ~~5.—A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida:~~
- ~~6.—Failure to file a petition for an administrative hearing, within the requisite time frame shall constitute a waiver of the right to an administrative hearing (Section 28-106.111, Florida Administrative Code):~~
- ~~7.—The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code and Section 40C-1.1007, Florida Administrative Code:~~

## Notice Of Rights

8. ~~An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P. O. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, Florida 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes.~~
9. ~~A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time for request an administrative hearing under paragraph no. 1 or 2 above (Paragraph 70.51(10)(b), Florida Statutes). However, the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding (Subsection 70.51(10)(b), Florida Statutes).~~
10. ~~Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special master proceeding (Subsection 70.51(3), Florida Statutes).~~
11. ~~Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without Just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes).~~
12. ~~Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure within 30 days of the rendering of the final District action.~~
13. ~~A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.~~
14. ~~For appeals to the District Court of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.~~
15. ~~Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs #11 and #12, or for Commission review as described in paragraph #13, will result in waiver of that right to review.~~

**Notice Of Rights**

**Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:-

The City of Eustis  
PO Drawer BB  
Eustis, FL 32727-0068

~~mdz~~ ~~o-v-17~~ ;

~~Division of Permit Data Services Gloria Lewis, Director~~

~~St. Johns River Water Management District Post Office Box 1429  
Palatka, FL 32178-1429  
(386) 329-4152~~

~~Permit Number: 85195~~



St. Johns River

Water Management District

Klly B. Green III, Executive Director • David W. Fisk, Assistant  
Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500 On  
the Internet at [www.sjrwmd.com](http://www.sjrwmd.com).

September 5, 2007

City of Eustis  
PO Drawer 68  
Eustis, FL 32727-0068

**SUBJECT:** Consumptive Use Permit Number 84879 City of Eustis Eastern Service Area

Dear Sir/Madam:

Enclosed is your permit as authorized by the St. Johns River Water Management District on  
September 05, 2007.

Please be advised that the period of time within which a third party may request an  
administrative hearing on this permit may not have expired by the date of issuance. A potential  
petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the  
mail, or twenty-one (21) days from publication of this notice when actual notice is not  
provided, within which to file a petition for an administrative hearing pursuant to Sections  
120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in  
this permit becoming null and void.

Permit issuance does not relieve you from the responsibility of obtaining permits from any  
federal, state and/or local agencies asserting concurrent jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important records.  
Please read the permit and conditions carefully since the referenced conditions may require  
submission of additional information. All information submitted as compliance with permit  
conditions must be submitted to the nearest District Service Center and should include the  
above referenced permit number.

Sincerely,

*et*

Gloria Lewis, Director  
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Forms, Map, Well Tags cc: District

Permit File

**Agent:** Hartman Consulting and Design  
301 E Pine St Ste 1020  
Orlando, FL 32801

-----**OVERNING BOARD**-----

David G.

Gr

aha

m, CHAIRMAN



~~PERMIT NO. 84879~~ ~~DATE ISSUED: September 5, 2007~~  
~~PROJECT NAME: City of Eustis Eastern Service Area~~

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached permit conditions, the use of 148.212 million gallons per year (0.406 million gallons per day, annual average) of groundwater from the Floridan aquifer to supply a projected population of 2,441 in 2008 for household, commercial/industrial, water utility, and unaccounted for types of use.

**LOCATION:**

Site: ~~City of Eustis Eastern Service Area~~  
~~Lake County~~

Section(s): ~~13~~ Township(s): ~~19S~~ Range(s): ~~27E~~

**ISSUE  
DATE:**

City of Eustis  
PO Drawer 68  
Eustis, FL 32727-0068

Permittee agrees to hold and save the St Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated September 5, 2007

**AUTHORIZED BY:** ~~St. Johns River Water Management District~~  
~~Department of Resource Management~~

By:

  
Dwight Jenkins  
Division Director

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 84879 CITY OF EUSTIS**  
**DATED SEPTEMBER 5, 2007**

1. ~~District Authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.~~
2. ~~Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for Implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit.~~
3. ~~Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.~~
4. ~~Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the **leak** or make the system fully operational.~~
5. ~~Legal uses of water existing at the time of the permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates for the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.~~
6. ~~Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.~~
7. ~~The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code.~~
8. ~~A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.~~
9. ~~If the permittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to modification.~~

10. The permittee must ensure that all service connections are metered.
11. All submittals made to demonstrate compliance with this permit must include the permit number 84B79 plainly labeled.
12. This permit will expire September 5, 2009.
13. Maximum annual ground water withdrawals from the Floridan aquifer from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. No. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application, for household, commercial/industrial, water utility, and unaccounted for types of use must not exceed:
- 130.488 million gallons (0.358 million gallons per day, annual average) in 2007,  
 148.212 million gallons (0.406 million gallons per day, annual average) in 2008, and  
 141.224 million gallons (0.387 million gallons per day, annual average) in 2009.
14. Maximum daily ground water withdrawals from the Floridan aquifer from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. No. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application, for essential type use (fire protection) must not exceed 5.040 million gallons during the term of this permit. A separate accounting of water used for fire protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 30 days of each and every occurrence.
15. Well No. 1 (GRS Id. No. 34861) and Well No. 2 (GRS Id. No. 34862), as listed on the application, must continue to use in-line totalizing flow meters to monitor water use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.
16. Well No. 3 (GRS Id. No. 39240) shall be equipped with an in-line totalizing flow meter to monitor water use, prior to use. The flow meter must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.
17. Documentation of proper meter installation (photograph and manufacturer specifications) shall be provided to the District within 30 days of meter installation.
18. Total withdrawals from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. No. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:
- |                  |                 |
|------------------|-----------------|
| Reporting Period | Report Due Date |
| January - June   | July 31         |
| July - December  | January 31      |
19. The permittee must maintain all flow meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of discovery. A defective meter must be repaired or replaced within 30 days of discovery.

~~20. The permittee must have all flow meters checked for accuracy no later than September 30, 2008 and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form EN-51 must be submitted to the District within 10 days of the inspection/calibration.~~

~~21. The permittee shall implement all features of the Water Conservation Plan that was submitted with its application on November 7, 2005 and amendments to the plan provided to the District on February 2, 2006, May 17, 2006, and June 11, 2007. A report that details the~~

progress of plan implementation shall be submitted to the District on or before September 30, 2008:

22. The permittee shall continue to participate in the District's Water Conservation Partnership Campaign during the term of this permit.

23. The permittee shall investigate the feasibility of installing reclaimed water lines to provide reclaimed water to residential customers in the area served by this permit. A report of the investigation shall be submitted to the District for review and approval no later than December 31, 2008. At a minimum, the investigation shall evaluate the technological feasibility, economic feasibility, and environmental feasibility of installing reclaimed water lines to provide reclaimed water to residential customers in the area served by this permit. The feasibility investigation shall propose a schedule for implementation, unless the feasibility study demonstrates that such use is not economically, technologically, or environmentally feasible.

24. If, in any year, the actual volume of groundwater withdrawn by the permittee equals 95 percent or more of any of the amounts of water allocated for use by this permit, then the permittee shall submit a report to the District that explains why the withdrawal of water by the permittee equals 95 percent or more of the amounts allocated in this permit. The report shall evaluate the effect of the following on the volume of water withdrawn by the permittee:

- a) Climatic shortfalls (drought);
- b) Greater than anticipated growth in the permittee's service area;
- c) Inefficient usage within the service area
- d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.

The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether it will be able to meet the water needs of the revised projected population without violating the allocations set forth in this permit, and a corrective action plan setting actions that the permittee intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15 of the year following the year during which the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit.

25. The permittee must implement the following in accordance with the schedule set herein:

a. No later than September 3, 2008, permittee shall identify viable, potential water supply partners including those that could provide alternative water supplies or partner with the permittee in the development of alternative water supplies. In addition, permittee shall identify potential alternative water supply projects that could be implemented with these partners to secure the quantities of water necessary to meet permittee's projected demands through 2025 without unacceptable impacts to water resources and related natural systems. Permittee shall contact these potential partners to determine the viability of developing partnership agreements with them for the identified potential water supply projects. A written description of the potential partners and projects along with a description of the contacts between permittee and the potential partners and the viability of the development of partnership agreements shall be submitted to the District also no later than September 3, 2008.

b. No later than July 29, 2009, permittee shall prepare and submit to the District for review, a comprehensive written report of an evaluation of the technological, economic, and

environmental feasibility of implementing the identified viable projects and partnerships.  
The

evaluations reported shall be performed to acceptable professional standards:

26. The lowest quality water source, including reclaimed water, surface water and storm water, must be used for each consumptive use supplied by the permittee when available, except where the permittee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.
27. The permittee's consumptive use shall not adversely impact wetlands, lakes, and spring flows or cause or contribute to a violation of minimum flows and levels adopted in Chapter 40C-8, F.A.C., except as authorized by an SJRWMD-approved minimum flow or level (MFL) recovery strategy. If unanticipated adverse impacts occur, the SJRWMD shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.

## Notice Of Rights

- 1.—A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@strwmd.com](mailto:Clerk@strwmd.com), within twenty-six (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facstmile (fax), as explained in paragraph no. 5 below. Mediation pursuant to Section 120.573, Florida Statutes, is not available.
- 2.—If the Governing Board takes action that substantially differs from the notice of District decision, a person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District, but this request for administrative hearing shall only address the substantial deviation. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) at the office of the District Clerk at the mail/street address or email address described in paragraph no. 1 above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of final District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of final District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. Mediation pursuant to Section 120.573, Florida Statutes, is not available.
- 3.—A person whose substantial interests are or may be affected has the right to a formal administrative hearing pursuant to Sections 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must also comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.
- 4.—A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice Of Rights

- 5.—A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida. Petitions received by the District Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). These conditions include, but are not limited to, the petition being in the form of a PDF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
- 6.—Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
- 7.—The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
- 8.—A person with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of their property, has the right to, within 30 days of receipt of the notice of District decision regarding a permit application, apply for a special magistrate proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the Office of the District Clerk located at District Headquarters, P. O. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, FL 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes. Requests for relief received by the District Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day.
- 9.—A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time to request an administrative hearing under paragraph nos. 1 or 2 above. (Paragraph 70.51(10)(b), Florida Statutes). However, the filing of a request for an administrative hearing under paragraph nos. 1 or 2 above waives the right to a special magistrate proceeding. (Subsection 70.51(10)(b), Florida Statutes).
- 10.—Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special magistrate proceeding. (Subsection 70.51(3), Florida Statutes).

## Notice Of Rights

- ~~11. Any person whose substantial interests are or may be affected who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of rendering of the final District action, (Section 373.617, Florida Statutes).~~
- ~~12. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.~~
- ~~13. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Florida Department of Environmental Protection and any person named in the order within 20 days of the rendering of the District order.~~
- ~~14. A District action is considered rendered, as referred to in paragraph nos. 11, 12, and 13 above, after it is signed on behalf of the District, and is filed by the District Clerk.~~
- ~~15. Failure to observe the relevant time frames for filing a petition for judicial review as described in paragraph nos. 11 and 12 above, or for Commission review as described in paragraph no. 13 above, will result in waiver of that right to review;~~

Notice Of Rights

**Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

City of Eustis  
PO Drawer 68  
Eustis, FL 32727-0068

At 4:00 p.m. this ~~ii~~<sup>th</sup> day of September, 2007.

*f3,tl*

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Division of Permit Data Services Gloria Lewis, Director

St. Johns River Water Management District Post Office Box 1429  
Palatka, FL 32178-1429  
(386) 329-4152  
Permit Number. 84879

**APPENDIX B**

Economic Impact Statement

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**EUSTIS  
ECONOMIC IMPACT STATEMENT**

**Describe Project/Proposal**

The purpose of this amendment is to comply with Year 2002 legislation to amend the local comprehensive plans to include a ten-year water supply plan as part of the Potable Water Element and make other amendments as required/needed. The goal is to ensure that long-term planning for needed water supplies and facilities matches current planning activities and development approvals.

**Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County**

There is no direct economic impact as a result of this amendment beyond normal facility planning for future growth. These amendments simply extend the City's normal five-year planning period for water facilities to a ten-year period.

**Describe the Direct Economic Impact of the Project/Proposal upon the Property Owners/Tax Payers/Citizens who are Expected to be Affected**

There is no direct economic impact as a result of this amendment to the property owners/tax payers/citizen of this City beyond normal facility planning for future growth.

**Identify Any Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Ordinance**

The extended planning horizon and potential for coordination with local and regional water supplies and users is expected to have a neutral-to-positive economic impact.

**Citation**

None.

|

|

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**APPENDIX**

~~Previous Alternate Water Source Letters~~



## City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

September 3, 2008

Bill Adams  
Division of Water Use Regulation  
St. Johns River Water Management Dist 975 Ketter Rd  
Maitland FL 32714-1618

RE: Consumptive Use Permit #2634/ Condition No. 27a Dear Mr. Adams;

In accordance with the CUP No. 2634, Condition No. 27a, the potential Alternative Water Supply (AWS) Partners and Projects being considered by the City of Eustis are as follows:

The City Commission approved a "letter of intent" (LOI) to Seminole County on September 6, 2007 for the proposed Seminole County Regional Water Treatment Facility (SCRWTF) at Yankee Lake. The LOI is not legally binding but was required by Seminole County to evaluate the costs for the construction, operation and maintenance of the potential AWS project. The LOI also allows the City to participate in negotiating the Capacity Reservation Agreement (GRA):

The City continues to attend the Cooperator's Meetings, is participating in the latest draft of the Master Capacity Rights Partnership Agreement and planning to meet with representatives from Seminole County to discuss the latest developments:

In the event the proposed SCRWTF at Yankee Lake project for whatever reason becomes "not feasible", the City may pursue the Coquina Coast Seawater Desalination Project as a viable option:

The City of Eustis is currently conducting a feasibility study through Boyle Engineering to investigate using a minimum of 2 million gallons per day of surface water from Lake Yale and Lake Eustis for the purpose of offsetting groundwater demands within the City's service area. This feasibility study is a requirement of Condition #22 of CUP No. 2634. We are also pursuing a partnership with neighboring cities of Mount Dora and Tavares to expand the study to include the whole Harris Chain of Lakes as a possible source for an **AWS**:

If you have any questions feel free to contact me at (352) 483-5480

Sincerely,

Donald F. Stearns, P.E.  
Public Utilities Director/City Engineer

~~Gc: Paul Berg, City Manager~~

~~Erwin Gajentan, Director of Water Larry Konieczko, P.E.~~

**EXHIBIT D****CONSERVATION ELEMENT****GOALS, OBJECTIVES AND POLICIES****GOAL CON 1: AIR AND WATER RESOURCES**

Promote the attainment and preservation of clean air and water in the Eustis Planning Area.

**OBJECTIVE CON 1.1: WATER AND AIR QUALITY**

To assist federal, state, regional, and county efforts on an ongoing basis to improve water and air quality within prescribed standards and compliance schedules.

**Policy CON 1.1.1: Water Quality Permit Requirements**

The City shall continue to mandate that applicants meet all applicable permit requirements relating to water quality, including those of the ~~St. Johns River Water Management District~~ SJRWMD and ~~Florida Department of Environmental Protection~~ FDEP, as provided for in the land development review procedures in the ~~Land Development Regulations~~ LDR.

**Policy CON 1.1.2: Water Quality Program**

The City shall, on a continuing basis, participate in discussions with Lake County, the Lake County Water Authority, and the ~~St. Johns River Water Management District~~ SJRWMD leading to the design and implementation of a program to monitor water quality in key lakes in the planning area and the establishment of joint stormwater runoff management and waste disposal guidelines and improvement programs.

**Policy CON 1.1.3: Growth Control Programs for Invasive Aquatic Weeds**

The City shall continue to participate in discussions with the Lake County Water Authority, the ~~St. Johns River Water Management District~~ SJRWMD, and/or the ~~Florida Department of Environmental Protection~~ FDEP leading to design and implementation of programs to control growth of invasive aquatic weeds in local lakes and waterways.

**Policy CON 1.1.4: Floodplains**

Land development shall not be permitted in the 100-year floodplain unless the following criteria are met:

- a. Public wastewater service is provided. Alternatively, on-site ~~sanitary sewer waste~~ disposal may be used only where it is permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~ CIP;
- b. Gross residential density is less than two units per acre;
- c. Public water service is provided;
- d. Wetlands and other designated environmentally sensitive resources are not displaced;

- e. Impervious surfaces in a development, including road pavement, are limited to 25 percent; and
- f. There is no net loss of flood storage capacity.

**Policy CON 1.1.5: Lakeshore Development Limitations**

The ~~Land Development Regulations~~LDR shall continue to limit development in areas near lake shorelines, as follows:

- a. Erosion control plans will be required for all subdivisions and building sites in areas within 400 feet ~~from~~of lake shorelines, including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases.
- b. No net loss of 100-year flood storage area or wetlands function will be permitted.
- c. On-site waste disposal methods may be permitted in these areas, ~~but~~(only within the front yard ~~(the yard~~ furthest from the lake)) provided that soil conditions are acceptable (see Policy CON 2.1.1), no practical connection to a public system can be made, and disposal facilities are placed not closer to the mean high water line of a lake than 100 feet. The 100 ft. setback does not apply to lots that do not have sufficient depth to meet the 100 ft. setback and that were platted and recorded as of July 1, 2010, provided that the on-site disposal facility is located as far as possible from the mean high water line in accordance with the other provisions of this policy.
- d. Subdivisions having more than 10 lots will be required to install dry lines for future connection to a public sewer system where such connection is scheduled or can be made realistically within five years from preliminary plat approval.

**Policy CON 1.1.6: Public Sewer Service to High Recharge Areas**

The ~~C~~city will continue to implement its phased program to provide public sewer service in high recharge areas, in designated wellhead protection areas, and to developed and developing areas within 400 feet of lake shorelines where such service is not presently available, provided that such service extensions are found to be economically feasible or otherwise determined to be necessary to maintain water quality. When service is available in these areas, the ~~C~~city will mandate connection to the public sewer system.

**Policy CON 1.1.7: Development Regulation within High Recharge Areas**

The City shall continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- a. At a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the ~~Florida Department of Environmental Protection~~FDEP

regarding types of restrictions within designated wellhead protection areas;

- b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and
- c. On-site waste disposal methods may be used only where permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP.

High recharge areas are generally identified in Map #12 and Designated Wellhead Protection Areas are generally those set forth in Map #5. Specific site information will determine actual applicability.

**Policy CON 1.1.8: Air Quality**

The City shall coordinate with adjacent municipalities and Lake County to comply with or exceed air quality standards established by ~~the Florida Department of Environmental Protection (FDEP)~~, including the following actions:

- a. Through the adopted ~~land development regulations~~LDR and the development review and approval process, regulate uses to prevent adverse impacts to air quality.
- b. Through enforcement of building codes, provide proper ventilation and restrict use of hazardous construction materials in order to promote safe indoor air quality.

**Policy CON 1.1.19: Protection and Replanting of Trees**

The City shall maintain provisions in the ~~Land Development Regulations~~LDR for the protection and replanting of trees on public property as natural air pollution filters in the community.

**OBJECTIVE CON 1.2: STORMWATER MANAGEMENT**

To ~~take actions on a continuing basis to~~ improve local surface water quality through implementation of ~~Best Management Practices~~BMP and regulations to minimize potential nonpoint pollution sources in accordance with the policies below.

**Policy CON 1.2.1: Drainage Program**

The City shall participate on a continuing basis in discussions with Lake County, the Lake County Water Authority, the ~~St. Johns River Water Management District~~SJRWMD, the ~~Florida Department of Transportation~~FDOT, and others leading to a program which (1) establishes reasonable and effective standards and procedures which can be applied to existing developed areas as a basis for individual or joint improvement programs designed to correct deficiencies and (2) delineates

intergovernmental solutions to drainage problems in these areas. Such a program will also address or include:

- a. Determination of those basins, subbasins, and waterbodies in the ~~City or Eustis Planning Area~~ to be included;
- b. Improvement of existing drainage in unincorporated sections of the planning area; and
- c. Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.

#### **Policy CON 1.2.2: Correction of Existing Drainage Deficiencies**

The City will participate, on an ongoing basis, (based on facts and needs determined using the process outlined in Policy CON 1.2.1 above) in the correction of existing drainage deficiencies, including remediation of surface water pollution from urban runoff, consistent with the requirements of Rule 62-40.0420, FAC through the following actions:

- a. Establishment of ~~Best Management Practices (BMPs)~~ applicable to existing areas of development and
- b. Improvement of facilities as recommended in the ~~2005 Update to the 2014~~ Master Stormwater Plan and any subsequent updates.

#### **Policy CON 1.2.3: Best Management Practices for Surface Water Quality**

The City shall implement ~~Best Management Practices (BMPs)~~ on an ongoing basis to improve surface water quality through the ~~Land Development Regulations LDR~~ and through public improvements as scheduled in the annually updated five-year ~~Capital Improvements Program CIP~~ commensurate with the availability of funds through the stormwater utility, grants from other levels of government, and other sources. Such BMPs, based on recommendations contained in the ~~2002 2014~~ Master Stormwater Plan, ~~the 2005 Update,~~ and any subsequent updates shall include, where appropriate:

- a. Reverse berms in areas where existing drainage facilities outlet directly into lakes;
- b. Dry retention/detention basins for soils with good percolation;
- c. Wet retention/detention basins for soils with high water table characteristics and poor percolation;
- d. Construction of roadway swales;
- e. Exfiltration trenches;
- f. Use of wetland systems;
- g. Use of grass inlets;
- h. Multi-component sedimentation/filtration retention/detention ponds; and
- i. Vegetative swales, landscaped bump-outs, and bio-retention systems

**Policy CON 1.2.4: Mitigation of Stormwater Impacts**

The City shall, on a continuing basis, implement a phased multi-year program of improvements needed to mitigate existing runoff impacts commensurate with available local, state, and federal funding. The City will aggressively seek outside support in the form of grants from ~~the Florida Department of Transportation FDOT, Florida Department of Environmental Protection, FDEP~~ the ~~St. Johns River Water Management District SJRWMD~~, and the Lake County Water Authority for the implementation of this program.

**Policy CON 1.2.5: LOS Standards for New Development**

The City shall adopt ~~level of service (LOS)~~ standards principally applicable to new development as follows:

- a. Rate of Discharge. The post-development peak rate of discharge shall not exceed predevelopment conditions based on a 50-year, 24-hour storm for areas having positive drainage outfall, and a 100-year, 24-hour storm for areas which do not have positive drainage outfall.
- b. Volume of Discharge. The post-development volume of discharge shall not exceed predevelopment conditions based on a 100-year, 24-hour storm for certain drainage basins identified in the 1990 Stormwater Facilities Study. Volumes of discharge for other basins may meet lesser requirements to be determined.
- c. Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the ~~St. Johns River Water Management District (SJRWMD)~~ per Rule 40C-42, FAC.

**Policy CON 1.2.6: Requirements for Water Quality Standards for Stormwater Discharge**

The City shall adopt the requirements of Rule 62-25, FAC for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the City includes the following clarifications and exceptions:

- a. The City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the City's stormwater utility and other revenue sources.
- b. Stormwater management systems which satisfy the appropriate state or regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards.
- c. Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards.
- d. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent that

such appear in state or regional stormwater management water quality laws or regulations.

This policy does not mandate that the City conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

**Policy CON 1.2.7: Provision of Public Sewer Service to Lake Shoreline Areas**

The City shall initiate, in accordance with the final rules resulting from the implementation of the Wekiva Parkway and Preservation Act, a phased program to provide public sewer service to developed and developing areas within 400 feet of lake shorelines where such service is not presently available, provided that such service extensions are found to be economically feasible or otherwise determined to be necessary to maintain water quality. When service is available in these areas, the City will mandate connection to the public sewer system.

**OBJECTIVE CON 1.3: GROUNDWATER PROTECTION**

To continue to protect the integrity of groundwater resources in the community through the implementation of design standards (performance and technical) and operating standards including ~~Best Management Practices~~ (BMPs) regarding water consumption and location of development in relation to high recharge areas and designated wellhead protection areas.

**Policy CON 1.3.1: Development Regulation within Wellhead Protection Areas and High Recharge Areas**

The City shall continue to regulate development within designated wellhead protection areas of public water supply wellheads and in high recharge areas as follows:

- a. At a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the ~~Florida Department of Environmental Protection~~ FDEP regarding types of restrictions within designated wellhead protection areas;
- b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and
- c. On-site waste disposal methods may be used only where permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~ CIP.

The general high recharge areas to which this policy will apply are included as a part of the Future Land Use map series in Map #12 Wekiva Study Area: Most Effective Undeveloped Recharge Areas. These areas shall be

reviewed with local jurisdictions as a basis for interlocal cooperation and agreements regarding regulation of development of environmentally sensitive lands. Designated wellhead protection areas are generally included as a part of the Future Land Use map series in Map #5 Designated Water Wellhead Protection Areas and accepted by the City of Eustis. Site specific evaluation must verify areas as high recharge or wellhead protection to determine applicability.

**OBJECTIVE CON 1.4: WATER CONSERVATION**

~~To continue to implement water conservation measures to~~ Reduce per capita consumption of potable water supplies and depletion of groundwater resources during times of drought, based on the specific policies and timetables set forth below.

**Policy CON 1.4.1: Installation of Low Volume Plumbing Fixtures in New and Renovated Buildings**

The City shall, through the City’s Building code, continue to require the installation of low volume plumbing fixtures in new and renovated buildings., ~~consistent with requirements of the State Water Conservation Act (Chapter 553.14, FS).~~

**Policy CON 1.4.2: Leak Detection and Correction Program**

The City shall, on an ongoing basis, implement a leak detection and correction program for the City’s water system and schedule needed improvements through the annually updated five-year ~~Capital Improvements Program~~CIP.

**Policy CON 1.4.3: Water Conservation Programs**

The City shall, on an ongoing basis, cooperate with the ~~St. Johns River Water Management District~~SJRWMD in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

**Policy CON 1.4.4: Water Use Rate Structure**

The City shall review local water consumption trends no less frequently than biannually and, as needed, adjust the ~~City's~~ water use rate structure accordingly to maintain per capita consumption at or below previous levels.

**Policy CON 1.4.5: Programs for Recycled Non-Potable Water Sources**

The City shall continue to expand programs using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent.

**Policy CON 1.4.6 Criteria for Reuse of Stormwater**

The City shall, ~~by 2015 establish~~ maintain criteria for reuse of stormwater for irrigation purposes and supplementation of reclaimed water ~~through its~~

Reclaimed Water Master Plan.

**OBJECTIVE CON 1.5: WEKIVA SPRINGS WATER CONSERVATION/RESOURCES**

To conserve water and protect the Wekiva spring system and groundwater and surface water resources of the Wekiva Springs Overlay Protection District.

**Policy CON 1.5.1: Landscape Best Management Practices**

The City shall require the use of landscaping ~~Best Management Practices~~BMP as described in ~~Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida-Friendly Lawns and Landscapes~~Model Ordinance for Florida-Friendly Fertilizer Use on ~~Urban Land~~ (Florida Department of Environmental Protection, ~~September 2, 2003~~2015).

**Policy CON 1.5.2: Landscaping at City Facilities**

The City shall manage existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management ~~(ELM)~~ principles, and ~~Best Management Practices~~BMP.

**Policy CON 1.5.3: Best Management Practices Education**

The City shall continue to coordinate with other local governments to develop and maintain programs to educate and encourage homeowners and private land-owners to use ~~Best Management Practices~~BMP to protect natural habitat and to protect the quality and quantity of surface and groundwater resources within the Wekiva Springs Overlay Protection District.

**Policy CON 1.5.4: Landscaping and Lawn Care Certification**

The City shall encourage homeowners to be responsible in the application of fertilizers and pesticides, especially within the Wekiva Springs Overlay Protection District.

**GOAL CON 2: LAND, VEGETATION, AND WILDLIFE RESOURCES**

**Protect and conserve environmentally sensitive resources, including soils, wetlands, woodlands, and other resources which provide habitat for endangered, threatened, and rare species of plants and wildlife and other important ecological functions.**

**OBJECTIVE CON 2.1: SOILS**

To prevent soil erosion, on an ongoing basis, by recognizing soil limitations for development and requiring the utilization of ~~Best Management Practices~~(BMPs).

**Policy CON 2.1.1: Use of Septic Systems**

The City shall continue to regulate the use of septic systems for on-site waste disposal in accordance with Florida Statutes and the requirements of ~~FAC rule~~ ~~Rule~~ 64E-6.FAC. On-site sub-surface waste disposal methods may be used only where permissible by state and local agencies having jurisdiction and where public service is unavailable and not included in the Five-Year ~~Capital Improvements Element~~ ~~CIP~~ at the time of application.

No on-site subsurface waste disposal is permitted in areas having the soil types listed below, except for existing lots-of-record of not less than 25,000 square feet and provided that the on-site disposal method is permissible by state and local agencies having jurisdiction under Florida Statute.

- a. Anclote
- b. Manatee
- c. Iberia
- d. Felda
- e. Oklawaha
- f. Placid
- g. Pelham
- h. Ocoee
- i. Pompano
- j. Iberia and Manatee
- k. Anclote and Myakka
- l. Swamp
- m. Placid and Myakka
- n. Emeralda
- o. Myakka and Placid
- p. Fellowship
- q. Brighton
- r. Montverde

#### **Policy CON 2.1.2: Erosion Prevention**

The City shall continue to provide for, in the ~~Land Development Regulations~~ ~~LDR~~, standards, site plan review procedures, and ~~Best Management Practices~~ ~~BMP~~ to prevent soil erosion and loss during construction on and occupancy of a site, including provisions which address the following:

- a. Density and land coverage in areas having highly erodible soils.
- b. Time period between site clearance and initiation of construction standards for tree protection and removal;
- c. Time period between completion of construction and replanting, sodding, or seeding the site; and
- d. Submittal of soil removal and erosion prevention plans for all major subdivisions and developments, as defined in the ~~Land Development Regulations~~ ~~LDR~~, including procedures for removal of vegetation,

temporary soil stockpiling, and soil stabilization.

### **OBJECTIVE CON 2.2: MINERAL RESOURCES**

To promote, on an ongoing basis, the conservation and commercial use of locally available mineral resources in an environmentally acceptable manner.

#### **Policy CON 2.2.1: Extraction of Mineral Resources**

The City may permit the extraction of mineral resources in Agricultural (AG) land use areas, provided that:

- a. Compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
- b. Compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
- c. The activity meets all applicable licenses, regulations, and standards and is permissible by state agencies having jurisdiction; and
- d. Excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

### **OBJECTIVE CON 2.3: WETLANDS**

To continue to preserve the integrity of locally and regionally significant wetland communities from urban encroachment and degradation through the [Land Development Regulations LDR](#) and [Best Management Practices BMP](#).

#### **Policy CON 2.3.1 Wetland Protection**

The City shall continue to protect the natural functions provided by wetlands by first directing incompatible uses away from wetlands, and then by requiring conservation easements, setbacks/buffers, and/or mitigation consistent with the Uniform Mitigation Assessment method used by the [St. John's River Water Management District SJRWMD](#)

#### **Policy CON 2.3.2: Wetland Mitigation**

The City shall consider wetland alteration with mitigation only as a last resort, and only if the City determines that encroachment in the wetland is the least damaging alternative and no practicable on-site alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions as determined by SJRWMD. Preservation of upland habitat may be considered in certain instances if deemed appropriate by the City but shall not result in a net loss of wetland functions.

**Policy CON 2.3.3: Wetland Encroachment**

In determining whether an encroachment in the wetland is the least damaging to the wetland and that no practicable on-site (or when in same ownership, adjacent off-site) alternative exists, the City shall evaluate the following:

- a. The land use category according to the ~~Future Land Use Map (FLUM)~~ series of the site and surrounding parcels;
- b. Alternative designs which could accomplish the purpose of providing a minimal, reasonable, beneficial use including the encroachment on the wetland of such alternative design;
- c. The degree of impact to the wetlands; and
- d. The quality of the wetland and the wetland functions being served by the area proposed to be encroached upon.
- e. The requirements applied by SJRWMD through the permitting process.

**Policy CON 2.3.4: Wetland Buffer**

The City shall require, for all natural, protected wetlands, an undisturbed upland buffer consistent with SJRWMD requirements. The size of the buffer shall vary in proportion to the ecological value of the adjacent wetland. The wetland classes are as follows:

- a. Isolated – on-site wetlands entirely isolated hydrologically from off-site wetlands and not considered waters of the state
- b. Non-isolated – on-site wetlands that are connected hydrologically to off-site wetlands, but not through permanently standing water.
- c. Stream or lake – on-site wetlands which are riparian or otherwise connected to off-site wetlands via permanent bodies of water.

The minimum and average size buffers are as follows:

Type	Average width	Minimum width
Isolated	25 ft.	10 ft.
Non-isolated	35 ft.	15 ft.
Stream/lake	50 ft.	35 ft.

**Policy CON 2.3.5 Enforcement**

The City shall continue to enforce and apply all special Federal, State, and local provisions that relate to the protection of wetlands and their functions.

**OBJECTIVE CON 2.4: WILDLIFE**

To protect, on a continuing basis, locally significant habitat for endangered, threatened, and rare species of terrestrial and aquatic animals.

**Policy CON 2.4.1: Development Application Requirements**

The City shall, on an ongoing basis, require applications for major subdivisions and developments requiring site plan approval to identify locally significant habitat areas potentially impacted by proposed development and include a plan and procedures for avoiding or mitigating potential impacts. Criteria and requirements will include:

- a. Use of some Florida Friendly vegetation in landscape plans and limitations on tree removal in accordance with the City's landscape and tree protection regulations and the minimum open space standards set forth under Objective 1.4 of the Recreation and Open Space Element;
- b. Minimum setbacks for land clearing and building construction activities from high water lines of lakes and waterways; and
- c. Retention of some native vegetation and open space for habitat maintenance and wildlife corridors, in accordance with policies under Objective 1.4 of the Recreation and Open Space Element.

**OBJECTIVE CON 2.5: OPEN SPACE/ENVIRONMENTAL PROTECTION**

To conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Recreation and Open Space elements.

**Policy CON 2.5.1: Required Open Space**

The City shall establish minimum open space standards by limiting the amount of impervious coverage for each future land use designation, where applicable, through the Future Land Use Element Appendix.

**Policy CON 2.5.2: Reservation and Maintenance of Open Space**

The City shall allow clustering of development in subdivisions or developments exceeding 5 acres in size to provide for the reservation and maintenance of common open spaces.

**Policy CON 2.5.3: Open Space Maintenance**

The City may accept jurisdiction for a dedicated common open space area where it finds the following:

- a. Public recreational opportunities are lacking and the site is well located to meet local needs based on adopted levels of service;
- b. The site is accessible for both public use and maintenance;
- c. Public access to and use of the site will be compatible with the proposed development and surrounding land uses; and
- d. Funding can be accommodated within normal budgeting processes and limitations and insurance liabilities are maintained within reasonable limits.

**Policy CON 2.5.4: Acquisition of Open Space**

The City may acquire open spaces needed to preserve and protect sensitive environmental and historical resources where it determines one or more of the following:

- a. The open space is part of a connected system of open spaces and will protect and preserve a sensitive environmental resource designated or delineated in the City or County Conservation Element;
- b. Requirements of the ~~Land—Development—Regulations~~LDR provide insufficient protection; or
- c. Grants are available to help defray acquisition costs.

**Policy CON 2.5.5: Protection of Environmentally Sensitive Areas**

The City shall, on an ongoing basis, undertake efforts to protect designated environmentally sensitive areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

**Policy CON 2.5.6: Intergovernmental Coordination**

The City shall coordinate with Lake County and other jurisdictions to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

**OBJECTIVE CON 2.6: LAND ACQUISITION**

To support public land acquisition within the Wekiva Springs Overlay Protection District to protect and preserve through acquisition and management most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

**Policy CON 2.6.1: Acquisition Partnerships**

The City shall support funding opportunities and partnerships with state agencies and local governments through programs such as the Florida Communities Trust to acquire lands for preservation within the Wekiva Springs Overlay Protection District including, but not limited to, karst features, habitat, corridors for wildlife movement, and most effective recharge areas. Both fee-simple acquisition of environmentally- sensitive land and less-than-fee simple conservation easements should be considered.

**Policy CON 2.6.2: Wildlife Corridors and Greenways**

The City shall coordinate with pertinent state and regional land acquisition and wildlife agencies to identify natural greenways and wildlife corridors to link public parks, preservation areas, and similar areas for aquifer recharge, conservation and habitat preservation purposes.

**GOAL CON 3: EFFICIENT DESIGN FOR THE BUILT ENVIRONMENT**

**Minimize the effects of urban development on the natural resources of the City, and to the regional environment.**

**OBJECTIVE CON 3.1: Efficient Design and Sustainable Techniques**

To continue to review and update policies, codes and practices to provide guidance for new development to ~~utilize~~use worthwhile sustainable techniques, measures and materials as appropriate.

**Policy CON 3.1.1: Incentives for Conservation Certified Projects**

The City shall continue to provide incentives for energy efficient development as provided in the ~~Land Development Code~~LDR as detailed in Policy FLU 1.1.4 and shall review the ~~Land Development Regulations~~LDR as a part of monitoring the effectiveness of the Comprehensive Plan to determine if there are additional opportunities for development incentives that can be provided for projects that participate in energy efficient development programs.

**Policy CON 3.1.2: Existing Efficient Design at the Site Planning Scale**

The City shall continue to support and require efficient design concepts as a part of the site plan review and approval process through the City’s ~~Land Development Regulations~~LDR that:

- a. Allow a mix of high density and intensity uses on development sites within the Central Business District;
- b. Reduce fertilizers in urban landscapes through urban-scape requirements;
- c. Require Florida Friendly Landscaping;
- d. Encourage and protect the City’s connected street network of small streets through the establishment of block standards for urban design districts; and
- e. Protect water quality.

~~**Policy CON 3.1.3 City Projects**~~

~~The City, in its public development projects, will utilize worthwhile sustainable techniques, measures and materials as appropriate.~~

**EXHIBIT H**  
**RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICY ELEMENT**

**GOAL REC 1: OPEN SPACE FOR RECREATIONAL USE**

Ensure adequate open space for recreational use by all citizens and conservation of natural amenities.

**OBJECTIVE REC 1.1: FACILITIES**

To provide recreational facilities in accordance with current and projected demand.

**Policy REC 1.1.1: Recreation Level of Service Standards**

~~The City’s recreation level of service standards reflect minimum land requirements for certain classifications of parks and recreation sites rather than standards for specific types of recreation facilities because of the variable nature of facility needs throughout the community. These level of service standards shall ensure that adequate lands are set aside for active and/or passive recreational use and protection of natural features in developed and developing areas:~~

**Policy REC 1.1.2: Recreation Level of Service Standards**

~~The City’s recommended recreation level of service standards for certain classes of parks and recreation sites are as follows:~~

**Table 1: Recreation Level of Service Standards**

<b>Class</b>	<b>Service Area</b>	<b>Standard</b>
Neighborhood Park	Neighborhood (section of City)	1 acre per 1,000 people
Community Park	Citywide	2 acres per 1,000 people
*Special Use Facility (e.g., boat ramp)	Neighborhood or Citywide	No standard; location, size, and frequency will depend on presence or accessibility of natural resources.

~~\*Can be separate or included in a neighborhood or community park.~~

**Policy REC 1.1.32: Neighborhood Parks Improvements**

~~The City shall use the level of service standards for recreation facilities summarized in Table 1 for planning and developing future parks and recreation sites.~~ Neighborhood parks shall include one or more of the following types of improvements as determined on a case-by-case basis by neighborhood needs and the size and physical characteristics of an individual site:

- a. Shuffleboard court;
- b. Basketball court;
- c. Tennis court;
- d. Multi-purpose field;
- e. Picnic area with tables;

- f. Children's play equipment area; and
- g. Open area for passive use.

Community parks may include larger quantities of the facilities in the previous list plus one of the following facilities as appropriate:

- a. Community building;
- b. Baseball and softball fields;
- c. Swimming pool; and
- d. Fishing pier.

**Policy REC 1.1.43: Parks and Recreation Funding Program**

The City shall continue to use its long-range program ~~developed prior to 1992~~ to fund development, operations, and maintenance of the public parks and recreation system.

**Policy REC 1.1.54: Bicycle and Pedestrian Master Plan**

The City shall continue to implement the recommendations from the develop a 2011 City-wide Bicycle and Pedestrian Master Plan ~~by July 2011~~. This Master Plan ~~will~~ addresses local circulation via sidewalks, trails and bikeways to connect the City’s downtown, neighborhoods, parks, and environmental features. The plan ~~incorporates~~ ~~shall build on~~ the Future Network – Bicycle and Trail Plan illustrated in Transportation Map #12, the Lake- Sumter MPO Greenways and Trail Plan, the Downtown Plan, and the East CRA Master Plan.

**Policy REC 1.1.65: Private Recreation Connections**

The City shall encourage private residential subdivisions to provide bicycle and pedestrian connections to the City’s planned and existing trail system.

**Policy REC 1.1.76: Local Recreation Preferences**

The City shall make use of citizen surveys or other methods to ensure that the parks and recreation facilities provided by the City reflect the local preferences and needs for such facilities.

**OBJECTIVE REC 1.2: ACCESS**

To make recreational facilities and important open space resources available to and accessible by the general public, including the physically impaired and economically disadvantaged.

**Policy REC 1.2.1: Acquisition of Recreation Sites**

The City shall locate and invest ~~primarily~~ in acquiring and developing recreation sites which are accessible by a variety of means of transportation, including automobile, public transit, bicycle, and foot to the largest number of community residents. This will include sites which relate well with the adopted bicycle and sidewalk plans, as well as to major

population concentrations.

**Policy REC 1.2.2: Access to Recreational Facilities for the Physically Handicapped**

The City shall require that new recreational facilities are designed to facilitate access by the physically handicapped.

**Policy REC 1.2.3: Special Programs**

The City shall continue to implement community recreational programs to serve the economically disadvantaged and physically impaired populations in the ~~City of Eustis area~~ including special programs for the elderly and school-age populations in existing community buildings and parks. Information on these programs shall be posted in key locations around the community. The City shall seek outside funding support to assist in paying for these programs.

**Policy REC 1.2.4: Urban Waterfront Park**

The City shall consider public access rights and development of an urban waterfront park along the Lake Eustis shoreline to serve as a catalyst for economic growth and revitalization in ~~the downtown area Eustis~~.

**Policy REC 1.2.5: Water Access Facilities Planning**

The City shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and shall continue to develop and improve water access facilities ~~in the Eustis area~~, including boat ramps, viewing areas, and nature trails. This plan shall identify opportunities on Lake Eustis and other water bodies in the Eustis Planning Area that shall include recommended parking provisions and other access criteria.

**Policy REC 1.2.6: Provision of Bicycle Racks and/or Storage Facilities**

The City shall provide for bicycle racks and/or storage facilities at all recreation sites. Private recreation facilities permitted under the Land Development Regulations shall also meet this criterion.

**Policy REC 1.2.7: Listing and Map of Recreational Sites and Facilities**

The City’s Recreation Department shall publish and distribute and/or post a listing and map of recreational sites and facilities, including conditions regarding public access and use, to better inform the local residents of recreational opportunities in the area.

**OBJECTIVE REC 1.3: PUBLIC-PRIVATE COORDINATION**

To provide for ongoing coordination of public and private resources to meet recreational demands of City residents.

**Policy REC 1.3.1: Opportunities for Joint Public/Private Development and/or Use of Existing and Potential Recreation Facilities**

The City staff shall continue to meet with private ~~recreation~~ providers ~~in the Eustis area~~ and Lake County recreation officials on future opportunities for joint public/private development and/or use of existing and potential recreation facilities, including the nature of any operating arrangements between the public and private sectors.

**OBJECTIVE REC 1.4: OPEN SPACE**

To conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Conservation elements.

**Policy REC 1.4.1: Required Open Space**

The City shall ~~establish—maintain~~ maximum impervious surface percentages for each future land use designation, where applicable, through ~~the Future Land Use Element Appendix the LDR~~ and require certain open space standards for specific areas within the Wekiva Study Area.

**Policy REC 1.4.2: Clustering of Development in Subdivisions**

The City shall allow clustering of development in subdivisions or developments exceeding 5 acres in size to provide for the ~~reservation creation~~ and maintenance of common open spaces.

**Policy REC 1.4.3: Open Space Maintenance**

The City may accept jurisdiction for a dedicated common open space area where it finds the following:

- a. Public recreational opportunities are lacking and the site is well located to meet local needs based on adopted levels of service;
- b. The site is accessible for both public use and maintenance;
- c. Public access to and use of the site will be compatible with the proposed development and surrounding land uses; and
- d. Funding can be accommodated within normal budgeting processes and limitations and insurance liabilities are maintained within reasonable limits.

**Policy REC 1.4.4: Acquisition of Open Space**

The City may acquire open spaces needed to preserve and protect sensitive environmental and historical resources where it determines one or more of the following:

- a. The open space is part of a connected system of open spaces and will protect and preserve a sensitive environmental resource designated or delineated in the City or County Conservation Element;
- b. Requirements of the ~~Land Development Regulations~~LDR provide insufficient protection; and
- c. Grants are available to help defray acquisition costs.

**Policy REC 1.4.5: City Protection of Environmentally Sensitive Areas**

The City shall, on an ongoing

basis, undertake efforts to protect all ~~designated~~ environmentally sensitive designated areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

**INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES****GOAL 1: INTERGOVERNMENTAL COORDINATION**

**Promote adequate coordination among local governments in the Eustis area and with other public agencies on all matters of mutual interest.**

**OBJECTIVE INT 1.1: LAND USE AND DEVELOPMENT**

To coordinate with adjacent local governments on mutual land use and development issues.

**Policy INT 1.1.1: Dispute Resolution Process**

The City shall use the dispute resolution process prescribed in Section 186.509, Florida Statutes, if or when conflicts of purpose among jurisdictions cannot be resolved locally.

**Policy INT 1.1.2: Joint Process**

The City shall continue to observe and uphold the requirements of the inter-local agreement executed between the City and Lake County School Board to establish joint processes for collaborative planning and decision-making. The joint processes included in the agreement include:

- a. Population projections;
- b. Public school siting;
- c. The location and extension of public facilities subject to concurrency; and
- d. The siting of facilities with countywide significance, including locally unwanted land uses.

**Policy INT 1.1.3: Joint Planning Agreement with Lake County**

The City shall continue to observe the joint planning area agreement with Lake County which includes provisions regarding the possibility of joint infrastructure service areas and a statement from the county that it will not encourage the incorporation of any new municipalities within the Eustis Planning Area.

**Policy INT 1.1.4: Amending the Joint Planning Agreement with Lake County**

The City shall amend the joint planning agreement with Lake County as necessary to update the location of public utility facilities.

**Policy INT 1.1.5: Level of Service Standards**

The City shall continue to coordinate level-of-service standards and the impacts of development proposed in this plan upon adjacent cities, the county, the region and the State.

**OBJECTIVE INT 1.2: TRANSPORTATION**

To coordinate with adjacent local governments, the Lake-Sumter MPO and the Florida

Department of Transportation on transportation mobility and transportation service issues according to the specific policies listed below.

**Policy INT 1.2.1: Transportation Performance Standards**

The City and County shall take actions to coordinate transportation needs and land use activities, where transportation performance standards adopted by the City are different from those adopted by Lake County for county-maintained roads in unincorporated sections of the Eustis Planning Area.

**Policy INT 1.2.2: Five-Year Work Program**

The City shall continue to meet with the Florida Department of Transportation, Lake County, the Lake-Sumter MPO and adjacent municipal jurisdictions annually to ensure that the FDOT Five-Year Work Program adequately reflects local needs.

**Policy INT 1.2.3: Regional Bicycle and Trails Network**

The City shall coordinate with the Lake-Sumter MPO in implementing the regional bicycle and trails network identified in its 204535 Long-Range Plan and any subsequent updates.

**Policy INT 1.2.4: Regional Mass Transit Systems**

The City shall coordinate with the Lake-Sumter MPO and Lake Xpress in implementing the regional transit systems plan identified in the MPO's 204535 Long Range Plan and any subsequent updates.

**Policy INT 1.2.5: Transportation Impact Fees**

The City shall coordinate with Lake County in implementing a transportation impact fee system to support mobility improvements consistent with the City's vision.

**OBJECTIVE INT 1.3: UTILITIES**

To continue to coordinate with adjacent local governments and federal, state, and regional agencies on issues related to provision of urban services and conservation and protection of natural resources which supply urban needs including local and regional water supply plans, according to the specific policies listed below:

**Policy INT 1.3.1: Ten-Year Water Supply Plan**

The City will implement the Ten-Year Water Supply Plan Update adopted February 20102024; will coordinate with SJRWMD and local governments to identify potable water supply, infrastructure and facility projects; potable water sources; and estimated project costs; and will provide five year updates within one year of the District's regional water supply plan update.

**Policy INT 1.3.2: Water Management District Coordination**

The City will coordinate with SJRWMD in evaluating alternative sources of providing potable water and will participate in the development of updates to the SJRWMD Water Supply Plan and other initiatives that affect the City.

**Policy INT 1.3.3: Water Supply Project Selection**

The City will work with other jurisdictions to consider the feasibility of interconnecting water supply facilities and in the evaluation of alternative water supply sources.

**Policy INT 1.3.4: Water Conservation Programs Coordination**

The City shall cooperate with the ~~St. Johns River Water Management District~~SJRWMD in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

**Policy INT 1.3.5 Interlocal Agreements**

The City shall continue to coordinate with Lake County and other municipalities in water supply planning and shall observe, support and uphold the requirements of the interlocal agreements with Lake County, Mount Dora and other relevant entities for the efficient planning of water resources and services.

**Policy INT 1.3.6: Intergovernmental Coordination**

The City shall participate in discussions with Lake County, the Lake County Water Authority, the ~~St. Johns River Water Management District~~SJRWMD, the Florida Department of Transportation, and others leading to a program which (1) establishes reasonable and effective standards and procedures which can be applied to existing developed areas as a basis for individual or joint improvement programs designed to correct deficiencies and (2) delineates intergovernmental solutions to drainage problems in these areas. Such a program will also address or includes:

- a. Determination of those basins, sub-basins, and water bodies in the Eustis area to be included;
- b. Improvement of existing drainage in unincorporated sections of the planning area; and
- c. Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.
- d. Identification of funding sources;
- e. Establishment of stormwater recharge and supplemental stormwater irrigation to meet the requirements of the Wekiva Parkway and Protection Act; and
- f. Coordination ~~and work~~ with area entities toward joint planning agreements to facilitate the planning and implementation of regional projects.

**Policy INT 1.3.7: Mitigating Existing Impacts**

The City shall implement a phased multi-year program of stormwater improvements needed to mitigate existing runoff impacts and remedy

existing deficiencies, commensurate with available local, state, and federal funding. The City will aggressively seek outside support in the form of grants from the Florida Department of Transportation, ~~Florida Department of Environmental Protection FDEP~~, the ~~St. Johns River Water Management District, SJRWMD~~ and the Lake County Water Authority for the implementation of this program.

**Policy INT 1.3.8: Disposal Coordination**

The City shall coordinate with Lake County to regulate sources and disposal of hazardous wastes, consistent with federal and state guidelines and requirements, through the ~~Land Development Regulations LDR~~ and collection and disposal activities.

**Policy INT 1.3.9: Used Oil and Battery Collection**

The City shall cooperate with Lake County in implementing its used oil and battery collection programs according to procedures and timetables adopted by Lake County.

**OBJECTIVE INT 1.4: NATURAL AND HISTORIC RESOURCES**

To coordinate with adjacent local governments and federal, state, and regional agencies on issues related to protection and conservation of local natural and historical resources according to the specific policies listed below.

**Policy INT 1.4.1: Water Quality Requirements**

The land development review procedures in the City's ~~Land Development Regulations LDR~~ shall continue to mandate that applicants first meet all applicable permit requirements relating to water quality, including those of the ~~St. Johns River Water Management District SJRWMD~~ and ~~Florida Department of Environmental Protection FDEP~~.

**Policy INT 1.4.3: Mapping Environmentally Sensitive Lands**

The City shall continue to coordinate policies on environmentally sensitive lands, as provided for in the Lake County Conservation Element. The City's ~~Land Development Regulations LDR~~ shall continue to regulate these areas through one or more of the following approaches:

- a. Adopt by reference county regulations and procedures relating to matters not covered by ~~C~~city regulations;
- b. Utilize the general information presented in this element, the Conservation Element, and the Future Land Use Element as a basis for development review; and
- c. Require applications for development of specified types and sizes to include information on these environmental resources, including assessments of impacts and plans for avoidance or mitigation.

**Policy INT 1.4.5: Historical Resources**

The City shall provide ongoing support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of [the City of Eustis](#).

**Policy INT 1.4.6: National Register of Historic Resources**

~~Where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register ,the City shall first invite comment by the Florida Division of Historical Resources and the City’s Historic Review Board before rendering a decision. on the application, where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register.~~

**OBJECTIVE INT 1.5: RECREATION AND OPEN SPACE**

To coordinate with adjacent local governments and other public providers on issues relating to provision of recreation services and facilities and preservation of open space, according to the specific policies listed below.

**Policy INT 1.5.1: Inventory of Public Water Access Points**

The City shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and continue to develop and improve water access facilities in the Eustis area, including boat ramps, viewing areas, and nature trails. This plan shall identify opportunities on Lake Eustis and other water bodies in the Eustis Planning Area that shall include recommended parking provisions and other access criteria.

**OBJECTIVE INT 1.6: HOUSING AND REDEVELOPMENT**

To coordinate with adjacent local governments and federal and state agencies on issues relating to delivery of affordable housing and urban revitalization and redevelopment, according to the specific policies listed below.

**Policy INT 1.6.1: Coordination with Housing Needs**

The City shall continue to pursue directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs of very low-, low-, and moderate- income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:

- a. [SAIL Program](#);
- b. ~~Section 8~~[Housing Choice Voucher Program](#);
- c. [Rental Rehabilitation ;with Habitat for Humanity and the Lake County Action Agency](#)

- d. Weatherization Assistance program; and
- e. Section 202, Supportive Housing for the Elderly; and
- f. Community Development Block Grants.
- ~~g. HOPE VI~~

**Policy INT 1.6.2: Consult Federal and State Housing Agencies**

The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

**OBJECTIVE INT 1.7: PUBLIC SCHOOL FACILITIES**

To coordinate and fully cooperate with the Lake County School Board as needed to coordinate planning activities and maximize the use of available public facilities.

**Policy INT 1.7.1: Use of School Facilities by the City**

The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

**Policy INT 1.7.2: Recreation Facilities for the County**

The City shall coordinate with the Lake County School Board and Lake County to identify opportunities to integrate recreation facilities at school property into the recreation system for Lake County.

**Policy INT 1.7.3: Shared Use Facilities**

The City shall coordinate with the Lake County School Board, Lake County and other governmental units to discuss shared-use opportunities for school facilities to be made available for public meetings and other public use when they are not being used for their primary purpose.

**OBJECTIVE INT 1.8: PUBLIC SCHOOL FACILITIES**

To abide by and enforce the interlocal agreement between the City and school board to require cooperation in terms of population projections and school siting.

**Policy INT 1.8.1: Annual Reporting for facilities and population projections**

The school board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

**Policy INT 1.8.2: School Board Planning**

The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

**Policy INT 1.8.3: Land Use Plan Amendments**

The City shall provide to the school board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.

**Policy INT 1.8.4: School Board Member Local Planning Agency**

The City shall allow a member of the school board to sit on the local planning agency as an ex-officio non-voting member and comment on proposals that have the potential to increase density.

**Policy INT 1.8.5: Lake County Educational Concurrency Review Committee**

The City shall take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually, but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.

**Policy INT 1.8.6: The Joint Staff School Concurrency Review Group**

The City shall take part in the Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between the City and the Lake County School Board, to discuss issues concerning school planning. These issues shall include, but not be limited to, land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.

**OBJECTIVE INT 1.9: INTERGOVERNMENTAL COORDINATION WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT**

To coordinate with other local governments located in the Wekiva Springs Overlay Protection District to ensure a consistent approach to springs, springshed, and aquifer protection.

**Policy INT 1.9.1: Cooperation with Local Governments and Agencies**

The City shall coordinate with local governments and regulatory agencies within the Wekiva Springs Overlay Protection District regarding land development regulations, stormwater management, and other matters that impact the springs and springshed.

**Policy INT 1.9.2: Water Resource and Supply Planning**

The City shall pursue joint strategies with the SJRWMD and local

governments within the Wekiva Springs Overlay Protection District for protection of water resources through water supply planning, specifically addressing identification and use of alternative water sources. Development shall occur only when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water sources, or natural systems.

**Policy INT 1.9.3: Joint Land Acquisition Strategies**

The City shall pursue joint strategies with local governments within the Wekiva Springs Overlay Protection District regarding land acquisition efforts and conservation easements for protection of water resources, environmentally sensitive lands and open spaces.

**OBJECTIVE INT 1.10: WASTEWATER TREATMENT COORDINATION**

To coordinate with the Department of Health regarding on-site sewerage treatment and disposal systems located in the Wekiva Springs Overlay Protection District to ensure a coordinated approach to the provision of wastewater treatment.

**Policy INT 1.10.1: On-site Sewage Treatment and Disposal Systems**

The City shall coordinate with the county health department regarding the owners of on-site sewerage treatment and disposal systems that will be required to connect to central sewer facilities, and owners of on-site sewerage treatment and disposal systems that will remain, including those that require a department of health permit or permit modification, because of failing systems or systems requiring major repairs.

**Policy INT 1.10.2: Notification of Central Sewer Availability**

The City shall coordinate with providers of public and private sewer systems regarding the process for notification of existing owners of the availability of central sewer facilities.

**EXHIBIT G**  
**CAPITAL IMPROVEMENTS COMPREHENSIVE PLAN**  
**GOALS, OBJECTIVES AND POLICIES**

**GOAL CIE 1: PUBLIC FACILITIES IMPROVEMENTS**

Improve urban services and public facilities consistent with adopted levels of service and requirements for public health, safety, and welfare.

**OBJECTIVE CIE 1.1: CAPITAL IMPROVEMENTS PROGRAM**

To identify necessary improvements to the City’s public facilities that maintain adopted levels of service.

**Policy CIE 1.1.1: Capital Improvements Program**

The City shall maintain an adopted Five-Year Capital Improvements Program (CIP) that includes projects which address the necessary improvements to public facilities to correct existing deficiencies, accommodate future growth, and replace obsolete and worn out facilities to maintain the adopted levels of service included in the applicable comprehensive plan elements (TRA 1.6.5, [TRA 1.6.6](#); PWS 1.1.1 through 1.1.4; and DRG 2.1.2). [The CIP is included at the end of this Element, and Table 1 \(the CIP\) provides a schedule of capital improvements hereby adopted by the City: is updated annually and adopted by resolution.](#)

<b>Table 1-5 Year Capital Improvement Plan</b>					
<b>Project Description</b>	<b>FY 2014/15</b>	<b>FY 2015/16</b>	<b>FY 2016/17</b>	<b>FY 2017/18</b>	<b>FY 2018/19</b>
Ferran Park Playground/Improvements	\$ 477,697		\$ 500,000		
Palmetto Plaza	\$ 540,000				
Mobility Improvements	\$ 268,085		\$ 50,000		
Water ground storage tank			\$ 500,500		
Flouride tanks				\$ 365,500	
Reclaimed water expansion		\$ 1,029,886	\$ 979,886		
Water Galvanized Main Replacement	\$ 482,950	\$ 118,000	\$ 36,500	\$ 219,800	\$ 167,700
Sewer Main Rehab	\$ 486,000	\$ 260,040	\$ 155,100	\$ 502,250	
Sidewalk replacement	\$	\$	\$		

	261,017	134,624	116,469		
Street Resurface	\$ 325,873	\$ 283,900	\$ 277,728		
Kurt St. stormwater		\$ 300,000			
Lakeview stormwater			\$ 550,000		
Titcomb/Idylwild stormwater					\$ 100,000
Grand Island Shores stormwater					
Morse Rd					\$ 50,000
Magnolia Ln					\$ 50,000
<b>Total</b>	<b>\$ 2,841,622</b>	<b>\$ 2,126,450</b>	<b>\$ 3,166,183</b>	<b>\$ 1,087,550</b>	<b>\$ 367,700</b>

**Policy CIE 1.1.2: Public School Five Year Schedule of Capital Improvements**

The City shall include within the five-year schedule of capital improvements measures to address any existing public school facility deficiencies and future public school facility needs consistent with the adopted level of service standard. ~~A summary of the Lake County Public Schools’ Five-Year Capital Improvement Program is attached.~~

**Policy CIE 1.1.3: Annual Updates to the CIP**

The City shall update the adopted CIP on an annual basis as part of the City’s budget process.

**Policy CIE 1.1.4: Capital Improvements Program Amendments**

The City may amend the ~~Capital Improvements Program~~CIP if it is determined that a change in the nature or schedule of an improvement will not compromise adopted levels of service, based on additional data or analyses made subsequent to the adoption of the ~~Capital Improvements Program~~CIP.

**Policy CIE 1.1.5: Identification and Evaluation of Capital Improvement Projects (General)**

Capital improvement projects shall be identified and evaluated in terms of their need, priority, and feasibility based on the following criteria:

- a. Mitigation of impacts and remediation of deficiencies and hazards;
- b. Cost effectiveness versus alternate solutions or timetables;
- c. Funding availability, including local dedicated and general revenue sources and outside grants;
- d. Consistency with the City of Eustis Comprehensive Plan;

- e. Consistency with the plans and improvements of other jurisdictions;
- f. Consistency with established City-prepared Water Supply Facilities Work Plans approved by the ~~St. Johns River Water Management District~~SJRWMD; and
- g. Consistency with adopted Master Plans

**Policy CIE 1.1.6: Identification and Evaluation of Capital Improvement Projects (Stormwater)**

The City shall continue to take actions to improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element for the purpose of improving water quality of discharges and enclosed basins; improving the recharge of stormwater into the aquifer; and encouraging stormwater reuse.

- a. The City will prioritize stormwater projects based upon the overall need and benefit. Capital projects will be considered based upon factors such as flooding, erosion, protection of water quality, recharge potential, feasibility of stormwater reuse and wetlands management; and
- b. ~~Table 4 – Prioritizing Capital Projects, implements Recommendation 2 within the City’s Stormwater Management Master Plan to address existing stormwater deficiencies based upon prioritizing capital projects. The Master Plan includes a concept for prioritizing capital projects including weighting factors for each condition. The ranking is 0 through 5 for each item. The higher the score, the higher the priority of construction.~~

**Table 4 – Prioritizing Capital Projects**

Factor	Condition	Rank
Flooding	Buildings	5
	Highways	4
	Catch Basins	3
	Retention / Detention Basin	2
	Outfall	1
	None	0
Erosion	Stream Bottom with potential of structural failure	5
	Stream Ditch Bank near structures	4
	Stream Bottom without potential of structural failure	3
	Construction caused by cleared site	2
	Minor / filling of swales	1
	None	0
Water Quality Protection	Very high removal / treatment level	5
	High removal / treatment level	4
	Average removal / treatment level	3
	Low removal / treatment	2
	Very low removal / treatment	1
	No potential for removal / treatment	0
Recharge	High	5
	Low	3
	None	0

Feasibility of Stormwater Reuse	Very High Potential – provides stormwater reuse for all users in conjunction with a reclaimed water system from a very dependable source	5
	High Potential – provides a standalone stormwater reuse system	4
	Average Potential – utilizes an existing reuse system and provides a back-up supply	3
	Low Potential – cannot provide a source of reuse water because pond cannot retain water but can utilize reuse	2
	Very low potential – cannot supply and can only use a minimal amount of reuse	1
	No potential	0
Wetlands Management	Preservation and utilization of existing wetlands	5
	Creation of wetlands	4
	Preservation of wetlands	3
	Utilization of existing wetlands	2
	No wetlands on project	1
	Elimination of wetlands	0
Life Cycle Cost	High benefit to cost ratio	5
	Average benefit to cost ratio	3
	Low benefit to cost ratio	1
	No benefits	0

**OBJECTIVE CIE 1.2: OTHER IMPROVEMENTS**

To upgrade service in areas having obsolete, inadequate, or poorly maintained public facilities in stages as specified below.

**Policy CIE 1.2.1: Central Water and Sewer Facilities**

The City shall continue to implement an annual program to expand and upgrade central water and sewer facilities in older and unserved sections of the City.

**Policy CIE 1.2.2: Inadequate Local Streets**

The City shall continue to implement annual programs to improve inadequate local streets in stages.

**Policy CIE 1.2.3: Drainage Problems**

The City shall continue to implement an annual program to improve drainage problems in the City.

**Policy CIE 1.2.4: Capital Improvement Projects**

Capital improvement projects included hereunder will be subject to the same evaluation criteria as in Policy CIE 1.1.5 of this element.

**GOAL CIE 2: RELATION TO LAND USE**

Ensure an efficient pattern and manageable pace of development in relation to the provision of public facilities and services so that specific public facilities and services necessary to support development are available concurrent with the impact of development.

**OBJECTIVE CIE 2.1: CONCURRENCY MANAGEMENT**

To maintain an adopted concurrency management system that provides procedures to ensure that no development will be permitted unless the facilities and services necessary to support that development commensurate with adopted ~~levels of service~~ (LOSs) are in place or will be in place concurrent with the impacts of development.

**Policy CIE 2.1.1: Concurrency Requirement**

The City shall require that the public facilities needed to support new development are available at the adopted LOS standards concurrent with the impacts of the development in accordance with Florida Statutes.

**Policy CIE 2.1.2: Proposed Development Applicants**

For each application for a development order or permit, the City shall clearly identify the quantity (square feet, units, etc.), density (units per acre, etc.) and intensity (type of use – commercial, industrial, multifamily, residential, etc.) of land uses in the proposed development.

**Policy CIE 2.1.3: Concurrency Determination**

Prior to the approval of applications for a development order or permit which contains a specific plan for development, including the densities and intensities of development, the City shall make an official determination as to whether conditions of concurrency in relation to available infrastructure capacity for potable water, sanitary sewer, solid waste, and drainage or agreements to provide same shall be consistent with state requirements. This includes the requirement that the issuance of any development order or permit will be conditioned on the availability of public facilities and services at the adopted LOS standards concurrent with the impacts of development. This does not apply to roadway capacity.

**Policy CIE 2.1.4: Major Subdivisions and Developments**

For major subdivisions and developments requiring site plan approval (as defined in the Land Development Regulations) the applicant will be required to submit a study which covers all areas with adopted level of service standards (i.e., potable water, wastewater, stormwater, ~~public-school facilities,~~ and solid waste) to facilitate concurrency determinations by the City.

**Policy CIE 2.1.5: Capacity Vesting**

Determinations of vesting status by the City and rights available there under for proposed development shall be consistent with ~~Florida Statutes.~~ The concurrency management system will include an evaluation of infrastructure capacity expected to be required for known development with vested development rights status.

**Policy CIE 2.1.6: Capacity Reservation**

Facility capacity shall be reserved for periods corresponding to those for which a development order or building permit is issued and remains valid. A non-refundable fee system may be established to reserve sewer and water capacities for certain specified periods of time within which development

must take place or forfeit said reserved capacity and fees.

**Policy CIE 2.1.7: Concurrency Mitigation Options**

In the event that a new development does not meet concurrency requirements for public facilities, the following options are available to the applicant to mitigate the impacts:

- a. Phase the development in accordance with planned facility improvements;
- b. Reduce the program of the proposed development to within available capacity level of deficient facility;
- c. Enter in an executable and enforceable development agreement that includes measures to mitigate the impacts of the new development.

Capacity may be reserved once the development agreement is made between the City and the applicant.

**Policy CIE 2.1.8: Concurrency Management System**

A concurrency management system shall be implemented by the City as follows:

- a. For water and sewer systems, relationships to available capacity and impacts on system performance (LOS) will be determined by the City based on its per-unit consumption/discharge records and system performance data;
- b. For stormwater management, developments designed to meet LOS standards set forth herein shall be deemed to meet concurrency requirements;
- c. For solid waste collection and disposal, the ability of the City to provide at least weekly collection and adequate disposal of normal solid wastes, as determined by city or county collection and performance data, shall be deemed to meet concurrency requirements; and

For public school facilities, the City shall coordinate data collection and reporting with the Lake County School Board for concurrency determinations in accordance with the approved Interlocal Agreement. The LOS for all schools shall be set at 100% of FISH permanent capacity, except in instances where the CORE (dining) capacity is greater than the FISH permanent capacity, in which case the school capacity shall be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of this capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

**Policy CIE 2.1.9: Impact Evaluations**

Impact evaluations shall be prepared by the developer according to the City's specifications and requirements.

**Policy CIE 2.1.10: Proposed Developments Exemptions**

For the purpose of issuing a development order or permit, the ~~Land Development Regulations~~LDR shall specify proposed developments that are

exempt from compliance with the concurrency management system such as replacement residences, interior renovations, accessory structures, etc.

**Policy CIE 2.1.11: De Minimis Impact Criteria**

For the purpose of issuing a development order or permit, the ~~Land Development Regulations~~LDR shall specify if a proposed development is deemed to have a *de minimis* impact on City facilities and is therefore not subject to concurrency management system requirements. A *de minimis* impact is one that would not affect more than 1% of the maximum volume at the facility's adopted level of service. The City shall account for the impacts of such development on an annual basis using an aggregate impact procedure.

**Policy CIE 2.1.12: Redevelopment Credits**

Proposed redevelopment shall be credited for the existing demand on available capacity. If a redevelopment project generates demand for facilities in excess of the existing demand which it is replacing, a concurrency review shall be required; however the concurrency review shall only address the amount by which the proposed demand generated exceeds the demand of existing development.

**Policy CIE 2.1.13: Water Supply Concurrency**

The City shall issue no development orders or permits without first consulting with its potable water supplier(s) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**GOAL CIE 3: FUNDING AND REVENUE SOURCES**

**Provide public facilities meeting the adopted level of service standards commensurate with available resources and sound fiscal practice.**

**OBJECTIVE CIE 3.1: BUDGETING GUIDELINES**

To support the provision of public facilities that meet the adopted level of service standards while conforming to the fiscal guidelines for capital improvements financing and budgeting.

**Policy CIE 3.1.1: Finance of Major Capital Improvements**

If financing is required, the City shall finance major capital improvements with revenue bonds having dedicated funding sources, where practical.

**Policy CIE 3.1.2: Debt Service Requirement**

On a continuing basis, the City shall provide for a realistic annual debt service requirement for which payment can be achieved within conservative estimating practices. All debt must be issued in accordance with federal,

state, and local municipal bond requirements and must have a final maturity not to exceed 30 years or in accordance with normal municipal bond market trends.

**Policy CIE 3.1.3: Level of Revenues**

On a continuing basis, the City shall provide a sufficient level of revenues required to meet annual debt service requirements under the stipulations of outstanding bond obligations. A sufficient level of revenues is defined as the required amount of revenues and surplus necessary to pay all annual operational costs and provide a balance of funds to meet the annual debt service requirements of outstanding bond obligations.

**Policy CIE 3.1.4: Proportionate Fair Share**

The City shall ensure that new development bears a proportionate fair share of public improvement costs needed to maintain adopted levels of service.

**Policy CIE 3.1.5: Impact Fees**

The City may continue to assess impact fees to raise revenues for water and sewer facilities, transportation facilities, and parks and recreation facilities within the City of Eustis. Participation in joint impact fee programs with Lake County and/or other governmental units shall be deemed to meet the requirements of this policy.

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
<b>Stormwater</b>							
Sales Tax Capital Projects Fund	010-8600-519-60-53	Northshore Culvert	\$475,000				
Stormwater Utility Revenue Fund	049-3750-538-60-02	Culvert Replacement					
Stormwater Utility Revenue Fund	049-3750-538-60-03	Eustis Street and Gottsche Avenue	\$150,000				
Stormwater Utility Revenue Fund	049-3750-538-60-03	Flooding Control	\$100,000		\$100,000		
Stormwater Utility Revenue Fund	049-3750-538-60-11	Donnelly Avenue Stormwater System				\$100,000	
Stormwater Utility Revenue Fund	049-3750-538-60-12	Donnelly Avenue to Badger Street Storm Pipe				\$80,000	
Stormwater Project Total			\$725,000	\$0	\$100,000	\$180,000	\$0
<b>Transportation</b>							
Sales Tax Capital Projects Fund	010-8600-541-60-29	Eustis Mobility New Sidewalks	\$60,000	\$60,000	\$70,000	\$80,000	
Sales Tax Capital Projects Fund	010-8600-541-60-47	Northshore Bridge Construction			\$100,000	\$5,000,000	
Sales Tax Capital Projects Fund	010-8600-541-60-50	Rosenwald Gardens Road	\$220,000				
Street Improvement Fund	013-8600-541-64-13	Crosswalks and Intersections				\$20,000	
Transportation Project Total			\$280,000	\$60,000	\$170,000	\$5,100,000	\$0
<b>Potable Water</b>							
Water and Sewer R&R Fund	042-8600-533-66-07	Water Plant VFD's & Controllers				\$110,000	
Water and Sewer R&R Fund	042-8600-533-66-31	Pump Replacements	\$25,000	\$25,000	\$25,000	\$30,000	
Water and Sewer R&R Fund	042-8600-533-66-42	Heathrow WTP Ground Storage		\$80,000	\$1,000,000		

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
		Tank					
Water and Sewer R&R Fund	042-8600-533-66-43	Pine Meadows Main Replacement				\$150,000	
Water and Sewer R&R Fund	042-8600-533-66-55	Sorrento Pines West 12" Waterline	\$325,000				
Water Impact Fee Fund	065-8600-533-67-02	Eastern Water Main Extension		\$300,000			
Water Impact Fee Fund	065-8600-533-67-16	Rosenwald 7 Block Water Main	\$250,000				
Water Impact Fee Fund	065-8600-533-67-37	Eastern Reclaimed Water Main Extension		\$300,000			
Water Impact Fee Fund	065-8600-533-67-37	Reclaimed Water Main Expansion	\$100,000		\$150,000	\$90,000	
Potable Water Project Total			\$700,000	\$705,000	\$1,175,000	\$380,000	\$0
<b>Sanitary Sewer</b>							
Water and Sewer R&R Fund	042-8600-535-66-35	Bates Avenue Plant Sewer Upgrade		\$100,000			
Water and Sewer R&R Fund	042-8600-535-66-44	Master Lift Station Upgrade	\$120,000	\$600,000			
Water and Sewer R&R Fund	042-8600-535-66-47	Influent Pump Eastern Capacity		\$60,000		\$300,000	
Sewer Impact Fee Fund <sup>1</sup>	066-8600-535-60-01	Eastern Force Main Extension		\$400,000			
Sewer Impact Fee Fund	066-8600-535-68-17	Rosenwald 7 Blocks Sewer	\$700,000				
Sanitary Sewer Project Total			\$820,000	\$1,160,000	\$0	\$300,000	\$0
<b>Upper Ocklawaha Basin Management Action Plan Projects</b>							
City of Eustis Stormwater Utility Fee	STAR- EUSTIS02-EUS	Water Quality Education Materials	\$9,300				
Lake County ARPA	STAR- EUSTIS20	Extension of Sewer Lines	\$100,000				

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
		BMAP Project Total	\$109,300	\$0	\$0	\$0	\$0
		Total	\$2,634,300	\$1,925,000	\$1,445,000	\$5,960,000	\$0

Project Number	Current Budget	Project Name	FY 17-18	FY 18-19	FY 19-20	FY 20-21
FY 21-22		Five Year Total				
<b>SALES TAX CAPITAL PROJECTS FUND</b>						
010-8600-519-60-11	69,080	COMPUTER UPGRADE PROG	65,000	65,000	65,000	325,000
010-8600-521-60-01	175,000	POLICE VEHICLES	175,000	175,000	175,000	880,000
010-8600-521-60-12	16,740	POLICE EQUIPMENT REPLACEMENT	38,000	38,000	38,000	197,000
010-8600-522-60-36	33,812	HRL LIFT PACK	=	=	=	=
010-8600-522-60-37	30,067	HRL LDRAULICS	=	=	=	=
010-8600-522-60-10	26,392	HRL INSPECTION VEHICLE	=	=	=	30,000
010-8600-522-60-34	74,202	HRL RESPONSE EQUIPMENT	=	=	=	=
010-8600-522-60-04	52,500	FIRE BUNKER GEAR	=	=	=	=
010-8600-522-60-39	=	HRL RESCUE TRUCK REPLACEMENT	120,000	=	=	120,000
010-PHLV-TBD	=	HRL LADDER TRUCK REPLACEMENT SERVICE	=	174,700	174,700	698,800
010-PHLV-TBD	=	HRL TOWER REPLACEMENT SERVICE	=	=	=	218,000
010-8800-522-70-71	92,900	HRL ENGINE 22 PUMPER REPLACEMENT SERVICE	92,900	92,900	92,900	371,600
010-NLW-TBD	=	HRL STATION 22 RENOVATION	=	=	=	201,250
010-NLW-TBD	=	HRL AIRPACKS AND GLAR EXTRACTOR	=	=	=	175,000
010-NLW-TBD	=	HRL STATION 22 GENERATOR	=	=	=	25,000
010-8600-522-60-40	=	HRL STATION GARAGE DOORS	25,000	=	=	25,000
010-8600-519-60-45	78,108	PW LUSH MOBILITY NLW SIDEWALKS	51,500	53,000	54,500	272,500
010-8600-541-60-03	186,840	SIDEWALK PROJECT	80,511	82,721	97,169	463,745
010-8600-541-60-04	86,671	STREET SEALING	86,447	92,511	28,066	315,210
010-8600-541-60-15	457,360	STREET RESURFACING	327,942	375,727	349,813	1,945,664
010-8600-541-60-34	175,000	KURT STREET IMPROVEMENTS	=	=	=	=
010-8600-541-60-37	20,000	PW PARKING GARAGE LANDSCAPING	=	=	=	=
010-8600-541-60-38	=	PW DUMP TRUCK REPLACEMENT	70,000	=	140,000	290,000
010-8600-541-60-43	4,534	PW MAINTENANCE FACILITY (CARVER PARK)	=	=	=	=
010-8600-541-60-44	56,000	PUBLIC WORKS SIGNALIZATION	28,000	28,000	28,000	140,000
010-8600-541-60-06	47,500	PW ROLLER-STREETS	=	=	=	=
010-PHLV-TBD	=	PW BUCKET TRUCK	=	=	180,000	180,000
010-8600-517-60-01	90,300	PW BUILDING IMPROVEMENTS	38,550	98,350	62,700	368,400
010-8600-517-60-02	35,000	PW BOAT RAMP DOCK	=	=	=	=
010-8600-541-60-45	123,518	PW LAKE WALK LOADING DOCK REPAIRS	=	=	=	=
010-PHLV-TBD	=	PW TERRAN PARK PHASE 4	=	1,431,000	=	1,431,000
010-8600-517-60-03	347,923	PW SUNSET ISLE SKATE PARK	=	=	=	=

010-8600-517-60-05	PW LAKE WILLY WALK RESLAL	-	30,900	-	-	-	-	-	<b>30,900</b>
010-8600-572-60-60	FDOT RAIL GRANT MATCH	6,631	-	-	-	-	-	-	-
010-8600-571-60-15	LIBRARY HVAC DUCTWORK PROJLCT	8,739	-	-	-	-	-	-	-
010-8600-571-60-26	LIBRARY CARPET REPLACEMENT	4,280	-	-	-	-	-	-	-
010-8600-571-60-27	LIBRARY PUBLIC COMPUTER REPLACEMENT	1,442	-	-	-	-	-	-	-
010-8600-571-60-06	LIBRARY - SHILVING & SLATING	43,695	-	-	-	-	-	-	-
010-8600-571-60-16	LIBRARY - REITERENGL ELLC TRONIC CONVERSION	42,900	-	-	-	-	-	-	-
010-8600-572-60-02	RLC FACILITY IMPROVEMENTS	60,000	-	-	-	-	-	-	-
010-8600-572-60-12	SENIOR CENTER PROJLCTS	50,000	-	-	-	-	-	-	-
010-8600-572-60-15	HERRAN PARK PHASE 2A	335	-	-	-	-	-	-	-
010-8600-572-60-16	POOL SHADE COVLRS	14,731	-	-	-	-	-	-	-
010-8600-572-60-22	RAQUIT/TLNNIS COURTS	20,000	-	-	-	-	-	-	-
010-8600-572-60-46	RECREATION-WOMAN'S CLUB PARKING LOT	14,220	-	-	-	-	-	-	-
010-8600-572-60-48	RECREATION-LAKE COMMUNITY ACTION	38,000	-	-	-	-	-	-	-
010-8600-572-60-74	RECREATION-GARVLR PARK EQUIP/ELLC BEDG	5,193	-	-	-	-	-	-	-
010-8600-572-60-77	RECREATION-SUNSET ISLL TLNNIS CT RESURF	60,000	-	-	-	-	-	-	-
010-8600-572-60-78	RECREATION-SUNSET ISLL RENOVATION STUDY	15,000	-	-	-	-	-	-	-
010-8600-572-60-80	RECREATION-SPLASH PAD	14,333	-	-	-	-	-	-	-
010-8600-572-60-81	RECREATION-SOCCER FIELD IMPROVEMENTS	275	-	-	-	-	-	-	-
010-8600-572-60-82	RECREATION-GARVLR PARKING LOT	29,934	-	-	-	-	-	-	-
010-8600-572-60-49	PARKS & RLC - ADMIN VEHICLL REPLAGE	21,537	-	-	-	-	-	25,000	<b>25,000</b>
010-8600-572-60-79	FACILITY RENTAL - VEHICLL REPLAGE	21,077	-	-	-	-	-	-	-
010-8600-517-60-06	RECREATION-AMERICAN LEGION CEILING	-	25,750	-	-	-	-	-	<b>25,750</b>

Project Number		Current Budget	Project Name	FY 17-18	FY 18-19	FY 19-20	FY 20-21
<b>FY 21-22</b>			<b>Five Year Total</b>				
010-8600-572-60-45	REGREATION-CARVER ATHLETIC FIELD-TURT	85,000	-	-	-	-	-
010-8600-572-60-47	REGREATION-METAL GARAGE SHELTER	40,000	-	-	-	-	-
010-8600-515-60-04	GOOD LNI ORCLMENT-VEHICLES	20,479	-	-	-	-	-
010-8600-524-60-01	BUILDING SVCS-VEHICLES	29,019	-	-	40,000	-	40,000
<b>SALES TAX CAPITAL PROJECTS FUND TOTAL</b>		<b>2,926,267</b>	<b>1,255,588</b>	<b>2,706,989</b>	<b>1,385,848</b>	<b>1,444,691</b>	<b>2,001,871</b>

<b>COMMUNITY REDEVELOPMENT FUND</b>							
014-8600-581-60-38	SIDEWALK/TRELL PLANTING	163,936	75,481	66,469	53,376	54,845	80,000
014-8600-581-60-21	PW LAKE EUSTIS SEAWALL STUDY	-	40,000	400,000	-	-	-
014-8600-581-60-43	SPLASH PAD	65,721	-	-	-	-	-
014-NLW-TBD	BAY STREET DRAINAGE IMPROVEMENTS	-	-	-	-	-	145,000
014-8600-581-92-49	STREET REHABILITATION-GRANT	49,925	-	-	-	-	-
014-8600-581-92-52	PALMETTO PLAZA-CDBG GRANT	750,000	-	-	-	-	-
<b>COMMUNITY REDEVELOPMENT FUND TOTAL</b>		<b>1,029,582</b>	<b>115,481</b>	<b>466,469</b>	<b>53,376</b>	<b>54,845</b>	<b>225,000</b>

<b>STORMWATER UTILITY REVENUE FUND</b>							
049-3720-538-60-85	STORMWATER STUDY LAKEVIEW	4,664	-	-	-	-	-
049-3720-538-60-64	ARDICL AVE-KURT & RULME	300,000	-	-	-	-	-
049-NLW-TBD	BULLDOZER	-	-	-	-	-	225,000
049-NLW-TBD	TRACTOR BUSH HOG MOWER	-	-	-	-	-	35,000
049-3720-538-60-66	CONCRETE CRUSHING	36,000	-	-	-	-	40,000
049-3720-538-60-67	FELFORD STORMWATER IMPROVEMENTS	-	51,500	-	-	-	-
049-3720-538-60-68	LIBERTY SUBD STORMWATER IMPROV	-	154,500	-	-	-	-
049-PHLV-TBD	BULNA VISTA STORMWATER IMPROV	-	-	212,000	-	-	-
049-3720-538-60-65	PW STORM GRADALL EQUIP	100,000	-	-	-	-	-
049-3720-538-60-69	PW STREET SWEEPER	-	200,000	-	-	-	-
049-3720-538-60-63	STORMWATER MASTER PLAN IMPROV	49,252	-	-	-	224,000	-
<b>STORMWATER UTILITY REVENUE FUND TOTAL</b>		<b>489,916</b>	<b>406,000</b>	<b>212,000</b>	<b>-</b>	<b>224,000</b>	<b>300,000</b>

<b>FIRE PREVENTION CAPACITY EXPANSION TRUST FUND</b>							
059-2230-522-60-64	FIRE ADMIN VEHICLE	50,000	-	-	-	-	-
<b>FIRE PREV CAP EXP TRUST FUND TOTAL</b>		<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>PARKS &amp; RECREATION CAPACITY EXP TRUST FUND</b>							
063-8600-517-60-03	PW SUNSET ISLE SKATE PARK	152,077	-	-	-	-	-
<b>PARKS &amp; REC CAP EXP TRUST FUND TOTAL</b>		<b>152,077</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



Project Number		Current Budget	Project Name	FY 17-18	FY 18-19	FY 19-20	FY 20-21
FY 21-22			Five Year Total				
042-8600-533-66-31	WATER PUMP REPLACEMENTS	88,000	-	-	-	-	-
042-8600-533-06-32	WATER CHECK VALVES	20,000	-	-	-	-	-
042-8600-533-66-33	WATER TANK PAINTING	20,000	-	-	-	-	-
042-8600-533-06-37	WATER DEPARTMENT PAVE AND RESAL	25,000	-	-	-	-	-
042-8600-533-86-07	WATER METER REBUILD AND REPLACE	450,000	-	-	-	-	-
042-8600-533-65-40	ARDIGL WATER PLANT HIGH SERVICE PUMP	128,500	-	-	-	-	-
042-8600-533-66-56	SEWER AIR RELEASE VALVE REHAB	20,000	-	-	-	-	-
<b>WATER &amp; SEWER CAPITAL FINANCING TOTAL</b>		<b>1,805,500</b>	-	-	-	-	-
<b>WATER &amp; SEWER R&amp;T FUND</b>							
042-TRLV-TBD	WATER / REMOTE METER READING	-	-	100,000	-	-	100,000
042-8600-533-65-35	WATER / CHEMICAL FILL	-	-	-	14,000	14,000	28,000
042-8600-533-65-45	WATER / WH LINE REPL	28,515	-	-	-	-	-
042-8600-533-65-47	WATER / UPDATE MASTER	18,248	-	-	-	-	-
042-8600-533-65-50	WATER / WATER AUDIT LL	79,072	-	-	-	-	-
042-8600-533-65-59	WATER / HASLTON PIPE	11,760	-	-	-	-	-
042-8600-533-66-28	WATER / IDLE WILD LINE REP	304	-	-	-	-	-
042-8600-533-06-30	WATER / DIRECTIONAL BORES	-	-	-	10,000	10,000	20,000
042-8600-533-66-31	WATER / WATER PUMP REPL	-	-	-	22,000	22,000	44,000
042-8600-533-06-32	WATER / CHECK VALVES	-	-	-	5,000	5,000	10,000
042-8600-533-66-33	WATER / TANK PAINTING	-	-	-	5,000	5,000	10,000
042-8600-533-66-35	WATER / HASLTON PIPE LLC	453,896	-	-	-	-	-
042-8600-533-66-36	WATER / SR44 WIDENING	129,000	-	-	-	-	-
042-TRLV-TBD	WATER / CORNELIA DR SECOND CONNECT	-	-	-	44,690	-	44,690
042-TRLV-TBD	WATER / CR44 HL IN & ABANDONED MAIN	-	-	97,520	-	-	97,520
042-8600-533-66-38	WATER / HAWLEY ST GALV & CAST IRON	-	125,660	-	-	-	125,660
042-TRLV-TBD	WATER / MAGNOLIA AVL GALV MAIN	-	-	-	239,582	-	239,582
042-8600-533-66-39	WATER / STEVENS AVL MAIN REPLAC	-	61,285	-	-	-	61,285
042-TRLV-TBD	WATER / SUMMIT ST GALV MAIN	-	-	44,838	-	-	44,838
042-8600-533-65-67	WATER / THREE LAKES GALV MAIN	242,000	-	-	-	-	-
042-TRLV-TBD	WATER / WATER METER REBUILD-REPLACE	-	-	-	150,000	150,000	300,000
042-TRLV-TBD	WATER / ARDIGL TOWER REMOVE & HYDRO TANK	-	-	54,500	168,000	-	222,500
042-8600-533-66-40	WATER / ARDIGL GROUND STORAGE TANK	-	819,365	-	-	-	819,365
042-NLW-TBD	WATER / ARDIGL WELL REHAB	-	-	-	-	73,500	73,500

042-8600-535-65-66	WATER / GR44 ARDIGE BULK FLOURIDE & CONTROLS	26,700	26,700	-	-	-	-	26,700
042-NLW-TBD	WATER / EASTERN WELL ONE REHAB & UPGRADE	-	-	-	-	-	73,500	73,500
042-NLW-TBD	WATER / GROM TANK REPAIRS	-	-	-	-	-	350,000	350,000
042-NEW-TBD	WATER / EASTERN CUP INCREASE	-	-	-	-	-	25,000	25,000
042-NLW-TBD	WATER / LAKEWOOD & LDGL WATER CAST IRON REPLACE	-	-	-	-	-	98,500	98,500
042-NLW-TBD	WATER / LAUREL OAK ROAD	-	-	-	-	-	55,000	55,000
042-NLW-TBD	WATER / YALL REHAB ROAD	-	-	-	-	-	40,000	40,000
042-NLW-TBD	WATER / HASLTON STORAGE TANKS REHAB	-	-	137,000	134,500	-	-	271,500
042-NLW-TBD	WATER / RECLAIMED WATER MAIN EXTENSION	-	-	344,000	-	-	-	344,000
042-PRLV-TBD	WATER / COUNTRY CLUB RD GALV MAIN	-	-	-	-	143,920	-	143,920
042-PRLV-TBD	WATER / JETTERHILLS CT GALV MAIN	-	-	-	-	66,640	-	66,640
042-PRLV-TBD	WATER / LAKE YALL LANDING RECLAIM RETRO	-	-	-	506,850	-	-	506,850
042-PRLV-TBD	WATER / SPRING RIDGE RECLAIM RETRO	-	-	-	20,000	-	711,000	731,000
042-NEW-TBD	WATER / HALF TON SERVICE TRUCK	-	-	-	-	-	40,000	40,000
042-PRLV-TBD	WATER / ADMIN TRUCK HALF TON	-	-	-	-	30,000	-	30,000
042-NLW-TBD	WATER / ONE TON SERVICE TRUCK	-	-	-	-	-	50,000	50,000
042-NLW-TBD	ROBOHC SURVLY SYSTEM	-	-	-	-	-	35,000	35,000
042-NLW-TBD	SEWER / RIB TRACTOR	-	-	-	-	-	51,060	51,060
042-NLW-TBD	SEWER / BATES AVENUE SEWER UPGRADE	-	-	-	-	-	50,000	50,000
042-NLW-TBD	SEWER / MCCULLOCHS ALLEY SEWER MODIFICATION	-	-	-	-	-	140,000	140,000
042-NLW-TBD	SEWER / LAUREL OAK SEWER REHAB	-	-	-	-	-	61,000	61,000
042-NLW-TBD	SEWER / RULME EASEMENT SEWER REHAB	-	-	-	-	-	45,000	45,000

Project Number	Current Budget	Project Name	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Five Year Total
042-NLW-TBD		SEWER/HOLDING POND IMPROVEMENTS	-	-	-	-	-	531,875
042-NLW-TBD		SEWER/LIFT STATION 9 REHAB	-	-	-	-	-	448,500
042-NLW-TBD		SEWER/WWTP CHLORINE STATION RELOCATE	-	-	-	-	-	233,450
042-NLW-TBD		SEWER/CHLORINE CONTACT CHAMBER	-	-	-	-	-	43,010
042-PHLV-TBD		SEWER/WASH WATER PICKUP TRUCK REPLACEMENT	-	-	-	-	-	26,000
042-8600-535-66-43		SEWER/SUBMERSIBLE PU	35,000	35,000	35,000	35,000	35,000	35,000
042-8600-535-66-45		SEWER/LIFT LIFT PUMP & MOTOR	30,000	-	-	-	-	-
042-8600-535-66-50		SEWER/LIFT STATION CONTROL PANELS	27,000	27,000	27,000	27,000	27,000	27,000
042-8600-535-66-56		SEWER/AIR REL VAL RELH	-	-	-	-	-	5,000
042-8600-535-66-57		SEWER/MANHOLE REHAB	20,000	20,000	20,000	20,000	20,000	20,000
042-8600-535-66-58		SEWER/E WWPT NITRO ENG	3,910	-	-	-	-	-
042-8600-535-66-61		SEWER/SECURITY/SURVEILLANCE	105,000	-	-	-	-	-
042-8600-535-66-65		SEWER/L. RELIA. MODIF.	123,688	-	-	-	-	-
042-8600-535-66-70		SEWER/EASTERN WWTP EXPANSION CITY	1,147,325	-	-	-	-	-
042-8600-535-66-79		SEWER/WOODWARD SEWER REPLACE	-	13,390	396,175	-	-	-
042-PHLV-TBD		SEWER/EASTERN RECLAIM GROUND STORAGE TANK EXP	-	-	-	1,226,250	-	-
042-8600-535-66-80		SEWER/SCADA UPGRADE	-	82,400	-	-	-	-
042-PHLV-TBD		SEWER/MAY ST SEWER & LIFT STATION	-	-	-	49,050	560,000	-
042-PHLV-TBD		SEWER/SPRAY HILL TRANSFER PUMPS	-	-	-	-	464,800	-
042-PHLV-TBD		SEWER/BELL PRESS RETURN	-	-	-	-	80,640	-
<b>WATER &amp; SEWER R&amp;T FUND TOTAL</b>			<b>2,481,418</b>	<b>1,210,800</b>	<b>1,201,533</b>	<b>2,357,422</b>	<b>1,833,000</b>	<b>3,478,399</b>

<b>WATER &amp; SEWER SERIES 2016 REVENUE BOND</b>								
042-8600-537-68-01		SEWER/MGD-MARY REHAB SLOPLINE	121,000	-	-	-	-	-
042-8600-537-68-02		SEWER/LAKEVIEW WATER REPLACE	1,250,000	-	-	-	-	-
042-8600-537-68-03		SEWER/LAKEVIEW SEWER REPLACE	1,250,000	-	-	-	-	-
042-8600-537-68-04		SEWER/NORTHSIDE SLOPLINE	264,500	-	-	-	-	-
042-8600-537-68-05		SEWER/SOUTHSIDE SLOPLINE	161,000	-	-	-	-	-
042-8600-537-68-06		SEWER/GROVE ST SEWER REHAB SLOPLINE	78,200	-	-	-	-	-
042-8600-537-68-07		SEWER/MASTER LIFT STATION UPGRADE	485,000	-	-	-	-	-
042-8600-537-68-08		SEWER/SLUDGE HANDLING UPGRADE	525,000	-	-	-	-	-

042-8600-537-68-09	SEWER / EASTERN WWTP EXPANSION	3,900,000	-	-	-	-	-	-
<b>WATER &amp; SEWER REVENUE BOND TOTAL</b>		<b>8,034,700</b>	-	-	-	-	-	-

<b>EASTERN WWTP EXPANSION GRANT</b>								
042-8600-535-66-71	EASTERN WWTP EXPANSION - STRWMD GRANT	2,300,000	-	-	-	-	-	-
<b>EASTERN WWTP EXPANSION GRANT TOTAL</b>		<b>2,300,000</b>	-	-	-	-	-	-

<b>WATER IMPACT FUND</b>								
065-8600-533-67-32	WATER EXPANSION PROJECTS/RECLAIMED STUDY	14,508	-	-	-	-	-	-
065-8600-533-67-35	NEW WATER SERVICE SETS	90,000	90,000	90,000	90,000	90,000	90,000	450,000
065-8600-533-67-36	RECLAIMED WATER SERVICE SETS	30,000	30,000	30,000	30,000	30,000	30,000	150,000
<b>WATER IMPACT FUND TOTAL</b>		<b>134,508</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>600,000</b>

<b>SEWER IMPACT FUND</b>								
042-8600-535-66-70	EASTERN WWTP EXPANSION	800,000	-	-	-	-	-	-
<b>SEWER IMPACT FUND TOTAL</b>		<b>800,000</b>	-	-	-	-	-	-

<b>WATER &amp; SEWER TOTAL ALL SOURCES</b>	<b>15,556,126</b>	<b>1,330,800</b>	<b>1,321,533</b>	<b>2,477,422</b>	<b>1,955,000</b>	<b>3,538,395</b>	<b>10,681,150</b>
<b>TOTAL CITYWIDE CAPITAL IMPROVEMENT PLAN</b>	<b>20,203,968</b>	<b>3,187,782</b>	<b>4,706,911</b>	<b>3,916,646</b>	<b>3,676,536</b>	<b>6,125,266</b>	<b>21,533,141</b>

**EXHIBIT C**  
**ECONOMIC DEVELOPMENT ELEMENT**  
**GOALS, OBJECTIVES AND POLICIES**

**GOAL ECD 1: ECONOMIC DEVELOPMENT**

Promote a healthy and growing local employment and tax base in terms of new job opportunities provided, wages paid and revenues generated.

**OBJECTIVE ECD 1.1: TARGET INDUSTRIES**

To provide an environment favorable for the development of new target industries within the City.

**Policy ECD 1.1.1: Industrial Development**

The City shall continue to provide locations for industrial development on the Future Land Use Map, consistent with the standards and provisions for each district as defined in the Future Land Use ~~Appendix~~.

**Policy ECD 1.1.2: Land Development Regulations Standards**

The City shall continue to ensure that ~~Land Development Regulations-LDR~~ standards regarding industrial development are contextually appropriate and do not place onerous site standards on new industrial development.

**Policy ECD 1.1.3: Coordination with the Economic Development Commission of Mid- Florida**

The City shall maintain regular communications with the Economic Development Commission of Mid-Florida to promote the Eustis area as a location for industrial development.

**Policy ECD 1.1.4: Coordination with Local Economic Development Organizations**

The City shall maintain regular communications with the WAGES (Work and Gain Economic Self-sufficiency) board serving Lake County, Lake Technical College, the Lake County Economic Development Office, and Lake-Sumter State College to ensure that labor force skills and training programs are relevant to local economic development needs and opportunities.

**OBJECTIVE ECD 1.2: DOWNTOWN EUSTIS**

To promote the continued development and redevelopment of Downtown Eustis, consistent with the adopted City of Eustis Downtown Plan.

**Policy ECD 1.2.1: Land Development Regulations Standards**

The City shall ensure that the ~~Land Development RegulationsLDR~~ promote investments in the Downtown and do not create significant regulatory impediments to redevelopment and infill projects.

---

**Policy ECD 1.2.2: Walkability and Beautification**

The City shall continue to pursue projects that enhance the beauty and walkability of the Eustis Downtown through streetscaping projects such as the addition of street trees, sidewalks, bike lanes, on-street parking, improved crosswalks, and Florida Friendly plantings.

**Policy ECD 1.2.3: Land Acquisition**

The City may consider programs for purchasing key downtown parcels for economic development, redevelopment, and/or housing.

**Policy ECD 1.2.4: Downtown Signage**

The City shall maintain ~~thea~~ cohesive wayfinding and signage ~~2008~~ Master Plan for the Downtown area.

**OBJECTIVE ECD 1.3: EUSTIS COMMUNITY REDEVELOPMENT AGENCY**

To coordinate economic development efforts by the City with the Community Redevelopment Agency.

**Policy ECD 1.3.1: CRA Master Plan**

The City shall consider the specific action items in the Downtown Eustis Master Plan and East Eustis CRA Master Plan when reviewing applications for redevelopment, site plans, or amendments to the Future Land Use Map within the CRA.

**Policy ECD 1.3.2: CRA Plan Implementation**

The City shall coordinate with the CRA in implementing a CRA Strategic Action Plan joining the needs of the Downtown and eastern portions of the CRA.

**Policy ECD 1.3.3: Infrastructure Coordination**

The City shall coordinate with the CRA in developing updates to the City's Five-Year Capital Improvements Plan.

**PROPERTY RIGHTS ELEMENT****~~GOALS, OBJECTIVES AND POLICIES~~****GOAL 1: PROPERTY RIGHTS**

~~Consider property rights in local decision making. Protect private property rights by considering such rights in local decision making.~~

**OBJECTIVE PP 1.1:**

~~The City Commission shall consider the following property rights in local decision making. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that government entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that property rights are considered in local decision making.~~

**Policy PP 1.1.1: Private Property Rights**

The following rights shall be considered in local decision making:

- ~~1.~~a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- ~~2.~~b. The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.
- ~~3.~~c. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
- ~~4.~~d. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- ~~5.~~e. The right of a property owner to dispose of his or her property through sale or gift.

## FUTURE LAND USE MAP SERIES

- Map 1: 2046 Future Land Use Map
- Map 2: Development Patterns
- Map 3: Soils
- Map 4: Topography and Drainage Basins
- Map 5: Designated Water Wellhead Protection Areas
- Map 6: Surface Water Features
- Map 7: Areas Subject to Flooding
- Map 8: Vegetation
- Map 9: Washinton Avenue Historic District
- Map 10: National Register of Historic Places and Sites
- Map 11: Local Landmark Series
- Map 12: Wekiva Study Area: Most Effective Undeveloped Recharge Areas
- Map 13: Wekiva Study Area: Undeveloped and Water-Filled Karst Areas
- Map 14: Wekiva Study Area: Integrated Wildlife Habitat Ranking System
- Map 15: Wekiva Study Area: Land Cover
- Map 16: Wekiva Study Area: Priority Wetlands
- Map 17: Wekiva Study Area: Strategic Habitat Ranking System, Public Lands, and Proposed Acquisitions
- Map 18: Biodiversity Hotspots
- Map 19: Roadway Functional Classification System
- Map 20: Existing Traffic Signals
- Map 21: Year 2025 Roadway Number of Lanes
- Map 22: Year 2025 Roadway Level of Service
- Map 23: Existing Mass Transit
- Map 24: Year 2046 Roadway Number of Lanes
- Map 25: Year 2046 Roadway Level of Service
- Map 26: Year 2046 Bicycle and Trails
- Map 27: Year 2046 Mass Transit





# City of Eustis Comprehensive Plan Map #3 Soils

## Legend

### Soil Name

-  ANCLOTE AND MYAKKA SOILS
-  APOPKA SAND, 0 TO 5 PERCENT SLOPES
-  APOPKA SAND, 5 TO 12 PERCENT SLOPES
-  ARENTS
-  BLUFF AND MANATEE SOILS, FREQUENTLY FLOODED
-  BORROW PITS
-  BRIGHTON MUCK, DEPRESSIONAL
-  CANDLER SAND, 0 TO 5 PERCENT SLOPES
-  CANDLER SAND, 12 TO 40 PERCENT SLOPES
-  CANDLER SAND, 5 TO 12 PERCENT SLOPES
-  CASSIA SAND
-  ELLZEY SAND
-  EMERALDA FINE SAND
-  EUREKA LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES
-  EVERGLADES MUCK, DEPRESSIONAL
-  FELLOWSHIP FINE SANDY LOAM, DEPRESSIONAL
-  IMMOKALEE SAND
-  KENDRICK SAND, 0 TO 5 PERCENT SLOPES
-  LAKE SAND, 0 TO 5 PERCENT SLOPES
-  LAKE SAND, 12 TO 22 PERCENT SLOPES
-  LAKE SAND, 5 TO 12 PERCENT SLOPES
-  LOCHLOOSA SAND
-  MARTEL SANDY CLAY LOAM
-  MYAKKA AND PLACID SAND, 2 TO 8 PERCENT SLOPES
-  MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES
-  OCOEE MUCKY PEAT
-  OKLAWAHA MUCK
-  ONA-ONA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES
-  ORLANDO FINE SAND, 0 TO 5 PERCENT SLOPES
-  ORSINO SAND
-  PAOLA SAND, 0 TO 5 PERCENT SLOPES
-  PAOLA SAND, 5 TO 12 PERCENT SLOPES
-  PLACID AND MYAKKA SANDS, DEPRESSIONAL
-  PLACID SAND, FREQUENTLY PONDED, 0 TO 2 PERCENT SLOPES
-  POMELLO SAND, 0 TO 5 PERCENT SLOPES
-  POMPANO SAND
-  SEFFNER SAND
-  SPARR SAND, 0 TO 5 PERCENT SLOPES
-  SPARR SAND, 5 TO 12 PERCENT SLOPES
-  ST. LUCIE SAND, 0 TO 8 PERCENT SLOPES
-  SWAMP
-  TAVARES SAND, 0 TO 5 PERCENT SLOPES
-  WAUCHULA SAND

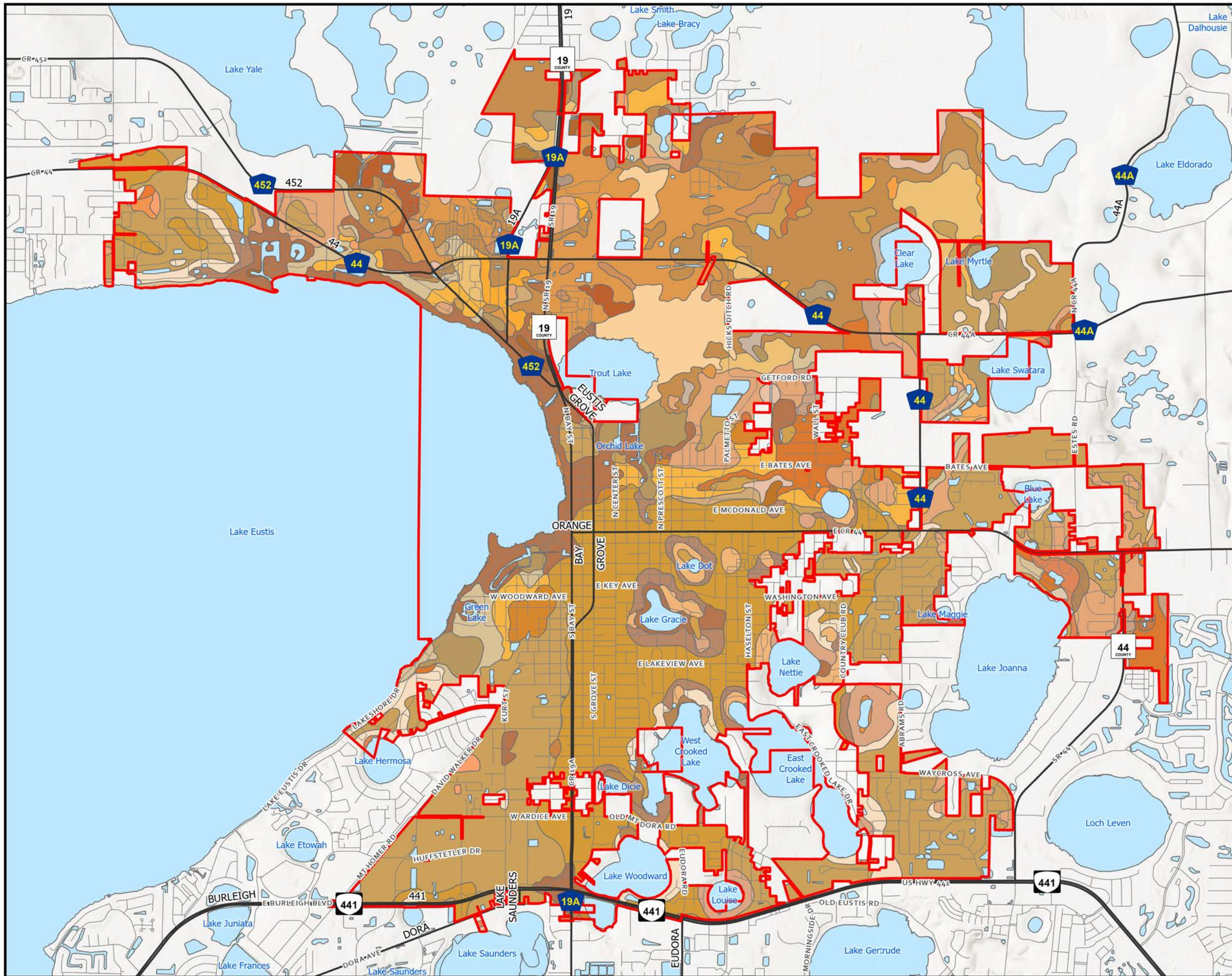
Source: USGA SSURGO



0 0.5 1 Miles






Map Date: 11/23/2025

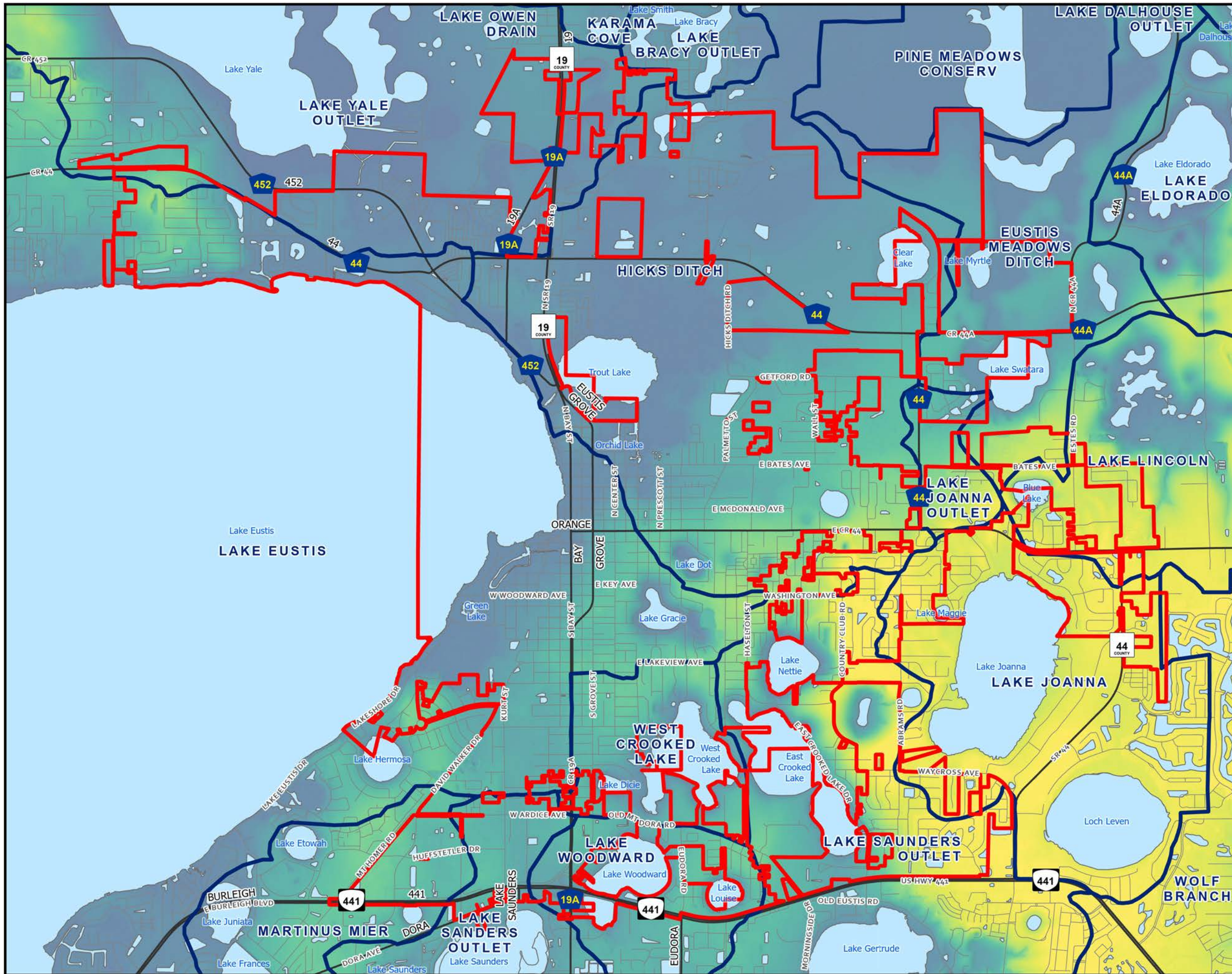
**DESIGNWEST GROUP**



City of Eustis  
Comprehensive Plan  
Map #4  
Topography and Drainage  
Basins

**Legend**

-  City Limits
-  Basins
-  Higher Elevation
-  Lower Elevation
-  Water Features



Source: USGS 1/9 DEM  
SJRWMD Basins



N



0 0.5 1 Miles

Map Date: 11/23/2025

**DESIGNWEST GROUP**

City of Eustis  
Comprehensive Plan  
Map #5  
Designated Water Wellhead  
Protection Areas

**Legend**

-  Water Treatment Plant Wellheads
-  City Limits
-  Water Features



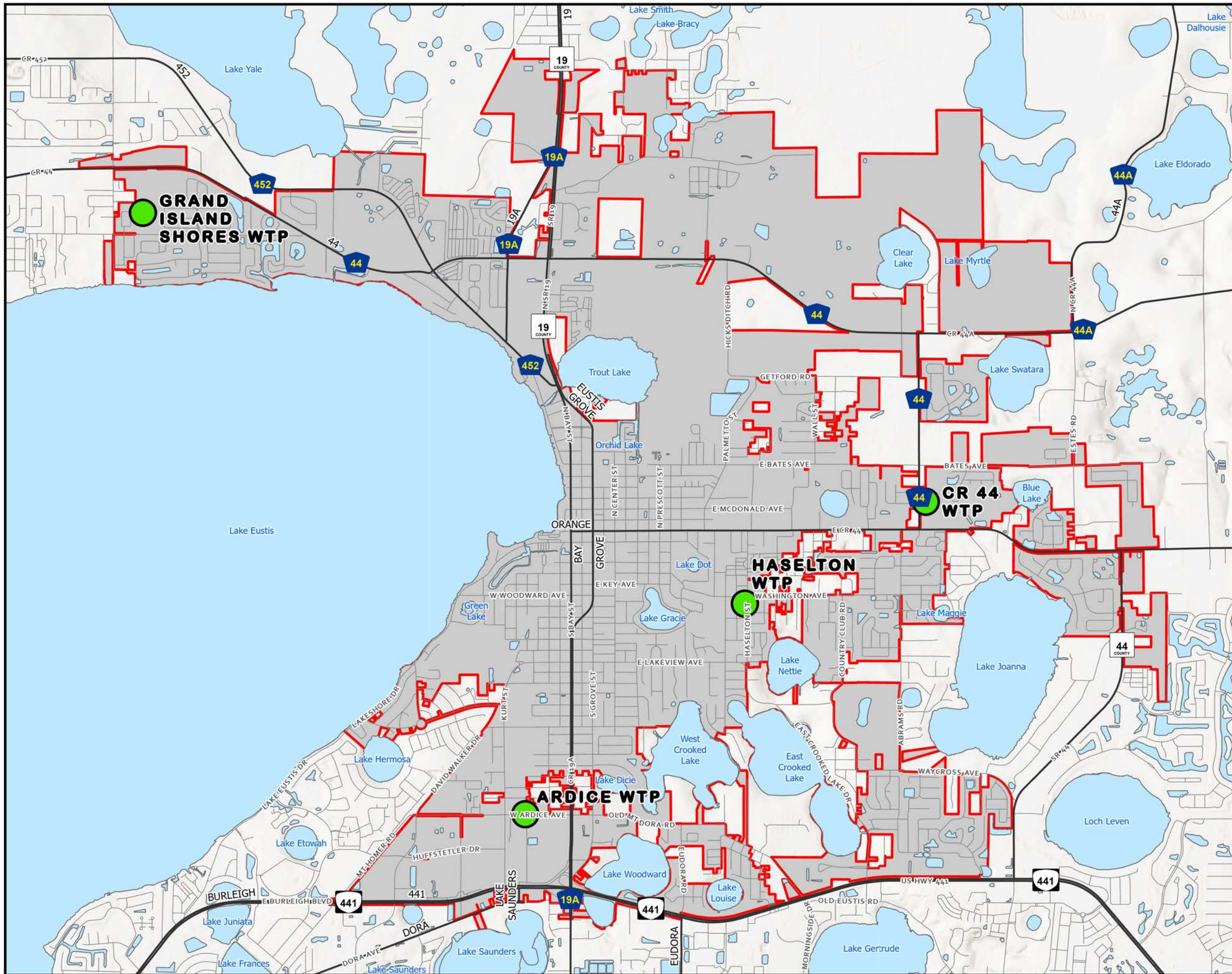
Source: SJRWMD Wellheads



0 0.5 1 Miles

Map Date: 11/23/2025

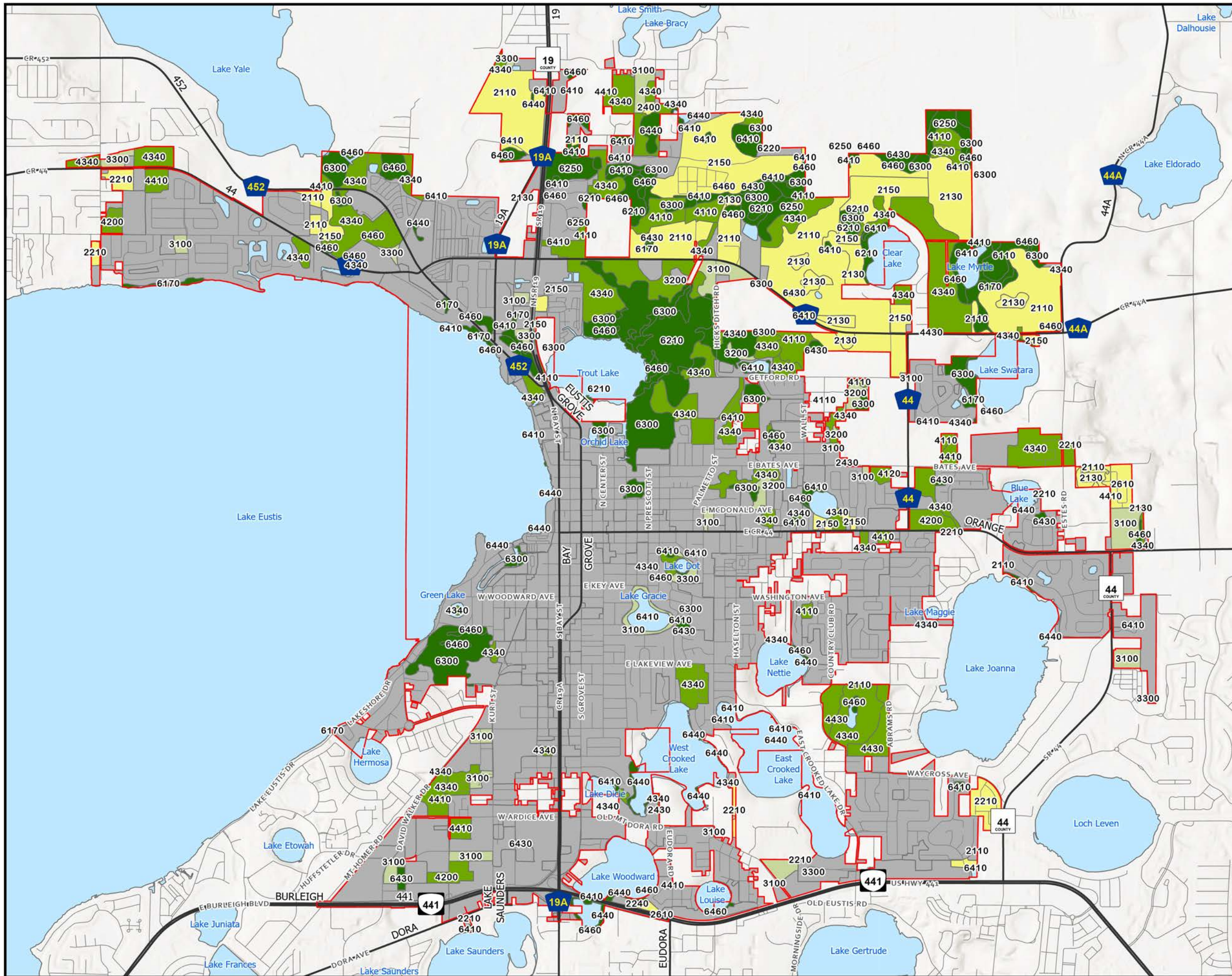
**DESIGNWEST GROUP**







# City of Eustis Comprehensive Plan Map #8 Vegetation



## Legend

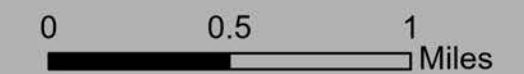
- City Limits
- Water Features
- Wetlands
- Agriculture
- Shrub/Herbaceous
- Developed
- Forested

## Vegetation Key

- 2110: Improved pastures (monocult, planted forage crops)
- 2130: Woodland pastures
- 2150: Field crops
- 2210: Citrus groves
- 2240: Abandoned tree crops
- 2400: Nurseries and vineyards
- 2430: Ornamentals
- 2610: Fallow cropland
- 3100: Herbaceous upland nonforested
- 3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)
- 3300: Mixed upland nonforested
- 4110: Pine flatwoods
- 4120: Longleaf pine - xeric oak
- 4200: Upland hardwood forests
- 4340: Upland mixed coniferous/hardwood
- 4410: Pine plantation
- 4430: Forest regeneration
- 6110: Bay swamp (if distinct)
- 6170: Mixed wetland hardwoods
- 6210: Cypress
- 6220: Pond pine
- 6250: Hydric pine flatwoods
- 6300: Wetland forested mixed
- 6410: Freshwater marshes
- 6430: Wet prairies
- 6440: Emergent aquatic vegetation
- 6460: Mixed scrub-shrub wetland



Source: SJRWMD FLUCCFS Layer 2020



Map Date: 11/23/2025







# City of Eustis Comprehensive Plan Map #11 Local Landmark Sites

## Legend

-  City Limits
-  Water Features
-  Local Landmarks

### Map Key Landmark Address

- |    |                             |
|----|-----------------------------|
| 1  | 611 FERNSHAW AVE            |
| 2  | 250 W MILLS AVE             |
| 3  | 706 E LAKEVIEW AVE          |
| 4  | 1390 E LAKEVIEW AVE         |
| 5  | 1004 FAHNSTOCK ST           |
| 6  | 1025 LAKE GRACIE DR         |
| 7  | 108 N BAY ST                |
| 8  | 535 S BAY ST                |
| 9  | 402 N BAY ST                |
| 10 | 3300 GRAND ISLAND SHORES RD |
| 11 | 912 S CENTER ST             |
| 12 | 725 E MCDONALD AVE          |
| 13 | 1609 E BATES AVE            |
| 14 | MT OLIVE CEMETERY           |
| 15 | 320 S MARY ST               |

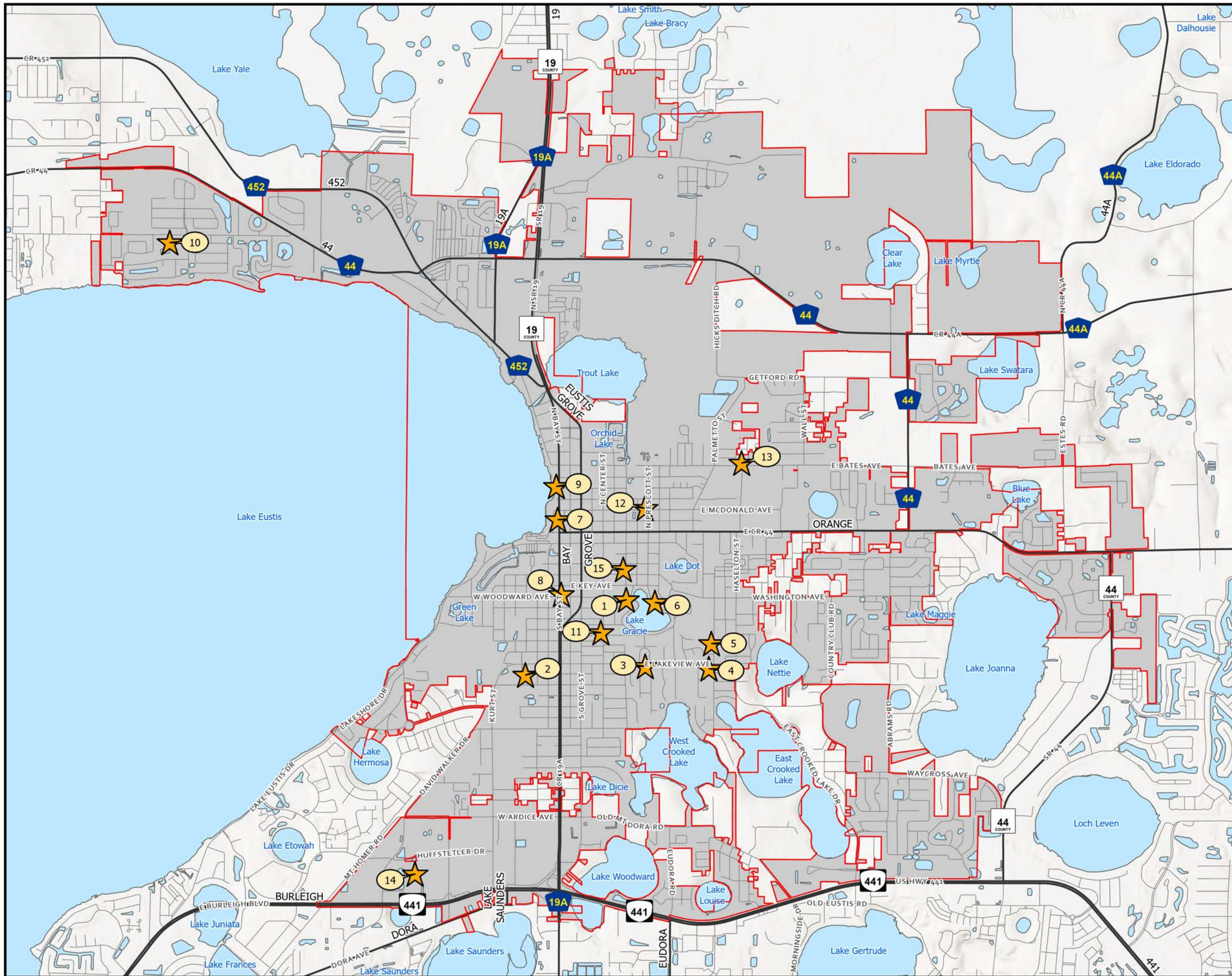


Source: City of Eustis







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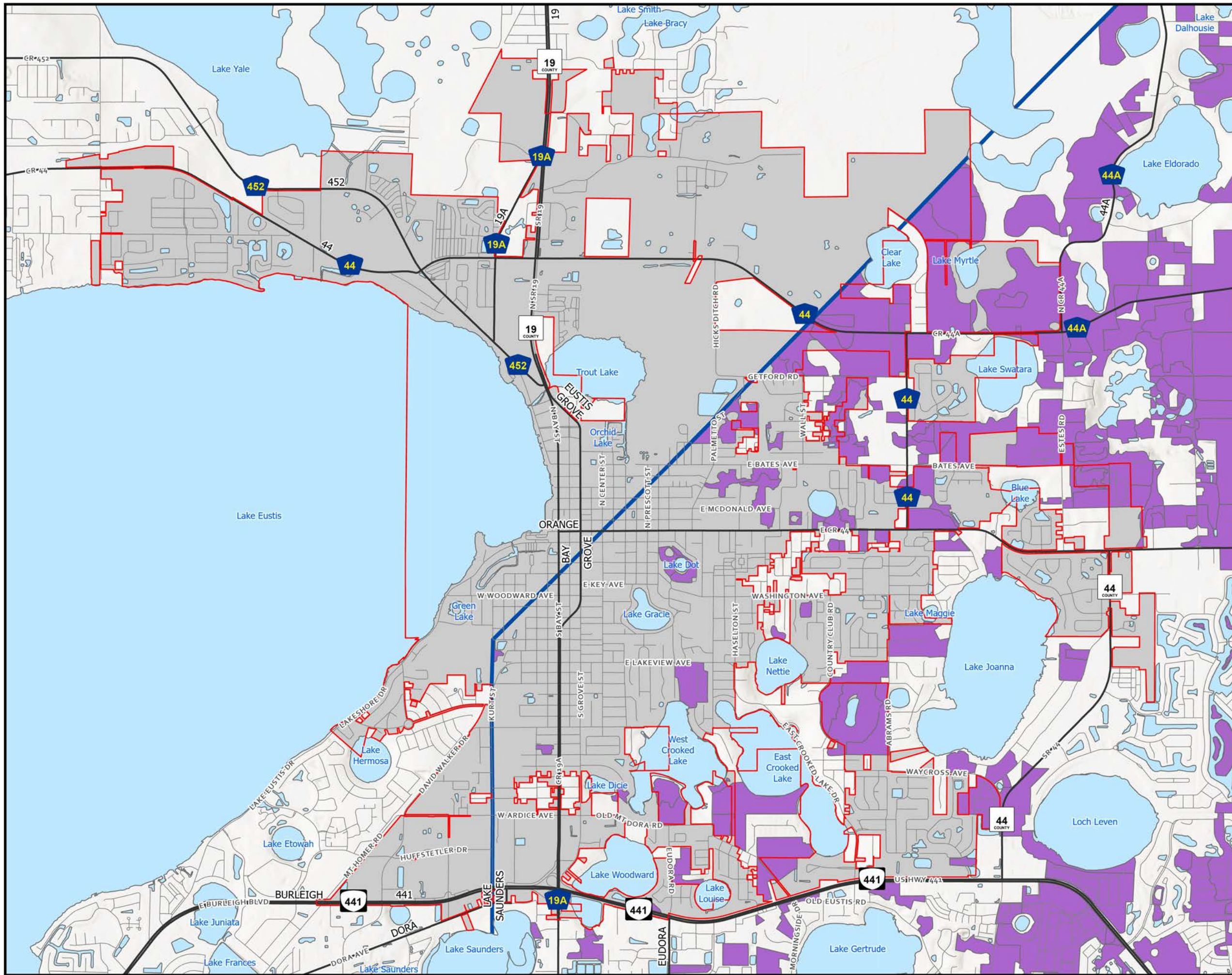
Map Date: 11/23/2025



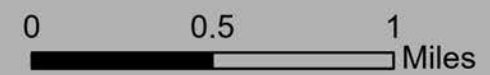
City of Eustis  
 Comprehensive Plan  
 Map #12  
 Wekiva Study Area:  
 Most Effective Undeveloped  
 Recharge Areas

**Legend**

-  Wekiva Study Area
-  Most Effective Undeveloped Recharge Areas
-  City Limits
-  Water Features



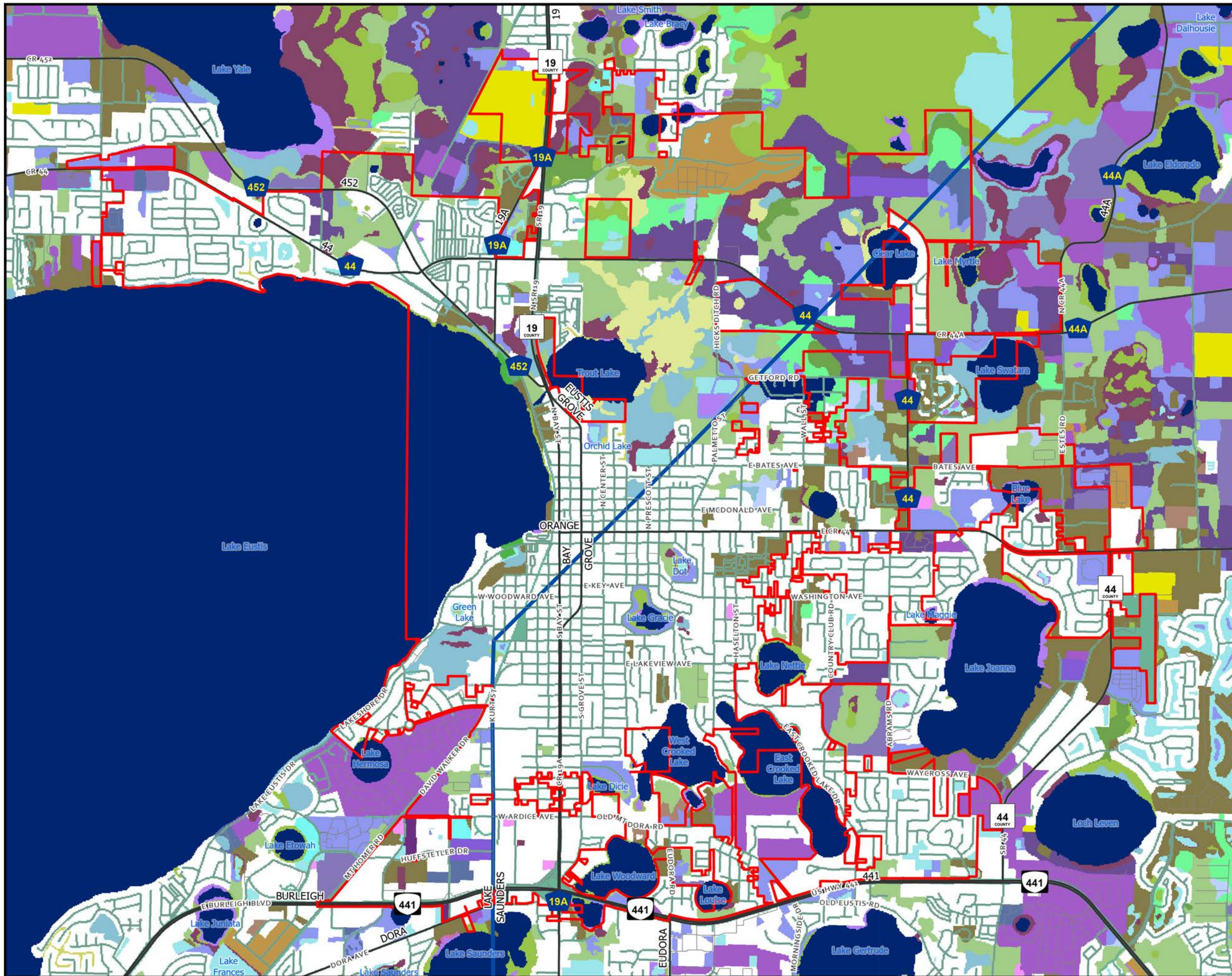
Source: SJRWMD Recharge Areas  
 SJRWMD FLUCFCS 2020



Map Date: 11/23/2025



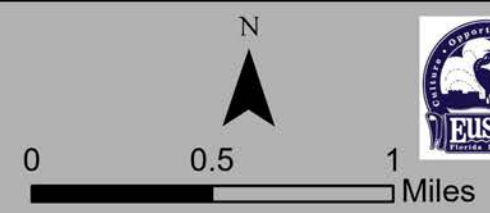
# City of Eustis Comprehensive Plan Map #14 Wekiva Study Area: Land Cover



## Legend

- City Limits
- FFWC Landcover**
- Upland Hardwood Forest
- High Pine and Scrub
- Dry Flatwoods
- Mixed Hardwood-Coniferous
- Shrub and Brushland
- Cultural - Terrestrial
- Low Intensity Urban
- High Intensity Urban
- Rural
- Transportation
- Communication
- Utilities
- Extractive
- Freshwater Non-Forested Wetlands
- Prairies and Bogs
- Marshes
- Freshwater Forested Wetlands
- Cypress
- Other Coniferous Wetlands
- Wet Flatwoods
- Baygall
- Lacustrine
- Natural Lakes and Ponds
- Cultural - Lacustrine
- Riverine
- Cropland/Pasture
- Orchards/Groves
- Tree Plantations
- Vineyard and Nurseries
- Other Agriculture
- Improved Pasture

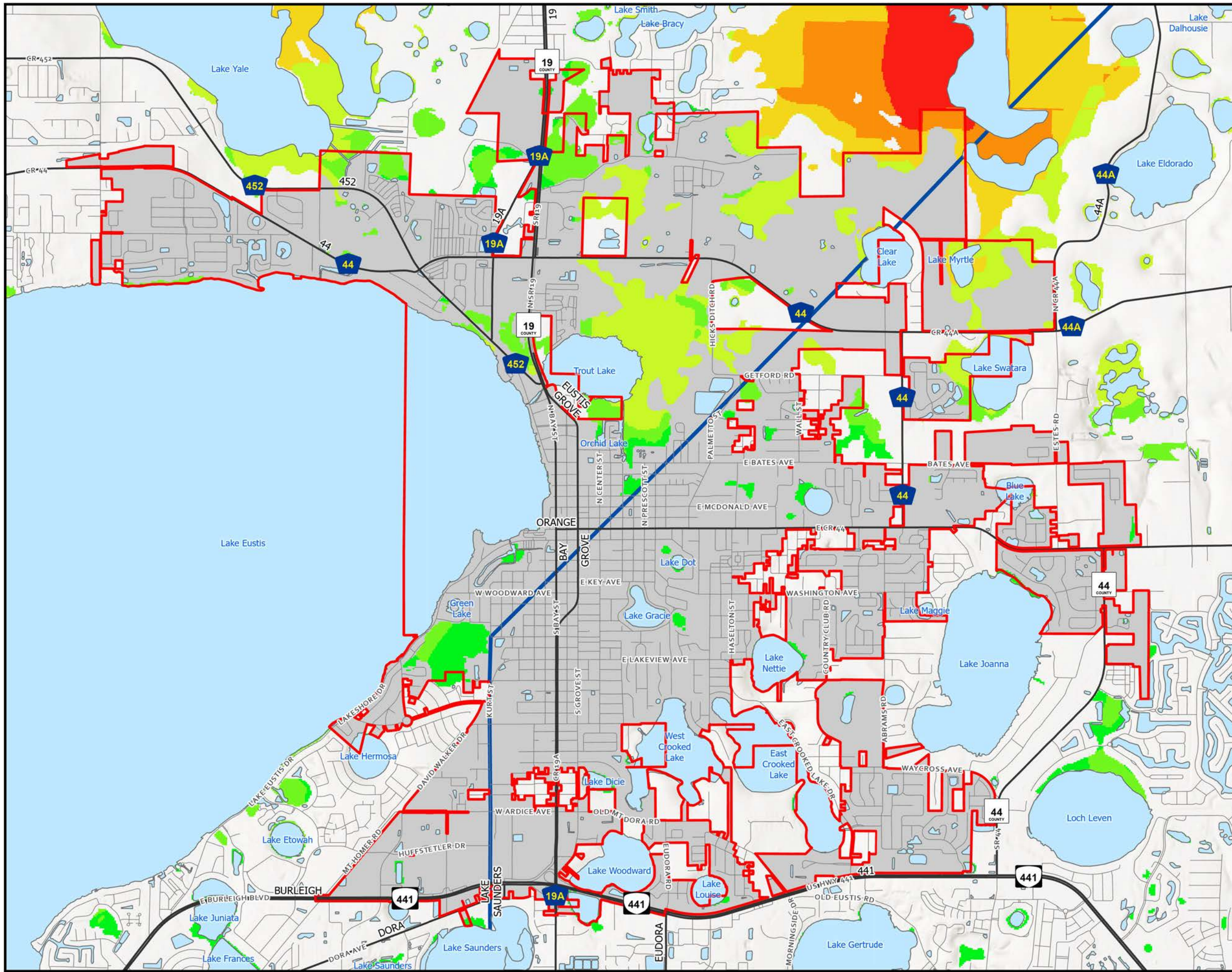
Source: FFWC 2018 Land Cover



Map Date: 11/28/2025



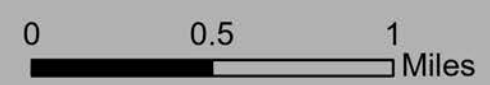
City of Eustis  
 Comprehensive Plan  
 Map #15  
 Wekiva Study Area:  
 Priority Wetlands



**Legend**

- City Limits
  - Water Features
  - Wekiva Study Area
- Wetland Priority**
- Priority 1 - Highest
  - Priority 2
  - Priority 3
  - Priority 4
  - Priority 5
  - Priority 6

Source: FFWC CLIP 4 Wetlands 2016  
 FNAI / FSU / Nature Service Network








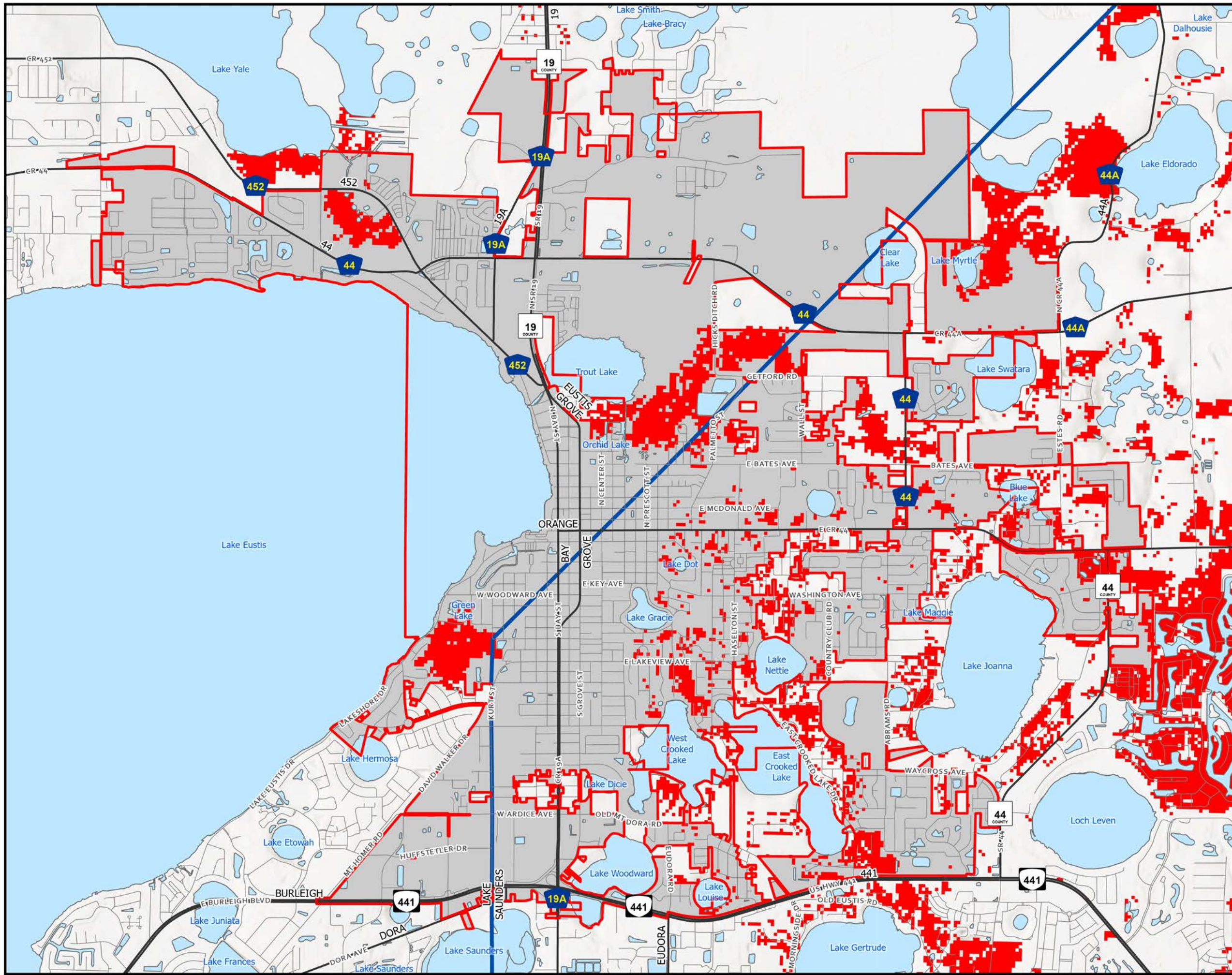
Map Date: 11/28/2025



City of Eustis  
 Comprehensive Plan  
 Map #16  
 Wekiva Study Area:  
 Strategic Habitat Ranking  
 System, Public Lands and  
 Proposed Acquisitions

**Legend**

-  City Limits
-  Water Features
-  Wekiva Study Area
-  Florida Forever Proposed Acquisition
-  Strategic Habitat



Source: FNAI  
 FFBOT Proposed Acquisition, 2025  
 FFWC Strategic Habitat Conservation Areas 2009











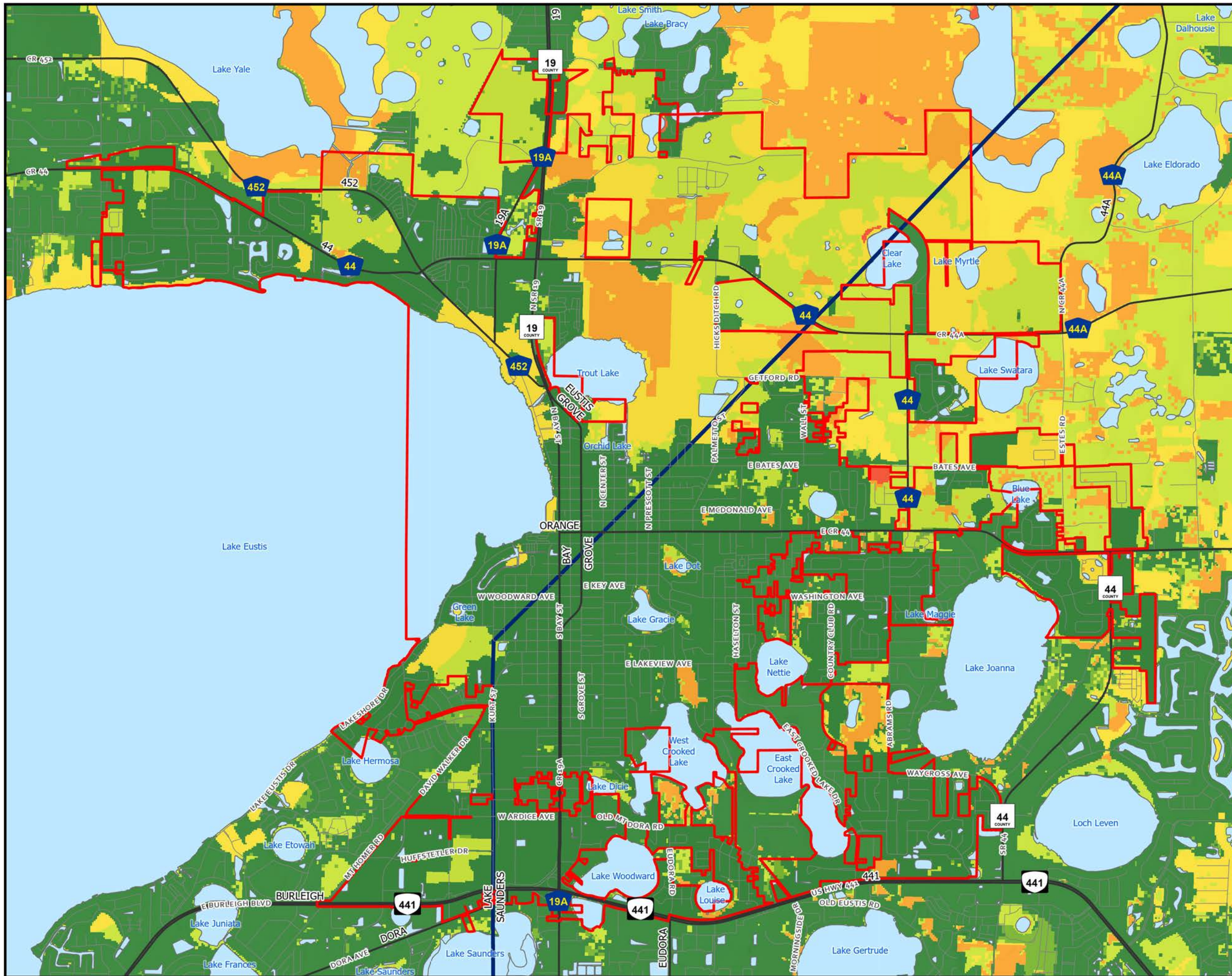
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Map Date: 11/28/2025

City of Eustis  
 Comprehensive Plan  
 Map #17  
 Wekiva Study Area:  
 Biodiversity Hot Spots

**Legend**

-  City Limits
-  Water Features
-  Wekiva Study Area
-  Less Biodiversity
- 
- 
- 
-  More Biodiversity



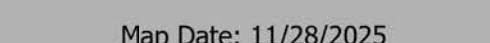
Source: FFWC CLIP 4 2016  
 FNAI / FSU / Nature Service Network



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0 0.5 1 Miles



Map Date: 11/28/2025

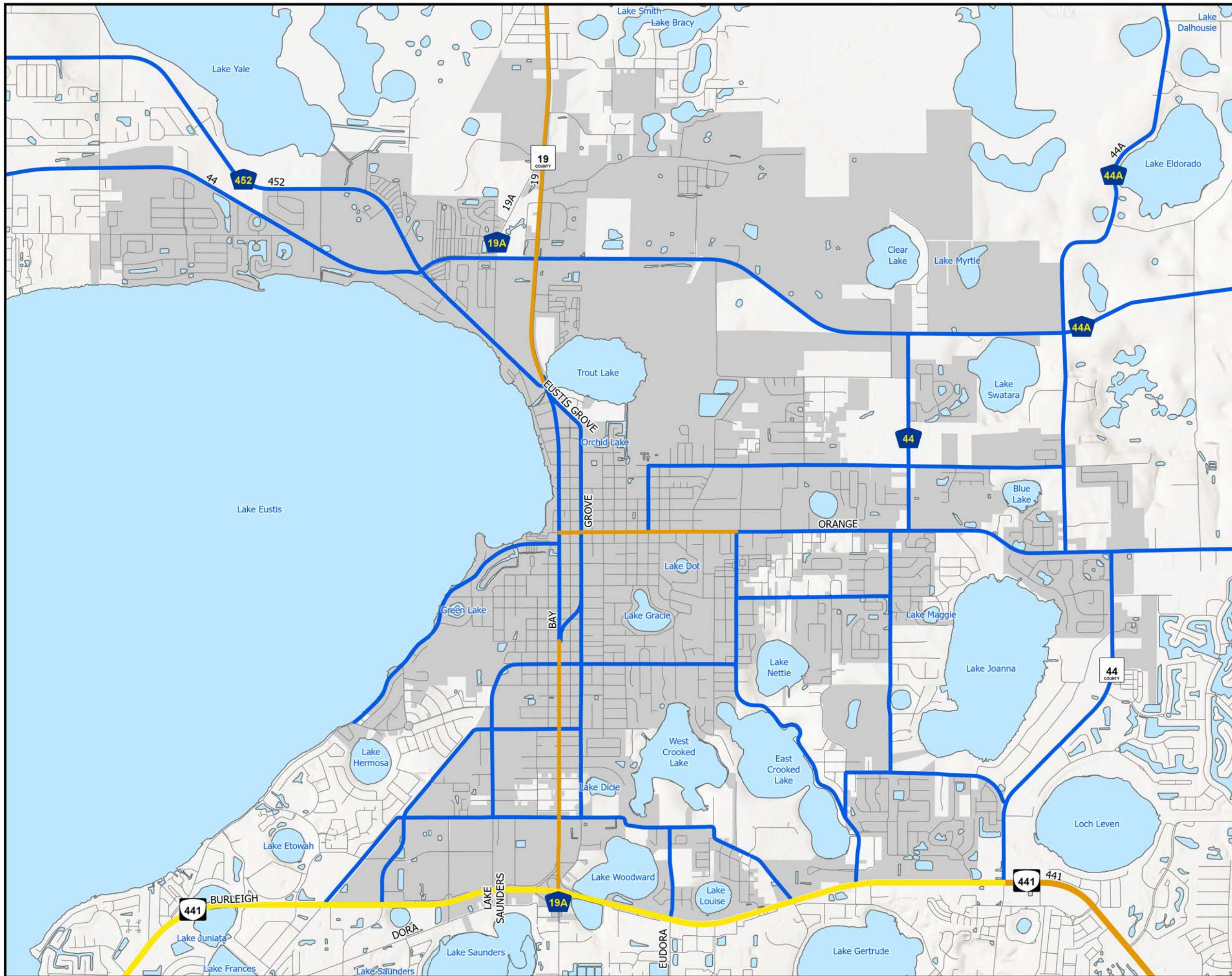




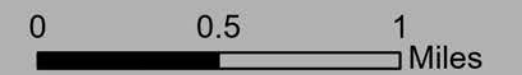
City of Eustis  
 Comprehensive Plan  
**Map #19**  
 Year 2025 Roadway  
 Number of Lanes

**Legend**

-  City Limits
-  Water Features
- 2025 Lanes**
-  2
-  4
-  6



Source: City of Eustis










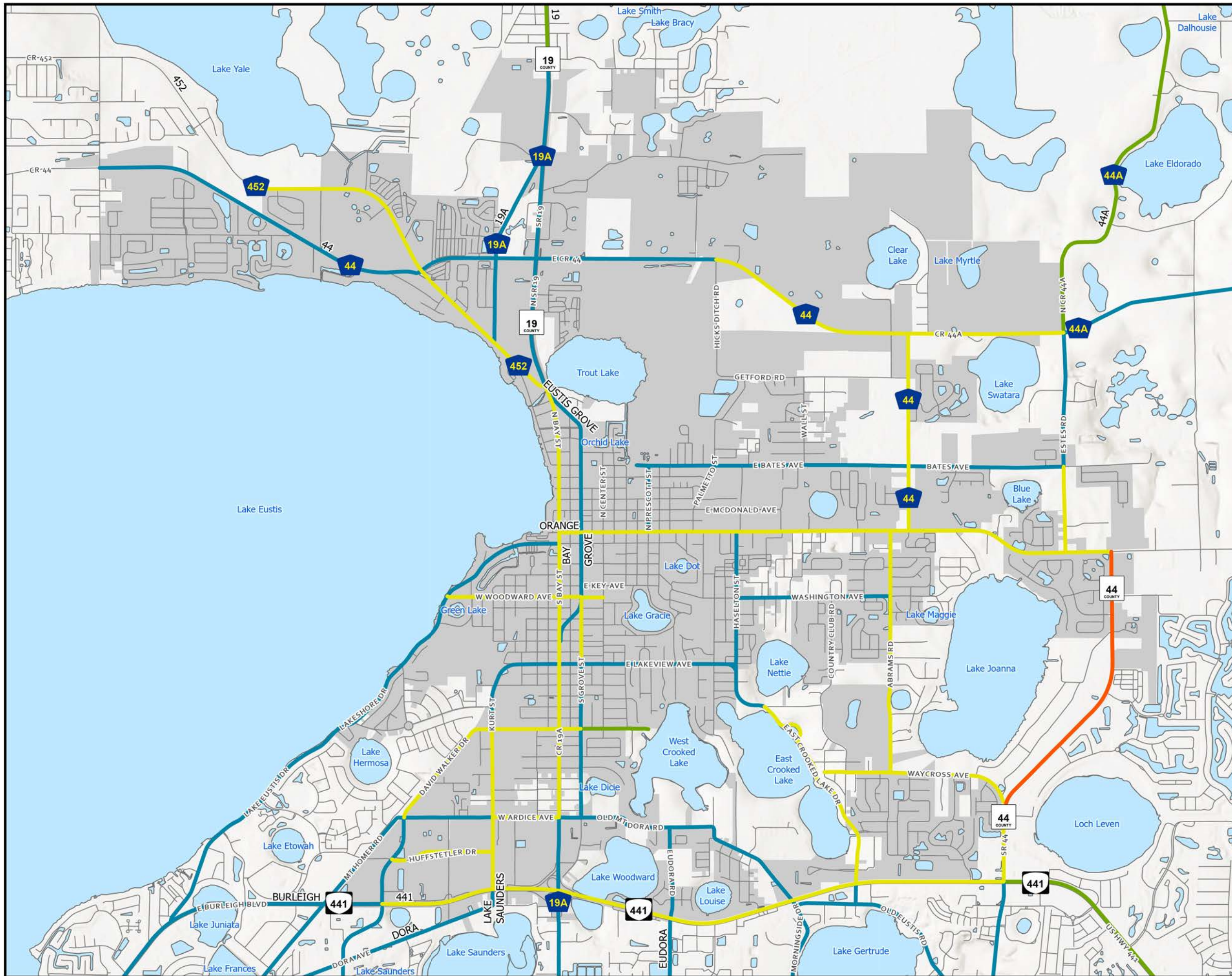
Map Date: 11/28/2025



# City of Eustis Comprehensive Plan Map #20 Year 2025 Roadway Level of Service

## Legend

-  City Limits
-  Water Features
- 2024 LOS**
-  B
-  C
-  D
-  E
-  F



Source: Lake Sumter MPO LOS 2024



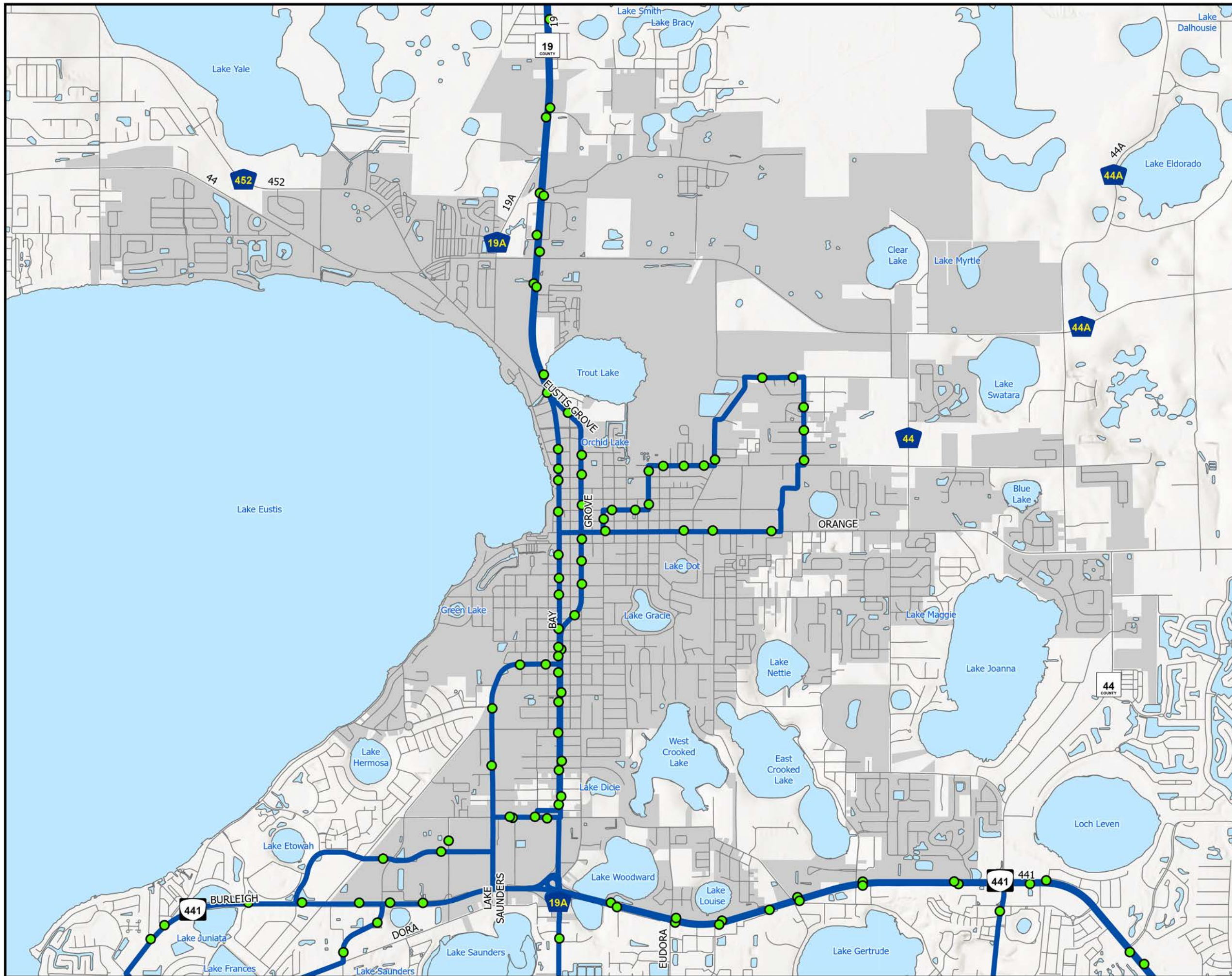
Map Date: 11/28/2025



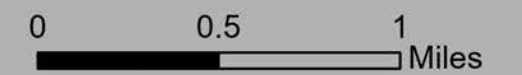
# City of Eustis Comprehensive Plan Map #21 Existing Mass Transit

## Legend

-  LakeXPress Bus Stops
-  LakeXPress Routes
-  City Limits
-  Water Features



Source: Lake County GIS








Map Date: 11/28/2025

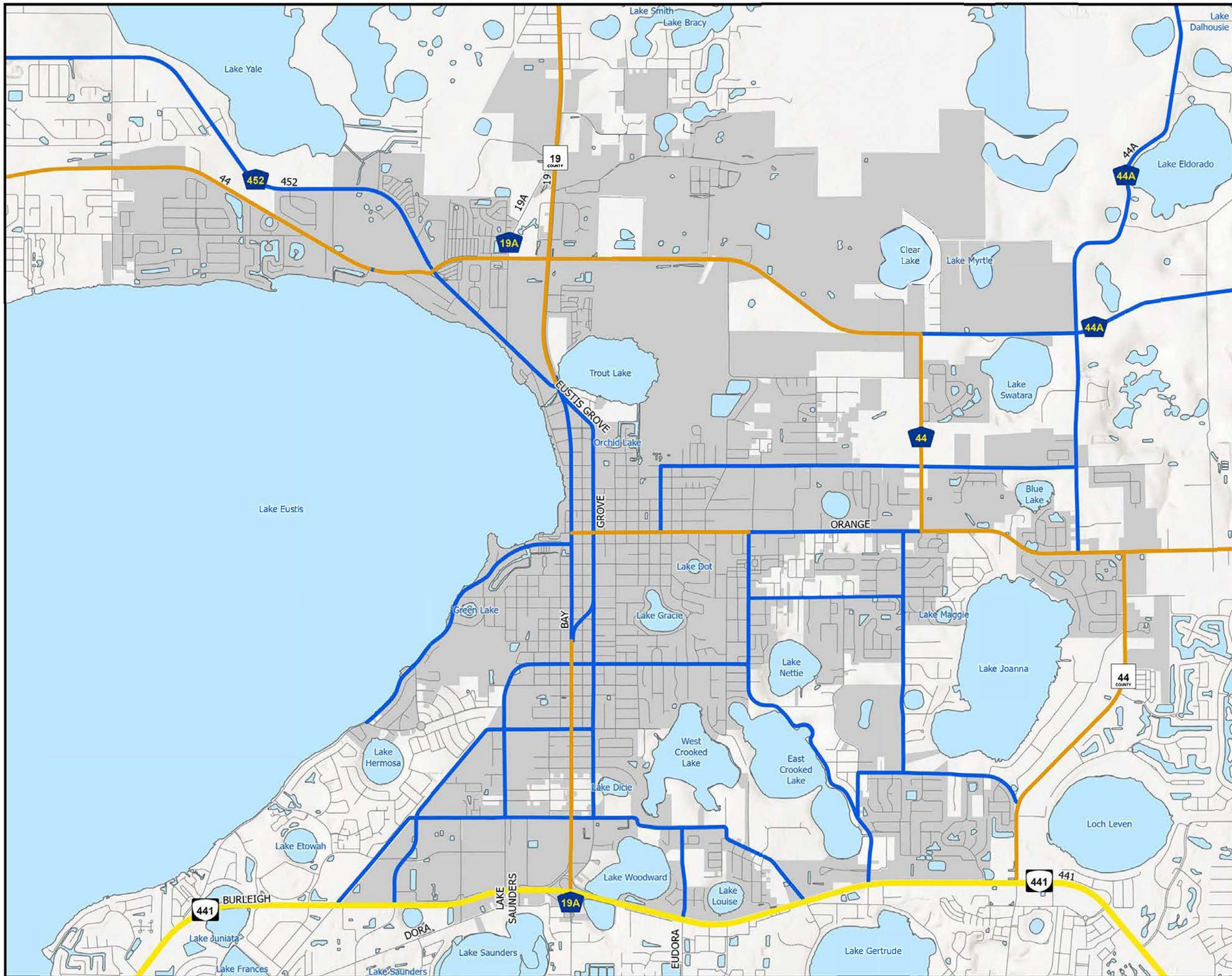




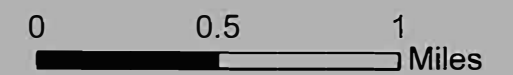
City of Eustis  
 Comprehensive Plan  
 Map #23  
 Future Transportation  
 Network - Year 2046  
 Roadway  
 Number of Lanes

**Legend**

-  City Limits
-  Water Features
- 2045 Lanes**
-  2
-  4
-  6



Source: Lake Sumter MPO LOS 2045










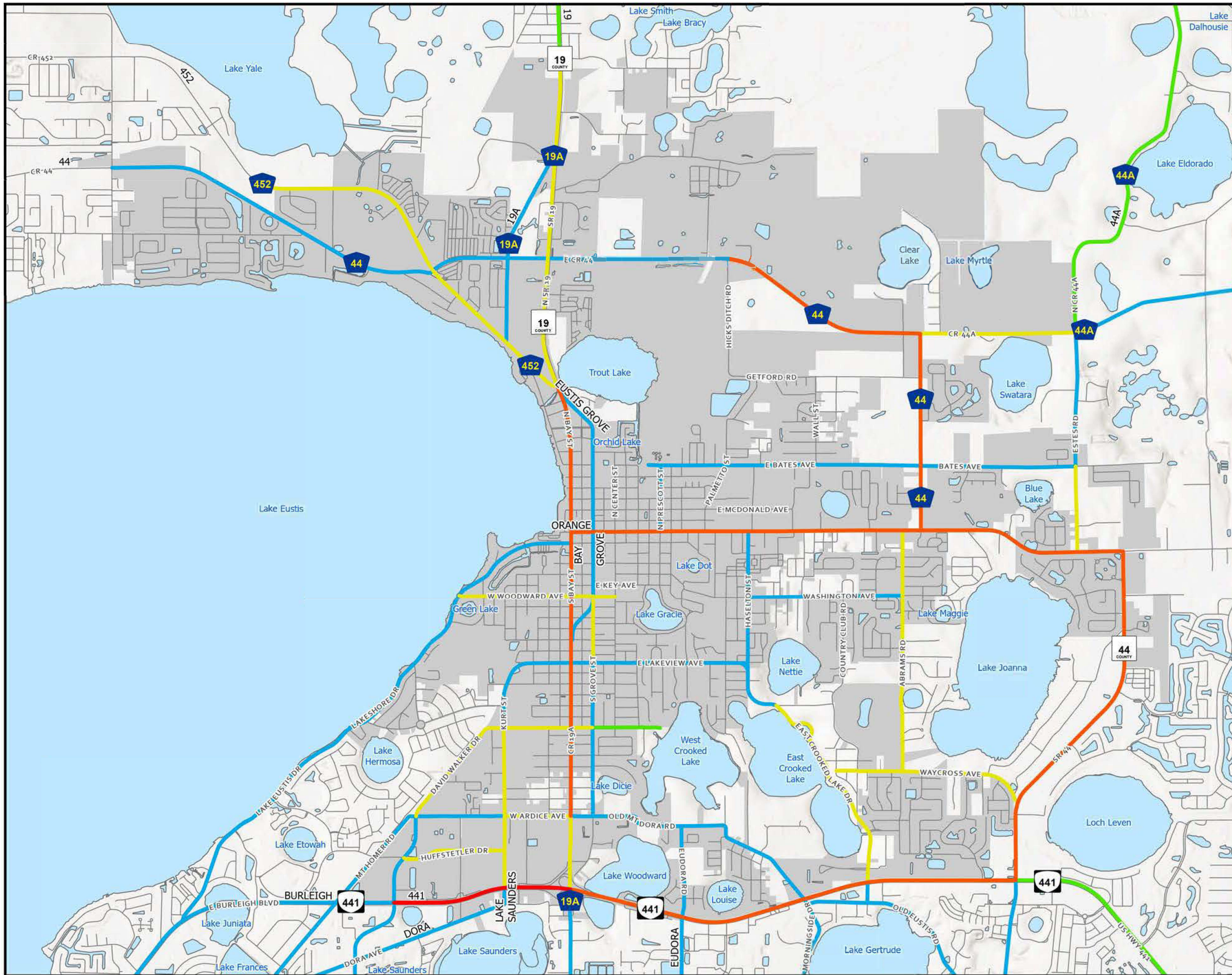
Map Date: 11/28/2025



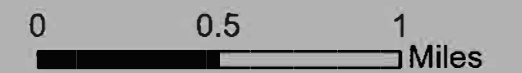
City of Eustis  
 Comprehensive Plan  
 Map #24  
 Year 2046 Roadway  
 Level of Service

**Legend**

-  City Limits
-  Water Features
- LOS 2046**
-  B
-  C
-  D
-  E
-  F



Source: Lake Sumter MPO LOS 2045



Map Date: 11/28/2025

# City of Eustis

# 2046 Comprehensive Plan

## Data and Analysis



**April 2026**

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# City of Eustis 2046 Comprehensive Plan Data and Analysis

## 1. FUTURE LAND USE ELEMENT

### 1.1. Population

#### 1.1.1. Population Projections

The percentage of the County’s population that is held within the City has hovered between 5.5% and 6.3% since 2013; see Table 1.1 below. In order to project the City’s future population, the percentages for each year from 2013 through 2025 will be averaged and held constant through the population projections. The average for the 13 data points from 2013 to 2025 is 5.98%.

**Table 1.1: Lake County and City of Eustis Populations, 1900-2025**

Year	Lake County Population	City of Eustis Population	City of Eustis Population Share
1900	7,467	411	5.50%
1910	9,509	910	9.57%
1920	12,744	1,193	9.36%
1930	23,161	2,835	12.24%
1940	27,255	2,930	10.75%
1950	36,340	4,005	11.02%
1960	57,383	6,189	10.79%
1970	69,305	6,722	9.70%
1980	104,807	9,453	9.02%
1990	152,104	1,285	0.84%
2000	210,527	15,106	7.18%
2010	297,047	18,558	6.25%
2013	303,317	18,795	6.20%
2014	309,736	19,098	6.17%
2015	316,569	19,432	6.14%
2016	323,985	20,127	6.21%
2017	331,724	20,880	6.29%
2018	342,917	21,039	6.14%
2019	357,247	21,368	5.98%
2020	383,956	23,189	6.04%
2021	400,142	23,407	5.85%
2022	403,857	23,595	5.84%
2023	414,749	23,918	5.77%
2024	433,331	24,180	5.58%
2025	445,881	24,477	5.49%

*Source: DesignWest Group, 2025 from Bureau of Economic and Business Research and US Census Data.*

## City of Eustis 2046 Comprehensive Plan Data and Analysis

The City of Eustis’s share of the County’s population has ranged from 5.49% in 2025 to a high of 12.24% in 1930. Over the past thirteen years, the City’s estimated population has grown steadily. The City’s share of the County’s population from 2013-2025 was averaged (5.98%) and then applied to the University of Florida’s Bureau of Economic and Business Research (BEBR) medium population projections for Lake County through the planning horizon to generate the population projections for the City. Table 1.2, below, shows the population projections in 5-year increments through the planning horizon of 2046. BEBR provides projections in 5-year increments; the population projections carry through to 2050 but the City’s planning horizon for this Comprehensive Plan update is 2046.

**Table 1.2: City of Eustis Population Projections, 2030-2050**

Year	BEBR Population Projections for Lake County	City of Eustis Population Projection	City of Eustis Population Share
2030	495,800	29,649	5.98%
2035	536,200	32,065	5.98%
2040	568,200	33,978	5.98%
2045	594,600	35,557	5.98%
2050	618,200	36,968	5.98%

*Source: DesignWest Group, 2025 as modified from BEBR Projections, 2025.*

### 1.2. Amount of Land Required to Accommodate Future Growth

#### 1.2.1. Existing Land Use

The Existing Land Use Map shows the 2025 existing land uses within the City of Eustis. Through a series of annexations, the total area within the City increased by 2,196 acres to a total of 6,946.36 acres since an assessment of the City’s land uses in 1988. Table 1.3 shows the developed and vacant acres within the City by land use.

**Table 1.3: City of Eustis Existing Generalized Land Use**

Land Use	Total Acreage	Percent <sup>1</sup>	Vacant Acreage	Percent <sup>2</sup>
Rural Residential	138.44	1.99%	57.29	1.79%
Suburban Residential	3436.02	49.47%	1606.21	50.07%
Urban Residential	443.49	6.38%	156.48	4.88%
Mobile Home/RV	190.4	2.74%	7.18	0.22%
General Commercial	365.16	5.26%	103.21	3.22%
Central Business District	46.59	0.67%	17.34	0.54%
Residential Office/Transitional	201.49	2.90%	48	1.50%
Mixed Commercial/Residential	497.85	7.17%	250.46	7.81%
Mixed Commercial/Industrial	252.14	3.63%	147.58	4.60%
Light Industrial	0	0.00%		0.00%

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Land Use	Total Acreage	Percent <sup>1</sup>	Vacant Acreage	Percent <sup>2</sup>
General Industrial	167.96	2.42%	76.76	2.39%
Public/Institutional	792.91	11.41%	481.94	15.02%
Agriculture	0	0.00%		0.00%
Conservation	413.91	5.96%	255.29	7.96%
<b>Total</b>	<b>6,946.36</b>	<b>100%</b>	<b>3,207.74</b>	<b>100%</b>

<sup>1</sup>Percent of total developed land

<sup>2</sup>Percent of total vacant land

Source: DesignWest Group, August 2025.

### 1.2.2. Analysis of Land Needed to Accommodate the Future Population

The City of Eustis’s population is expected to grow to 35,557 by the year 2050; a 11,080-person increase over the 2025 estimate of 24,477 (45.27%). The estimated household size from the 2023 US Census Bureau American Community Survey of 2.41 people per dwelling unit will be carried forward through the planning horizon of 2046.

The City of Eustis has over 1,827 acres of vacant residentially designated land and 250 acres of vacant mixed-used designated land that allows residential. Using the data provided by the Shimberg Center for Housing Research, calculations were made to determine the acreage that may be needed to provide adequate land for residential development through the year 2046. By the end of the planning horizon, the City will need an additional 5,635 dwelling units (please see the data and analysis for the Housing Element in Section 3 for more detailed calculations). It is assumed that approximately 78% (4,407) will be single family or mobile homes and will be accommodated in the Rural Residential, Suburban Residential, and Mobile Home/RV land use categories. These categories have an estimated average density of 4 units per acre. Approximately 22% (1,207) of the units needed by 2046 will be multi-family units that will be accommodated in the Urban Residential and Mixed Commercial/Residential Land Use Categories with an estimated average density of 8 units per acre. Based on these assumptions, approximately 1,102 acres will be needed for single family residential housing. Approximately 150 acres will be needed for future multi-family development. Ultimately, however, market forces determine the location and type of housing that will be needed, and will drive the amount of land needed to accommodate the future population.

### 1.3. Character of Undeveloped Land

As shown in Table 1.3, there are approximately 2,952.45 acres of vacant (non-wetland) land scattered throughout the City.

### 1.4. Availability of Public Facilities

The data and analysis for the Infrastructure, Recreation, and Transportation Elements present a

## City of Eustis 2046 Comprehensive Plan Data and Analysis

detailed analysis of the availability of services to serve existing and future land uses. In summary, these elements document that there is adequate facility capacity to serve existing uses at the adopted level of service standards. Changes necessary to meet the needs of the projected population, if required, are identified in those elements.

### 1.5. Redevelopment

#### 1.5.1. Blighted Areas

Blighted areas within the City of Eustis were documented within the City's Community Redevelopment Area's (CRA) 1990 Finding of Necessity. The City has one CRA area divided into four areas – downtown Eustis, Ferran park, Orange Avenue Commercial Corridor, and the East Eustis Neighborhood and encompasses nearly 1,000 acres. The stated mission of the CRAs is to generate new development and redevelopment by facilitating programs and initiatives that spur economic development, improve physical characteristics, and encourage investment in the Downtown and East Town area. As of the 2024 Annual Report, the CRA has approximately \$1.4 million in projects for the 2023-2024 Fiscal Year as well as approximately \$1.6 million in remaining fund balance.

#### 1.5.2. Nonconforming Uses

The City's LDRs define nonconforming uses as a land use that does not comply with the land use category within which it is located, or does not meet the standards of other land use regulation. In addition, Section 121-5 of the LDR provides exceptions to the resource protection standards for emergency repairs. This Section limits the emergency repairs that can be performed on a nonconforming use to 50% of the fair market rent as determined by the most recent appraisal of the property by the Lake County Property Appraiser.

### 1.6. Compatibility with Military Installations

The City of Eustis is not near a military installation.

### 1.7. Economic Development

In addition to the economic development promoted through the CRA Plan and the Economic Development Element within the Comprehensive Plan, the City is a member of the Lake Economic Area Development (LEAD) Partnership. LEAD is a public/private organization created and designed to lead efforts in further growing, diversifying, and uniting the Lake County regional economy. LEAD operates as a public/private partnership made up of the county, cities, private businesses and community partners.

LEAD's five-year goals include creating 3,500-4,500 new primary employment jobs, having new jobs pay wages 15% above the County average wage, increasing the average wage in the County by 25%, and assisting 250 entrepreneurs.

# City of Eustis 2046 Comprehensive Plan Data and Analysis

## 2. TRANSPORTATION ELEMENT

### 2.1. Existing Transportation Network

#### 2.1.1. Existing Roadway Network

The Existing Traffic Circulation Map, found in the Comprehensive Plan, depicts the Florida Department of Transportation (FDOT) Functional Classification and number of lanes for each roadway.

##### 2.1.1.1. Adopted LOS Standards

The City has adopted a level of service (LOS) standard of ‘E’ for all arterial and collector roadways within the City. This standard relates to a range of operational conditions on a roadway, based on roadway characteristics and traffic volumes. As volumes increase, LOS decreases, unless road improvements are made. The adopted LOS standards, along with a description of those standards, are presented in Table 2.1.

**Table 2.1: Adopted LOS Standards for City of Eustis Roads, 2025**

Roadway	Urbanized Area Level of Service
Arterial	E
Collector	E

Source: City of Eustis Comprehensive Plan, 2025

##### 2.1.1.2. Existing Level of Service

Table 2.2 shows the adopted LOS standards for major roadways within the City of Eustis and their respective LOS in 2024.

**Table 2.2: City of Eustis Major Roads LOS Standards and Operating LOS**

Roadway Name		Functional Classification	Adopted LOS	2024 AADT	2024 LOS
From:	To:				
US Roadway Segments					
US 441					
David Walker Dr	SR 19 (Bay Street)	Rural Principal Arterial	E	50,500	D
SR 19 (Bay Street)	SR44/N Donnelly Drive	Rural Principal Arterial	E	48,000	D
State Roadway Segments					
SR 19					
City Boundary	CR 44 (Burlington Ave)	Urban Minor Arterial	E	19,900	C
CR 44 (Burlington Ave)	CR 452	Urban Minor Arterial	E	17,800	C
CR 452	Ardice Ave/Old Mt Dora Rd	Urban Minor Arterial	E	25,500	D

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Roadway Name		Functional Classification	Adopted LOS	2024 AADT	2024 LOS
From:	To:				
Ardice Ave/Old Mt Dora Rd	US 441	Urban Minor Arterial	E	24,000	C
SR 44					
City Boundary	East Orange Ave	Urban Minor Arterial	E	12,800	D
East Orange Ave	Waycross Ave	Urban Minor Arterial	E	18,300	E
Waycross Ave	US 441	Urban Minor Arterial	E	28,500	D
County Roadway Segments					
CR 452					
City Boundary	SR 19	Urban Collector	E	10,400	D
CR 44					
City Boundary	E Orange Ave	Urban Collector	E	4,200	D
CR 44A					
City Boundary	CR 44	Rural Major Collector	E	2,600	D
Local Roadway Segments					
Abrams Road					
SR 44	Waycross Ave	Urban Collector	E	6,000	D
Ardice Avenue					
Kurt Street	SR 19	Urban Collector	E	5,600	D
Bates Avenue					
Orange Ave	Estes Rd	Urban Collector	E	1,100	D
David Walker Drive					
Mt Homer Rd	South Grove St	Urban Collector	E	6,000	D
East Crooked Lake Drive					
Country Club Road	US 441	Urban Collector	E	5,600	D
Hicks Ditch Road					
CR 44	Palmetto Street	Urban Collector	E	1,000	D
Huffstetter Road					
City Boundary	Kurt Street	Urban Collector	E	1,100	D
Kurt Street					
David Walker Drive	US 441	Urban Collector	E	5,500	D
Orange Avenue					
SR 19	CR 44	Urban Minor Arterial	E	11,900	D
CR 44	SR 44	Urban minor Arterial	E	13,400	D
Waycross Avenue					
East Crooked Lake Dr	SR 44	Urban Collector	E	5,400	D
Woodward Avenue					
Lake Shore Dr	South Center St	Urban Collector	E	1,000	D

Source: DesignWest Group, 2025

### 2.1.2. Bicycle and Pedestrian Network

Bicycle and pedestrian access and mobility are becoming increasingly important accompanying a shift in focus to livable, walkable, and sustainable communities. The City of Eustis currently include policies, standards, and regulations in the LDR that encourage the

## City of Eustis 2046 Comprehensive Plan Data and Analysis

provision of multi-modal facilities, including new local street connections, sidewalks, transit shelters, bicycle facilities, etc., as part of any development proposals.

### 2.1.3. Public Transportation

Lake County’s transit service, the LakeXpress, offers two fixed routes to serve communities between Fruitland Park and Eustis. The routes run eastbound and westbound, and offer hourly stops from 6:00 a.m. to 8:00 p.m., Monday through Friday. The County also operates the Lake County Connection. Lake County Connection is Lake County's shared ride, door-to-door, paratransit service for people whose disability or transportation disadvantaged status prevents them from using LakeXpress. This option is available to eligible residents within the City of Eustis.

### 2.1.4. Aviation, Rail, Seaport, and Intermodal Terminals

There are no airports, passenger rail, seaports, intermodal terminals, or limited access facilities within the City of Eustis. Commercial and Industrial development in Eustis is served by the Florida Central Railroad, which operates 68 miles of track and directly serves industries in downtown Orlando, Apopka, Zellwood, Mt. Dora, Tavares, Eustis, Umatilla, Ocoee, and Winter Garden, Florida.

## 2.2. Future Transportation Demand

### 2.2.2. Roadways

#### 2.2.2.1. Projected Roadway Needs

Table 2.3 shows the adopted LOS standards for major roadways within the City of Eustis and their respective adopted LOS standards and operating LOS at 2045.

This information was not developed for concurrency purposes, but is used here for general planning purposes. Transportation concurrency within the City of Eustis has been rescinded.

**Table 2.3: Adopted LOS Standards and Projected 2046 Operating LOS for City of Eustis Major Roads**

Roadway Name		Functional Classification	Adopted LOS	2046 AADT	2046 LOS
From:	To:				
US Roadway Segments					
US 441					
David Walker Dr	SR 19 (Bay Street)	Rural Principal Arterial	E	67,200	F
SR 19 (Bay Street)	SR44/N Donnelly Drive	Rural Principal Arterial	E	63,800	E
State Roadway Segments					
SR 19					
City Boundary	CR 44 (Burlington	Urban Minor Arterial	E	28,700	D

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Roadway Name		Functional Classification	Adopted LOS	2046 AADT	2046 LOS
From:	To:				
	Ave)				
CR 44 (Burlington Ave)	CR 452	Urban Minor Arterial	E	25,600	D
CR 452	Ardice Ave/Old Mt Dora Rd	Urban Minor Arterial	E	36,700	E
Ardice Ave/Old Mt Dora Rd	US 441	Urban Minor Arterial	E	34,600	D
SR 44					
City Boundary	East Orange Ave	Urban Minor Arterial	E	18,400	E
East Orange Ave	Waycross Ave	Urban Minor Arterial	E	26,400	E
Waycross Ave	US 441	Urban Minor Arterial	E	41,000	E
County Roadway Segments					
CR 452					
City Boundary	SR 19	Urban Collector	E	15,000	D
CR 44					
City Boundary	E Orange Ave	Urban Collector	E	6,000	D
CR 44A					
City Boundary	CR 44	Rural Major Collector	E	3,700	D
Local Roadway Segments					
Abrams Road					
SR 44	Waycross Ave	Urban Collector	E	8,600	D
Ardice Avenue					
Kurt Street	SR 19	Urban Collector	E	8,100	D
Bates Avenue					
Orange Ave	Estes Rd	Urban Collector	E	1,600	D
David Walker Drive					
Mt Homer Rd	South Grove St	Urban Collector	E	8,600	D
East Crooked Lake Drive					
Country Club Road	US 441	Urban Collector	E	8,100	D
Hicks Ditch Road					
CR 44	Palmetto Street	Urban Collector	E	1,400	D
Huffstetter Road					
City Boundary	Kurt Street	Urban Collector	E	1,600	D
Kurt Street					
David Walker Drive	US 441	Urban Collector	E	7,900	D
Orange Avenue					
SR 19	CR 44	Urban Minor Arterial	E	17,100	E
CR 44	SR 44	Urban minor Arterial	E	19,300	E
Waycross Avenue					
East Crooked Lake Dr	SR 44	Urban Collector	E	7,800	D
Woodward Avenue					
Lake Shore Dr	South Center St	Urban Collector	E	1,400	D

*Source: DesignWest Group, 2025*

## City of Eustis 2046 Comprehensive Plan Data and Analysis

The Lake Sumpter Metropolitan Planning Organization’s (MPO) 2045 LRTP Needs Plan showed four capacity improvements that are needed on roadways within the City of Eustis. Please see Table 2.3 for a list of roadway improvements needed.

**Table 2.3: 2045 LRTP Needed Improvements for the City of Eustis**

Project Name	From	To	Improvement
CR 44	SR 44	US 441	Widen to four lanes
SR 44	SR 44 and Orange Avenue	CR 46A	Widen to four lanes
SR 44	US 441	Orange Avenue	Widen to four lanes
US 441	SR 44	North of SR 46	Widen to six lanes

*Source: 2045 LRTP Needs Plan Report*

### 2.2.2.2. Projected Transportation Improvements

The 2045 LRTP also includes a cost feasible plan. The widening projects for SR 44 from SR 44 to CR 46A and from US 441 to Orange Avenue and US 441 from SR 44 to North of SR 46 listed above are included in the 2045 cost feasible plan. However, according to the MPO’s 2045 LRTP Cost Feasible Project map, the portions of these roadways that are being widened and that are funded are outside of the City of Eustis’s city boundaries.

### 2.2.3. Bicycle and Pedestrian Facilities

The Lake Sumpter MPO’s 2045 LRTP Plan includes the North Lake Trail, which is classified as in process or planned.

### 2.2.4. Public Transportation

Currently, LakeXpress has no plans to change or expand routes in the City of Eustis.

## 2.3. Hurricane Evacuation

The Florida Division of Emergency Management works with the ten Regional Planning Councils to update the Statewide Regional Evacuation Study. With funding allocated from the State Legislature, regional planning council staff coordinates with local Emergency Management Directors, the Florida Department of Transportation, the National Hurricane Center and others to update components of the Study including the Behavioral Analysis, Shelter Inventory, Storm Surge Analysis and Demographic Data.

The Storm Surge Analysis provides data to local emergency management officials to validate and update regional evacuation zones. Data from the Study is used to model specific information such as evacuation clearance times, vulnerable populations, and local shelter demand. This gives Emergency Managers needed information to make evacuation decisions in preparation for disasters. The Division of Emergency Management is maintaining the Regional Evacuation Study online. A map of hurricane evacuation routes is included in the Comprehensive Plan.

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Hurricane vulnerability zones are established using results from the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) numerical model. Storm surge contours are established for each of the Saffir/Simpson Hurricane Scale Categories (1-5). From the hurricane vulnerability zones, evacuation zones were established. In Lake County, the Evacuation Zones run from A through D. The City does not have an adopted Hurricane Evacuation Zones map.

In the East Central Florida Regional Planning Council's latest study regarding evacuation time, the 2025 Operational Scenario indicates that for Lake County as a whole, the clearance time to shelter is 16.5 hours to 27.5 for evacuation level A through D storms.

# City of Eustis 2046 Comprehensive Plan Data and Analysis

## 3. HOUSING ELEMENT

### 3.1. Existing Housing Inventory and Characteristics

#### 3.1.1. Total Housing Inventory

Table 3.1 shows total housing inventory and occupancy status of all housing units in the City. The City of Eustis has 9,559 occupied units and 1,176 vacant units, for a 2023 total of 10,735 units.

**Table 3.1: City Eustis Housing Units, Vacancy and Occupancy Status**

Housing Type	Number	Percent <sup>1</sup>
Vacant Units for Rent	131	11.14%
Vacant Units For Sale	163	13.86%
Vacant Units Rented or Sold, Not Occupied	156	13.27%
Vacant Units for Seasonal, Recreational, or Occasional Use	298	25.34%
Vacant Units for Migrant Workers	0	0.00%
Other Vacant Units	428	36.39%
Total Vacant Units	1,176	10.95%
Total Occupied Units	9,559	89.05%
Total Units	10,735	

<sup>1</sup> Percentages for the types of vacant units (rows 1-6) are given as a percentage of vacant units; percentages for total vacant units and total occupied units are given as a percentage of the total units.

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

#### 3.1.2. Housing Units by Type (Single Family, Multi-Family, and Mobile Homes)

Table 3.2 presents housing units by type. The City of Eustis has 7,510 single-family units, 2,299 multi-family units, and 887 mobile homes. The 2023 total units by type is 10,735.

**Table 3.2: City of Eustis Housing Units by Type, 2023**

Housing Type	Number	Percent
Single Family (1 att./detach.)	7,510	69.96%
Multi-family (2 or more)	2,299	21.42%
Mobile Home	887	8.26%
Other	0	0.00%
Total	10,735	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

#### 3.1.3. Housing Units by Tenure (Owner or Renter)

As shown in Table 3.3, there are 9,559 units in the 2023 baseline total with owned units

## City of Eustis 2046 Comprehensive Plan Data and Analysis

numbering 6,694 and rented units numbering 2,865. Due to differences in calculations, the owner and renter households do not add up to total households in other tables.

**Table 3.3: City of Eustis Housing Units by Tenure, 2023**

Tenure	Number	Percent
Owner	6,694	70.03%
Renter	2,865	29.97%
Total	9,559	

*Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023*

### 3.1.4. Housing Units by Age Characteristics

Table 3.4 shows that for the housing units currently within the City, the greatest building activity occurred in the 1980s with 3,096 units.

**Table 3.4: City of Eustis Housing Units by Age Characteristics, 2023**

Year Built	Number	Percent
2010 or After	676	6.30%
2000-2009	1,814	16.90%
1990-1999	1,649	15.36%
1980-1989	3,096	28.84%
1970-1979	1,167	10.87%
1960-1969	724	6.74%
1950-1959	772	7.19%
1940-1949	216	2.01%
1939 or Earlier	621	5.78%
Total	10,735	

*Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023*

### 3.1.5. Rental Housing Units by Gross Rent Levels

Table 3.5 distributes renter households by various gross rent categories. Distributing the gross rent into categories is useful to assess the number of rental units by rent affordability levels. In the City of Eustis, the rent category with the most units is that between \$1,000-\$1,499. Housing is considered to be affordable if 30% or less of household income is spent on housing.

**Table 3.5: City of Eustis Rental Housing Units by Gross Rent Levels, 2023**

Rent Level	Number	Percent
<\$200	0	0.00%
\$200-\$299	115	4.01%
\$300-\$499	346	12.08%

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Rent Level	Number	Percent
\$500-\$749	307	10.72%
\$750-\$999	583	20.35%
\$1,000-\$1,499	608	21.22%
\$1,500-\$1,999	431	15.04%
\$2,000-\$2,499	197	6.88%
\$2,500-\$2,999	112	3.91%
\$3,000-\$3,499	0	0.00%
\$3,500 or More	0	0.00%
No Cash Rent	109	3.80%
Total	2,865	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

### 3.1.6. Owner Housing Units by Value Ranges

Data in the following table shows the number of housing units categorized into eight value ranges. According to Table 3.6, the greatest number (2,267; 33.87%) of the City of Eustis’s owner-occupied housing stock is valued between \$200,000 and \$299,999. There are 502 units valued less than \$50,000 (7.5%). Approximately 220 (3.29%) units are valued over \$500,000.

**Table 3.6: City of Eustis Owner Housing Units by Value Ranges, 2023**

Housing Value	Number	Percent
<\$50,000	502	7.50%
\$50,000-\$99,999	662	9.89%
\$100,000-\$149,999	316	4.72%
\$150,000-\$199,999	800	11.95%
\$200,000-\$299,999	2,267	33.87%
\$300,000-\$499,999	1,844	27.55%
\$500,000-\$999,999	220	3.29%
\$1,000,000-\$1,499,999	0	0.00%
\$1,500,000-\$1,999,999	0	0.00%
>\$2,000,000	0	0.00%
Total	6,694	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

### 3.1.7. Monthly Costs - Owner-Occupied Housing

Owner costs with a mortgage are reported in Table 3.7. The category ranging from \$1,500 to \$1,999 value ranges contain the majority of mortgaged units in the City of Eustis. Of the 4,357 units reported in this table, 1,2812 units (27.82%) appear in this category.

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**Table 3.7: City of Eustis Monthly Owner Costs with a Mortgage, 2023**

Owner-Occupied Monthly Costs	Number of Households	Percent
<\$200	0	0.00%
\$200-\$299	0	0.00%
\$300-\$399	0	0.00%
\$400-\$499	0	0.00%
\$500-\$599	39	0.90%
\$600-\$699	0	0.00%
\$700-\$799	0	0.00%
\$800-\$899	131	3.01%
\$900-\$999	161	3.70%
\$1,000-\$1,249	945	21.69%
\$1,250-\$1,499	947	21.74%
\$1,500-\$1,999	1,212	27.82%
\$2,000-\$2,499	368	8.45%
\$2,500-\$2,999	184	4.22%
\$3,000-\$3,499	74	1.70%
\$3,500-\$3,999	0	0.00%
>\$4,000	0	0.00%
<b>Total</b>	<b>4,357</b>	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

### 3.1.8. Rental Housing Cost Burden

Table 3.8 distributes the number of renter households into various income ranges based on cost to income ratio. The common affordability standard for renters, as well as owners, is no more than 30% of income to be spent on housing costs. Income is given in relation to Area Median Income (AMI) which is the median income for a defined geographical area and is calculated by the US Department of Housing and Urban Development. In the City of Eustis, more than half of rental households, 53.94%, pay more than 30% of their income on housing and are considered to be cost burdened.

**Table 3.8: City of Eustis Rental Housing Cost Burden, 2023**

Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
30% AMI or less	161	4.35%	464	12.53%	309	8.34%
30.01-50% AMI	321	8.67%	452	12.20%	285	7.69%
50.01-80% AMI	446	12.04%	375	10.12%	59	1.59%
80.01-100% AMI	363	9.80%	0	0.00%	54	1.46%
Greater than 100% AMI	415	11.20%	0	0.00%	0	0.00%

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Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
Total	1,706	46.06%	1,291	34.85%	707	19.09%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

### 3.1.9. Owner Housing Distributed by Cost-to-Income Ratios for Households at Different Income Levels

Where Table 3.8 shows the number of renter households, Table 3.9 shows the number of owner households in various income ranges and distributes them into ranges based on the percentage of their income spent on housing. The greatest number of households, 4,899, pay less than 30% of their income towards housing.

**Table 3.9: City of Eustis Owner Housing Cost Burden, 2023**

Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
30% AMI or less	10	0.17%	83	1.40%	218	3.66%
30.01-50% AMI	244	4.10%	130	2.19%	96	1.61%
50.01-80% AMI	643	10.81%	316	5.31%	10	0.17%
80.01-100% AMI	441	7.41%	114	1.92%	47	0.79%
Greater than 100% AMI	3,561	59.86%	36	0.61%	0	0.00%
Total	4,899	82.35%	679	11.41%	371	6.24%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

### 3.1.10. Housing Unit Condition

Table 3.10 provides a summary of housing unit conditions provided by 2023 Shimberg data using indicators of over-crowdedness, lack of heating fuel, kitchens, or plumbing facilities. According to the 2023 data, lacking complete kitchen facilities is the primary substandard condition in the City of Eustis with 266 households.

**Table 3.10: City of Eustis Housing Condition Summary, Substandard Indicators, 2023**

Substandard Housing Criteria	Number	Percentage of Occupied Housing Units
Overcrowded (1.01 or More Persons per Room)	0	0%
No Fuel Used	116	1.20%
Lacking Complete Kitchen Facilities	266	2.50%
Lacking Complete Plumbing Facilities	126	1.20%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

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## 3.2. Projected Housing

### 3.2.1. Household Projections by Size, Income, and Age

The US Census Bureau provides a breakdown of household size within the ACS data. Table 3.11 shows the number and percentage of household sizes for 2023.

**Table 3.11: City of Eustis Household Size, 2023**

Household Size	Number	Percent
1-person household	2,928	30.63%
2-person household	3,475	36.35%
3-person household	1,286	13.45%
4-or-more-person household	1,870	19.56%
Total	9,559	

Source: US Census Bureau American Community Survey, 5-year Estimates 2019-2023

Table 3.11 shows that 2-person households make up 36.35% of the City’s households. These percentages for household size will be carried through future projections for the number of households through the planning timeframe. The 2023 estimate for people per household (2.41) will be applied to the population projections in Table 1.2 to provide an estimate of the number of households for 2030, 2035, 2040, and 2045. Table 3.12, below, shows the projections for the number of households by size for these future years.

**Table 3.12: City of Eustis Household Projections by Size, 2030-2045**

Household Size	2030	2035	2040	2045
Total Occupied Households	12,302	13,305	14,099	14,754
1-person household	3,768	4,075	4,318	4,519
2-person household	4,472	4,836	5,125	5,363
3-person household	1,655	1,790	1,896	1,984
4-or-more-person household	2,406	2,602	2,758	2,886

Source: DesignWest Group, 2025

Table 3.13, below, shows the projections for the number of households within each income range, shown as a percentage of AMI. AMI for the future is not known, as it changes over time based upon area incomes and other economic factors. The largest percentage of households (41.56%) within the City of Eustis are expected to make over 100% of AMI. Households with incomes at this level are the least cost burdened as shown in Tables 3.8 and 3.9, above.

**Table 3.13: City of Eustis Household Projections by Income Range, 2030-2045**

Household Size	2023	Percent	2030	2035	2040	2045
Total Households	9,653		12,302	13,305	14,099	14,754
Greater than 100% of AMI	4,012	41.56%	1,587	1,716	1,818	1,903

## City of Eustis 2046 Comprehensive Plan Data and Analysis

Household Size	2023	Percent	2030	2035	2040	2045
Greater than 80% but less than or equal to 100% of AMI	1,019	10.56%	1,947	2,106	2,232	2,335
Greater than 50% but less than or equal to 80% of AMI	1,849	19.15%	2,356	2,549	2,701	2,826
Greater than 30% but less than or equal to 50% of AMI	1,528	15.83%	1,299	1,405	1,488	1,557
Less than or equal to 30% of AMI	1,245	12.90%	5,113	5,530	5,860	6,132

Source: DesignWest Group, 2025; 2023 data from Shimberg Center for Housing Studies

Table 3.14, below, shows the population projections for the City of Eustis by age. The percentages of each age group from the Shimberg Center for Housing Studies were applied to the City’s population projections through the planning horizon.

**Table 3.14: City of Eustis Population Projections by Age, 2030-2045**

Age	2023 Population	Percent	2030 Population	2035 Population	2040 Population	2045 Population
0-4	1,445	6.04%	1,791	1,937	2,053	2,148
5-9	1,329	5.56%	1,647	1,782	1,888	1,976
10-14	1,381	5.77%	1,712	1,851	1,962	2,053
15-19	1,267	5.30%	1,571	1,699	1,800	1,884
20-24	1,335	5.58%	1,655	1,790	1,897	1,985
25-29	1,593	6.66%	1,975	2,136	2,263	2,368
30-34	1,518	6.35%	1,882	2,035	2,156	2,257
35-39	1,399	5.85%	1,734	1,876	1,987	2,080
40-44	1,361	5.69%	1,687	1,825	1,933	2,023
45-49	1,252	5.23%	1,552	1,678	1,779	1,861
50-54	1,396	5.84%	1,730	1,872	1,983	2,075
55-59	1,660	6.94%	2,058	2,225	2,358	2,468
60-64	1,730	7.23%	2,145	2,319	2,458	2,572
65-69	1,460	6.10%	1,810	1,957	2,074	2,170
70-74	1,258	5.26%	1,559	1,687	1,787	1,870
75+	2,534	10.59%	3,141	3,397	3,600	3,767
Total	23,918		29,649	32,065	33,978	35,557

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.15, below, shows household projections for the City of Eustis by age of householder through the planning timeframe. Age of householder can help estimate the type of household that is required. Younger householders may need larger houses for families, while older householders may be retired and looking for smaller houses.

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**Table 3.15: City of Eustis Household Projections by Age of Householder, 2030-2045**

Age of Householder	2023	2030	2035	2040	2045
<b>Owner</b>					
15-34	665	856	926	981	1,026
35-54	2,142	2,757	2,981	3,159	3,306
55-64	1,772	2,280	2,466	2,614	2,735
65 and older	2,115	2,722	2,944	3,120	3,264
<b>Total</b>	<b>6,694</b>	<b>8,615</b>	<b>9,317</b>	<b>9,873</b>	<b>10,332</b>
<b>Renter</b>					
15-34	572	736	796	844	883
35-54	988	1,272	1,375	1,457	1,525
55-64	591	761	823	872	912
65 and older	714	919	994	1,053	1,102
<b>Total</b>	<b>2,865</b>	<b>3,687</b>	<b>3,988</b>	<b>4,226</b>	<b>4,422</b>

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

### 3.2.2. Projections of Need for Housing

The final section provides projections of additional housing needed for the years 2030, 2035, 2040, and 2045. Projections are created by taking the total number of households estimated for each future year and applying the current vacancy rate (10.95% of all units, based upon Shimberg data) to estimate the number of vacant units. These numbers are then added together to project the number of units that are needed to accommodate the population through the planning timeframe. Need is determined by calculating the difference between the supply (estimated 2023 total units, based upon Shimberg data) and the projected demand. By the year 2045, the City of Eustis will need a projected increase in housing units of 5,635.

**Table 3.16: City of Eustis Projection of Additional Units Needed 2030-2045**

Year	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Additional Housing Units Needed
2023	9,559	1,176	10,735	
2030	12,302	1,347	13,649	2,914
2035	13,305	1,457	14,762	4,027
2040	14,099	1,544	15,643	4,908
2045	14,754	1,616	16,370	5,635

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.17 shows the split between the future need for single and multi-family housing. Using the percentages of existing housing types from Table 3.2, the projected need for each type of housing unit is projected through the planning timeframe.

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**Table 3.17: City of Eustis Projected Number of Housing Units Needed by Type, 2030-2045**

Year	Increase Needed	Single Family	Multi Family	Mobile Home
Percent of Total		69.96%	21.42%	8.26%
2030	2,914	2,039	624	241
2035	4,027	2,817	863	333
2040	4,908	3,434	1,051	405
2045	5,635	3,942	1,207	465

*Source: DesignWest Group, 2025*

By the end of the planning horizon, the City will need an additional 5,635 dwelling units. It is assumed that approximately 78% (4,407) will be single family or mobile homes and will be accommodated in the Rural Residential, Suburban Residential, and Mobile Home/RV land use categories. These categories have an estimated average density of 4 units per acre. Approximately 22% (1,207) of the units needed by 2046 will be multi-family units that will be accommodated in the Urban Residential and Mixed Commercial/Residential Land Use Categories with an estimated average density of 8 units per acre. Based on these assumptions, approximately 1,102 acres will be needed for single family residential housing. Approximately 150 acres will be needed for future multi-family development. Ultimately, however, market forces determine the location and type of housing that will be needed and will drive the amount of land needed to accommodate the future population.

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## 4. INFRASTRUCTURE ELEMENT

### 4.1. Potable Water

Potable water for the City of Eustis is provided by the City’s public water system. The City operates three community water systems that provide potable water service and fire protection to areas within the incorporated City limits and some unincorporated areas. The water systems, Main, Eastern, and Heathrow Country Estates, operate independently of each other. The operating capacities of the water systems (14.805, 1.790, and 1.368 Million Gallons per Day [MGD], respectively) are well above the permitted limits on average annual daily withdrawal (4.30, 0.369, and 0.112 MGD, respectively). The City has an adopted LOS for each of its water systems. For the Main system, the adopted LOS is 99 gallons per capita per day (gpcpd). For the Heathrow and Eastern systems, the adopted LOS is 150 gpcpd and 151 gpcpd. This difference is due to the more readily availability of reclaimed water systems within the Main water system. Since each water system has its own adopted LOS, and the apportionment of future population to the areas the water systems serve is beyond the scope of this analysis, an LOS of 150 gpcpd will be used to evaluate the availability of future capacity to serve the projected population. Table 4.1, below shows the projected potable water demand for the City as a whole using this standard.

**Table 4.1: City of Eustis Potable Water Demand, 2025-2050**

Year	Projected Population Increase	Projected Increase in Demand (MGD)	Projected Sanitary Sewer Service Demand (MGD) <sup>1</sup>
2025			1.52
2030	5,172	0.78	2.29
2035	7,588	1.14	2.66
2040	9,501	1.43	2.94
2045	11,080	1.66	3.18
2050	12,491	1.87	3.39

<sup>1</sup> Current demand is estimated using the 150 gpcpd standard.

Source: DesignWest Group, 2025.

Table 4.2, below, shows the calculations for the remaining capacity within the potable water system as a whole based on the projected increase in population and the adopted level of service.

**Table 4.2: City of Eustis Projected Potable Water Capacity, 2030-2050**

Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2030	4.78	2.29	2.49
2035	4.78	2.66	2.12

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Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2040	4.78	2.94	1.84
2045	4.78	3.18	1.6
2050	4.78	3.39	1.39

*Source: DesignWest Group, 2025*

Table 4.2 shows that the City’s water system as a whole has adequate capacity to serve the projected population. The potable water system’s operation capacity exceeds its permitted withdrawals if demand for potable water increases beyond estimated demand or within a specific service area. No expansion in potable water capacity is expected to be needed through the planning timeframe.

### 4.2. Sanitary Sewer

The City of Eustis provides sanitary sewer service through two systems that provide service to residential, commercial, industrial, and institutional customers within the incorporated City limits and some unincorporated areas. The wastewater treatment facilities, Eustis Eastern and Eustis Bates Avenue, have a permitted capacity of 1.30 and 2.99 MGD respectively.

The adopted LOS standard for sanitary sewer for the City of Eusits is 250 gallons per day per household (gpdphh). This standard will be used to estimate the demand on the City’s sanitary sewer facilities through the planning timeframe. The City’s population is projected to increase by 12,491 people by 2050. Table 4.3, below, shows the calculations for the increased demand on the City’s sanitary sewer system based on the projected increase in population and the adopted level of service. Table 4.4 shows the estimated remaining Capacity for sanitary sewer facilities through the planning timeframe.

**Table 4.3: City of Eustis Sanitary Sewer Service Demand, 2025-2050**

Year	Projected Population Increase	Projected Increase in Demand (MGD)	Projected Sanitary Sewer Service Demand (MGD) <sup>1</sup>
2025			2.54
2030	5,172	0.54	3.08
2035	7,588	0.79	3.33
2040	9,501	0.99	3.52
2045	11,080	1.15	3.69
2050	12,491	1.30	3.83

*Source: DesignWest Group, 2025.*

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**Table 4.4: City of Eustis Projected Sanitary Sewer Service Demand, 2030-2050**

Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2030	4.29	2.29	2.00
2035	4.29	2.66	1.63
2040	4.29	2.94	1.35
2045	4.29	3.18	1.11
2050	4.29	3.39	0.90

*Source: DesignWest Group, 2025*

As Table 4.4 shows, there should be adequate capacity to serve the projected population. No expansion in sanitary sewer facilities is anticipated to be needed through the planning timeframe. The projected demand leaves 0.90 mgd capacity to serve future growth.

Pursuant to requirements in Section 163.3177(6)(c)3, F.S., there are no developments of 50 or more lots with more than one onsite sewage treatment and disposal system. The City requires that properties connect to central water and sanitary sewer systems when these systems are reasonably available with connectivity, capacity, and proximity criteria set out within the State’s definition of reasonably available in regards to potable water and sewer systems. Undeveloped parcels are required to connect to central water and sewer systems at the time of development if reasonably available.

### 4.3. Solid Waste

The City of Eustis contracts with Waste Management to remove the City’s solid waste. The solid waste is transferred to the Covanta Lake County Resource Recovery Facility in Okahumpka, Florida. This facility is operated by Covanta Energy Corporation and is a waste to energy plant that uses two incinerators to process approximately 250 tons of municipal solid waste daily. Through this process, the facility generates both electricity and steam, contributing to renewable energy production.

The adopted LOS standard for the City of Eustis solid waste is 7.0 lbs per capita per day. This equates to approximately 1.28 tons per capita per year. Table 4.5, below, shows the calculations for the increased demand on the City’s solid waste system based on the projected increase in population and the adopted level of service.

**Table 4.6: City of Eustis Projected Solid Waste Service Demand, 2030-2045**

Year	Projected Population Increase	Projected Increase in Demand (Tons per Day)	Projected Solid Waste Demand (Tons Per Day)
2025			85.67
2030	5,172	18.10	103.77

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Year	Projected Population Increase	Projected Increase in Demand (Tons per Day)	Projected Solid Waste Demand (Tons Per Day)
2035	7,588	26.56	112.23
2040	9,501	33.25	118.92
2045	11,080	38.78	124.45
2050	12,491	43.72	129.39

*Source: DesignWest, 2025*

In 2050, the demand for solid waste services is calculated at 129.39 TPD. The Covanta Lake County Resource Recovery Facility is expected to have adequate capacity to serve the projected population through the planning horizon of 2046.

#### 4.4. Stormwater

The adopted LOS standard for the City of Eustis’s stormwater system is as follows:

- Rate of Discharge. The post-development peak rate of discharge shall not exceed predevelopment conditions based on a 50-year, 24-hour storm for areas having positive drainage outfall, and a 100-year, 24-hour storm for areas which do not have positive drainage outfall pursuant to City LDR found in Section 106-2 (Applicability and Exemptions), Section 115-5 (Stormwater Management) and Section 121-25 (Flood Plains) of the City Code of Ordinances.
- Volume of Discharge. The post-development volume of discharge shall not exceed predevelopment conditions based on a 100-year, 24-hour storm for certain drainage basins identified in the 2014 Master Stormwater Plan. Volumes of discharge for other basins may meet lesser requirements to be determined pursuant to the City LDR.
- Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the SJRWMD per Rule 40C-42, FAC (for sections of the planning area within the City) and by the Lake County Subdivision Regulations and SJRWMD per Rule 40C-42, FAC in unincorporated sections of the planning area. These regulations must be followed pursuant to the City LDR.

Maintenance and improvements to the stormwater system are made as needed and as funding allows and in accordance with the 2014 City of Eustis Master Stormwater Plan.

#### 4.5. Natural Groundwater Aquifer Recharge

There are several areas of natural groundwater aquifer recharge areas within the City. These areas are shown on Map 12: Wekiva Study Area Most Effective Undeveloped Recharge Areas. These areas, as well as the areas around the City’s groundwater wells, are protected by both local and state policies. These policies govern the type of development, impervious surfaces, and stormwater discharge standards. As part of the Wekiva Protection Area, development in

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these areas is closely monitored and controlled to protect the water quality of the City's water supply as well as Wekiwa Springs.

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## 5. CONSERVATION ELEMENT

### 5.1. Natural Areas

#### 5.1.1. Surface Water

Lakes, streams, and possible wetland areas are shown on Map 6: Surface Water Features. There are no rivers within the City. The City of Eustis lies within the Ocklawaha River Watershed. Many other smaller bodies of water meander through the City. According to monitoring done by the Florida Department of Environmental Protection, there are several water bodies whose drainage basins are at least partially within City limits or within the Eustis Planning area who are failing to meet water quality standards. Table 5.1, below, lists these water bodies. Non-point sources of pollution are the source of these impairments, and the City will cooperate with the SJRWMD and FDEP to reduce the conditions that result in these impaired water bodies.

**Table 5.1: City of Eustis Water Bodies**

Water Body	Size	Impairment Status
Lake Eustis	7,806 acres	Impaired – Total Phosphorous
Lake Yale	4,042 acres	Impaired – Total Phosphorous
Lake Joanna	309 acres	Impaired – Total Phosphorous
Lake Eldorado	185 acres	Not Impaired
East Crooked Lake	155 acres	Not Impaired
West Crooked Lake	112 acres	Not Impaired
Trout Lake	112 acres	Impaired – Total Phosphorous, Total Nitrogen, Chlorophyll-a
Lake Bracy	77 acres	Not Impaired
Lake Swatara	76 acres	Not Impaired
Lake Woodward	68 acres	Not Impaired
Lake Serpentine	58 acres	Not Impaired
Clear Lake	51 acres	Not Impaired
Lake May	31 acres	Not Impaired
Lake Hermosa	30 acres	Not Impaired
Bay Lake	26 acres	Not Impaired
Lake Louise	25 acres	Not Impaired
Lake Gracie	20 acres	Not Impaired
Lake Etowah	19 acres	Not Impaired
Lake Myrtle	16 acres	Not Impaired
Blue Lake	15 acres	Not Impaired
Lake Willie	13 acres	Not Impaired
Lake Dixie	9.7 acres	Not Impaired
Lake Erma	7.5 acres	Not Impaired

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Water Body	Size	Impairment Status
Lake Dot	6 acres	Not Impaired
Green Lake	5 acres	Not Impaired
Lake Maggie	4.2 acres	Not Impaired

*Source: FDEP SWIM program interactive map, 2025*

### 5.1.2. Wetlands/marshes

Wetland areas have been identified on the south end of Trout Lake, Lake Yale, and the Eustis Meadows (an area of undisturbed marsh). These habitats provide a home, food source, breeding ground, nursery, and refuge for many species of animals and plants which depend upon these ecosystems for their continued survival.

### 5.1.3. Air Resources

Ambient air quality is monitored statewide through the State and Local Air Monitoring System (SLAM). Standards have been established for air contaminants based on federal standards for ambient air quality. The FDEP maintains an extensive monitoring program to track air quality in the State. Lake County is monitored for ozone in the southern part of the county. There are no air monitoring stations closer to the City.

A permit is required for the construction, modification, expansion, or operation of any facility or development that will emit pollutants into the air. The Division of Air Resources Management (FDEP) issues air quality construction permits for major possible air pollution developments. Minor source construction and operating permits are processed in the FDEP district offices.

### 5.1.4. Flood-Prone Areas

The floodplains in the City of Eustis area are shown on Map 7: Areas Subject to Flooding. These areas indicate the 100-year potential flood areas. The floodplain areas delineated within the planning area pose no devastating threat from flooding. Current City and County ordinances are believed to provide adequate regulation for protection from flood damage at the time of initial construction. The ordinances are designed to restrict or prohibit uses which are dangerous to health, safety, and property due to water erosion hazards, regulate the location and construction standards of uses vulnerable to floods, control alterations to natural floodplains, prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

### 5.1.5. Sources of Commercially Valuable Minerals

There are no sources of commercially valuable minerals within the City of Eustis.

## 5.2. Fisheries, Wildlife, Marine Habitat, and Vegetative Communities

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### 5.2.1. Fisheries

There are no commercial seafood harvesting or processing facilities within the City.

### 5.2.2. Wildlife

There is potential for 67 animals and 31 plants on the State's list of endangered, threatened, or imperiled species to occur within the City or its planning area. All greenfield development is required to evaluate the site for the presence of an endangered, threatened, or imperiled species prior to development.

### 5.2.3. Vegetative Communities

There are six identifiable general vegetative communities found within the planning area. They are:

➤ Xerophytic pine communities

- Sandpine Scrub
- Longleaf Pine Sandhill

➤ Hydrophytic communities

- Pine Flatwoods
- Lake Border Swamp
- Cypress Pond
- Wet prairies

These six vegetative communities have been significantly altered because of the urban development which began with the settlement of the City of Eustis in the 1870s and the extensive citrus production that began after the freeze of 1894-95. Back-to-back devastating freezes in the early 1980s killed the majority of the mature citrus trees found within the southern and eastern portions of the planning area. Some of the groves have since been replanted in the eastern portion of the planning area as there is little pressure from development in this area of the county. Most of the dead groves with lake frontage, in the US 441 corridor, or near the urbanized fringes were not replanted because of their strategic locations and higher land values for future development.

The vegetative communities are described in more detail below in the following paragraphs.

➤ Xerophytic pine communities

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- Sandpine scrub: Sandpine scrub is a fire-dependent, subclimax evergreen community occurring on elevated, infertile, and excessively drained sands of marine origin. The understory of the scrub community is composed primarily of woody shrubs with oak species being most common. Destructive crown fires occur about every 50 years for regeneration of the forest. The sandpine scrub occurs on the excessively well drained soils of the St. Lucie, Lakewood, Palmetto, Walaka, and Paola series in the eastern portion of the planning area. Most of these areas have been cleared for citrus groves and have little or no value as farmland because of the excessively drained nature of the soils which would require extensive irrigation and fertilization.
  - Longleaf pine sandhill: This sandhill community, also known as the longleaf pine-turkey oak community, is a fire-dependent, subclimax community which occurs throughout the urbanized center of the City of Eustis along the Mount Dora Ridge. The canopy was once dominated by longleaf pine which was heavily logged in the early 1900s. Variations of the sandhill community are recognized by the occurrence of four subcanopy, co-dominant deciduous oaks, with turkey oaks being the most common. Unlike the sand pine scrub community, the sand hills have an abundant herbaceous groundcover. The sandhill community occurs most commonly on the Lakeland-Eustis-Blanton/Norfolk associations. Soils consist of excessively drained, deep sands with high permeabilities and low water holding capabilities. The water tables are usually more than six feet below the surface. Scattered longleaf pines and turkey oaks are found within the urbanized area today. Also found within this community are subcommunities of xeric oak hammocks which typically occur as a fringe around the numerous lakes found within the planning area. The most significant stands occur along the northern edges of East and West Crooked lakes.
- Hydrophytic communities
- Pine flatwoods: The pine flatwoods is a fire-dependent, subclimax community occurring on poorly drained flatland dominated by pine trees. It is the most common ecosystem found within the St. Johns River drainage basin. Three phases of flatwoods are recognized based on the occurrence of longleaf, slash, and pond pine, with mixed dominance being common. There is usually a dense scrub and herbaceous layer beneath the pine canopy, composed chiefly of soft palmetto, galberry, runner oak, and wiregrass. The flatwoods occur on a variety of soil types, all of which are poorly to imperfectly drained because of their lower relief in the presence of either fine textured soil materials or cemented organic layers of hardpan at varying depths. The water table is usually located close to the surface. These areas occur predominantly in the northwest portion of the planning area within the Central Valley. There are also a number of scattered pockets of flatwood associations which correspond to natural low drainage areas associated with the closed basin lakes.

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- **Lake border swamp:** Many of the lakes in the region are surrounded by this community which consists principally of cypress or ash-gum-cypress communities. In the planning area, these areas occur along the eastern side of Lake Eustis, along Lakeview Drive, and in the Trout Lake and Lake Yale areas. These stands have been heavily timbered in the past, but new growth cypress and other hardwoods are present in many areas.
- **Cypress ponds:** Cypress ponds are forested wetlands which are found throughout flatwood areas. Each occurs in a lens-shaped depression and is usually underlaid by an impervious clay and/or hardpan layer which impedes seepage and is responsible for the pooling of water. The ponds vary in size from one acre to as much as ten acres. The canopy is dominated by cypress, with bayhead species (such as gum and slash pine) commonly invading the shallower margins. Cypress ponds are characterized by fluctuating water levels and are seasonally or permanently wet. In the planning area, cypress ponds are found in scattered areas east of Hicks Ditch in the vicinity of Clear Lake.
- **Wet prairies:** The wet prairie is a marsh-like community dominated by herbaceous cover of grasses, sedges, herbs, and occasional shrubs. This community commonly occupies the margins of sandhill pines and lakes between the normal water level and the characteristic vegetation which marks the beginning of the surrounding forest. Width of these communities varies depending on the water level fluctuations. This community is not only adapted to periodic flooding and drying, but requires these pulses to discourage invading plants in order to maintain the characteristic prairie vegetation. In the planning area, wet prairies occur at the south end of Lake Yale and some fringe areas of the Eustis Meadows. To a lesser degree, they occur within the fringe areas of other lakes within the planning area. Of special note is Lake Lincoln, which is a dry lake bed prairie at this time and continually subject to water level fluctuations.

The diversity of these six communities within the planning area is strongly associated with the diversity of soils. The many characteristics of soils, such as chemical composition, texture, depth, and position affect the supply of moisture and nutrients to the plants. For these communities to remain, this delicate system should be maintained and protected since particular species of flora and fauna are always found within a given community. Each community is distinctive, with its own species, composition, structure, and environmental relations. The vegetative community and the environment form a basic functional unit, the ecosystem.

### 5.3. Erosion

No significant soil erosion is occurring within the City.

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### 6. RECREATION AND OPEN SPACE ELEMENT

#### 6.1. Existing Facilities

The City of Eustis contains approximately 69.46 acres of park and recreation facilities. Table 6.1, below, lists each park within the City and its associated facilities.

**Table 6.1: City of Eustis Park and Recreation Facilities, 2025**

Name	Acreage	Service Area	Recreational Orientation	Facilities
Bennett Park	2.24	Neighborhood	Active/Passive	Gazebo, Picnic Tables, Playground, Tennis Court
Cardinal Cove	6.8	City/Community	Active/Passive	1/4 mile Paved Walking Trail, Lake/Lakeview, Picnic Tables, Tennis Court, Fishing, Pickleball Courts
Carver Park	10.91	City/Community	Active/Passive	Basketball Court (outdoor), BBQ Grill, Benches, ADA Accessible, Pet Waste Station, Picnic Tables, Playground, Restroom Facilities, Water Fountains, Youth Activity Area
Clifford House & Museum	1.31	Special Facility	Passive	Citrus Museum, Restrooms, ADA Accessible, Historic House, Parking
Corey Rolle Field	6.45	City/Community	Active/Passive	ADA Accessible, Picnic Tables, Benches, Racquetball Court, Pavillion, Grassed Sports Field, Bleachers, Concession Stand, Electric Scoreboard
Elizabeth Circle	0.88	Neighborhood	Active/Passive	ADA Accessible, Picnic Tables, Playground, Shade Areas, Tennis Courts
Eustis Lake Walk		Special Facility	Passive	Boardwalk, 23 Boat Slips, 4 Pavilions, 3,225 L.F. of Walking Path
Ferran Park	8.18	City/Community	Active/Passive	ADA Accessible, Bendshell, Benches, Phone Charging

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Name	Acreage	Service Area	Recreational Orientation	Facilities
				Station, EV Car Charging Station, Fishing, Gazebo, Lake/Lakeview, Playground, Restroom Facilities, Walking Trail, Water Fountains, Kayak Launch
"GT" Gnann-Thompson Memorial Dog Park	1.8	City/Community	Passive	ADA Accessible, Benches, Dog Wash Bays, Dog Water Fountain; Dog Water Features, Pet Waste Station, Shade Areas, Water Fountains
Palmetto Point Park	18.8	City/Community	Active/Passive	ADA Accessible, Public Restrooms, Disk Golf Station, 1/2 mile Walking Trail, Grassed Sports Field, and Pet Waste Station.
Pendleton Park	1.75	Community/Neighborhood	Active/Passive	ADA Accessible, Benches, Shade Areas, Basketball Court (outdoors), Picnic Tables, Pavillion (Sports), Playground
Selleen Tot Lot	0.34	Neighborhood	Active	ADA Accessible, Benches, Picnic Facilities, Playground, swing sets
Sunset Island Park	10	City/Community	Active/Passive	ADA Accessible, Benches, Basketball Court (outdoors), Racquetball Courts. Skate Park, Pet Waste Station, Sports Pavillion, Tennis Court, Restroom Facilities, Walking Trails, Water Fountain

Source: City of Eustis, 2025

### 6.2. Needs Analysis

The City of Eustis has deleted its level of service (LOS) standard for recreation and open space facilities.

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## 7. INTERGOVERNMENTAL COORDINATION ELEMENT

### 7.1. Intergovernmental Coordination Inventory

The area of concern for intergovernmental coordination includes Bay County, the City of Springfield, and the City of Lynn Haven. These areas represent the county of residence and adjacent municipalities.

#### 7.1.1. Intergovernmental Inventory

Local Governments: Lake County, City of Tavares, City of Mount Dora.

Local Boards and Special Districts: Lake County School Board

Regional Agencies: Lake Sumpter Metropolitan Planning Organization (MPO), East Central Florida Regional Planning Council.

State Agencies: SJRWMD, FDEP, FDOT, and Florida Fish and Wildlife Conservation Commission.

#### 7.1.2. Existing Coordination Mechanisms

The primary instruments employed are interlocal agreements for essential services such as utilities and roadways. A summary of specific agreements is shown in Table 1.

**Table 7.1. Summary of Intergovernmental Coordination Agreements**

Subject of Agreement	Plan Elements Affected	Parties Other than City of Eustis	Lead Agency
Building Permits	Future Land Use	Lake County	City of Eustis
Concurrency Management	All Elements	Lake County, FDOT, FDEP	City of Eustis
Metropolitan Planning Organization	Traffic Circulation	Lake County, FDOT, East Central Florida RPC	Lake Sumpter MPO
Traffic	Transportation	Lake County	Lake County
Traffic	Transportation	FDOT	FDOT
Public School Facilities	Public School Facilities, Intergovernmental Coordination, Capital Improvements Element	Lake County School Board, Other Cities in Lake County	Lake County School Board

Source: City of Eustis, 2025

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## 7.1.3. Intergovernmental Coordination Issues

This section summarizes intergovernmental coordination issues as they relate to each comprehensive plan element.

### Future Land Use

The City of Eustis shares jurisdictional boundaries with the Cities of Tavares and Mount Dora and with Lake County. Most issues concerning annexation are dealt with through the use of a joint planning area, the City of Eustis Planning area that extends to the north, east, and south of the City. The City has input into the planning of this area, and is responsible for utility infrastructure expansion in this area.

### Transportation

Traffic circulation in Lake County is managed by the Lake Sumpter MPO. The organization was established to recommend and monitor transportation programs in the urban area. The MPO is comprised of study committees representing local elected officials and technical staff. This arrangement provides a forum for discussion and action on local transportation issues on a system-wide basis.

### Housing

The City should continue to coordinate with local, state, and federal agencies in the provision of public housing and rental subsidies. The City should also continue to participate via the Interlocal agreement for the provision of potable water to provide adequate service for future housing needs.

### Infrastructure

Provision of potable water and solid waste disposal are areas in which intergovernmental coordination is effectively taking place. Contracts and agreements provide specific terms and conditions of performance which are adhered to by the City and the other parties to the agreements.

### Conservation

The most significant natural resources issue from the Conservation Element is the quality of surface waters within the City. The City should continue to cooperate with any efforts to quantify contamination problems and to identify and implement potential corrective actions.

### Recreation and Open Space

The City needs to expand its Park and Recreation facilities to meet its adopted Level of Service in this area. To promote these opportunities, the City should consider coordination with adjacent local governments for shared facilities.

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## 7.1.4. Coordination Among Local Comprehensive Plans

Chapter 163, F.S., requires the comprehensive plan to “provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas.” The City has an identified joint planning area that extends to the north, east, and south of the City. The City has input into the planning of this area, and is responsible for utility infrastructure expansion in this area.

The City also has the opportunity to participate in the review and approval of amendments to the comprehensive plans of adjacent local governments. When a proposed amendment is available for review, as part of the required public participation process, the City should review the proposal to ascertain any impacts to the City.

## 7.1.5. Recognition of Campus Master Plans

Chapter 163, F.S., also requires the comprehensive plan to “provide for recognition of campus master plans prepared pursuant to s. 240.155.” The City will work with a University’s Board of Regents in the development of a “campus development agreement” as provided for in s. 240.155(10) if the need arises.

## 7.2. Coordination with Plans of the School Board and Other Units of Local Government Providing Services but Not Having Regulatory Authority Over the Use of Land

The Intergovernmental Coordination Element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board and other units of local government which provide facilities and services but do not have regulatory authority over the use of land. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement) within one year after adoption into the comprehensive plan.

Formal coordination with the School Board is already in place. An interlocal agreement was executed that specifies that the City and the School Board will both utilize the University of Florida Bureau of Business Research (BEBR) mid-range population projections for planning purposes; this interlocal agreement also specifies those land use categories in which public schools are allowed to be located.

Recognizing that disputes will occasionally arise between local governments over growth management issues, the City continues its policy to resolve conflicts with other local governments through the East Central Florida Regional Planning Council informal mediation process when considered necessary.

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## 8. CAPITAL IMPROVEMENTS ELEMENT

### 8.1. Public Facility Needs

- 8.1.1. Traffic Circulation – There are no roadway capacity needs.
- 8.1.2. Sewer – There are no identified sanitary sewer capacity needs at this time.
- 8.1.3. Water – There are no identified water system capacity needs at this time.
- 8.1.4. Stormwater – There are no identified stormwater capacity needs at this time.
- 8.1.5. Recreation – There are no identified recreation capacity needs at this time.
- 8.1.6. Other – Development of vacant areas based on future land use will generate needs for additional sanitary sewer and water lines, roads, and stormwater drainage. Developers will be required to install these facilities on any property they develop. Subsequently, the need for major capital improvements by the City should be minimized.

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## 9. Plan Amendment Standards of Review

The City of Eustis Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the City.

### 9.1 All Plan Amendments

All applications for a Plan amendment including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:

#### 9.1.1 General Public Facilities/Services

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

#### 9.1.2 Natural Resources/Natural Features

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Evaluation of specific features and impacts shall be included

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in the Land Development Regulations and addressed at time of site plan or subdivision plan consideration.

### 9.1.3 Comprehensive Plan Review

Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

#### 9.1.3.1 Proposed Residential Land Uses

The City shall limit these uses adjacent to incompatible commercial or industrial land uses unless sufficient mitigation, such as buffering and setbacks is provided and available through the Land Development Regulations, which lessens the impact to the proposed residences.

#### 9.1.3.2 Proposed Non-Residential Land Uses

The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

### 9.1.4 Transportation

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

### 9.1.5 Water Supply

Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

## 9.2 Amendments Within the Wekiva Springs Overlay Protection District

Amendments to the Future Land Use Map (FLUM) within the Wekiva Springs Overlay Protection District shall be required to comply with all applicable policies of this Comprehensive Plan and at time of site plan or subdivision consideration, approval of a development plan shall satisfy the following criteria:

9.2.1 Support the development plan with the required studies and surveys in FLU Policy 5.1.3 to document that the development is consistent with protection of groundwater and surface water and natural resources;

9.2.2 Support the development plan with a nitrate/nitrogen loading analysis prepared by a professional

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qualified to use professionally accepted methods that compare the existing land use activity to the proposed future land use activity at build-out if there is no connection to central sanitary sewer. The analysis must demonstrate when all factors are taken into account, that there shall be no increase in nitrate/nitrogen loading to groundwater and surface water.

### 9.3 Zoning Standards of Review

The City of Eustis does not have zoning districts. The City of Eustis regulates the specific uses that are permitted and prohibited within each land use district through the City's LDR based on the Future Land Use Map designation and establishes the minimum design standards to be used when developing property through the application of a Design District Overlay. The intent of the land use and design regulations of the LDR is to promote the health, safety, and welfare of the community; to ensure that future growth and development which occurs in Eustis is consistent and compatible with the city comprehensive plan; is compatible with existing and planned development in the City in type, design, and location; is served by adequate public services and facilities; and in all other respects achieves and implements the goals, objectives, and policies of the city as contained in the city comprehensive plan.