

**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 relating to the development patterns described and supported within the Plan 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 affect 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. Specifically each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.
- C **Comprehensive Plan Review**: Additional criteria and standards are also included in the Plan that describes 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 lands unless sufficient mitigation, such as buffering and setbacks is provided and available, 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 satisfy the following criteria:

- A Support the plan amendment with data and analysis demonstrating that the proposed land use category is the least intensive category that will meet a demonstrated need of the use;
- B Support the plan amendment with data and analysis demonstrating that the required studies and surveys in FLU Policy 5.1.3 document that the development is consistent with protection of groundwater and surface water and natural resources;
- C Support the plan amendment 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. The analysis may take into account specific on-site Best Management Practices and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site, including through the expansion and 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; and
- D Any future land use map amendment resulting in an increase in density above that permitted will not be approved unless:
  - (1) the 10-year Water Supply Facilities Work Plan and related comprehensive plan amendments is approved by the Department of Community Affairs or
  - (2) the applicant can demonstrate the availability of water supply for a ten-year period including the demand for the future land use map amendment. This shall include the anticipated demand resulting from those amendments and the demand for water supply for the growth anticipated for that same 10-year planning period. Supply shall be based on current resources and planned and committed resources in the City's adopted capital improvement schedule.

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

There is no current zoning requirement in the City of Eustis. 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 and establishes the minimum 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 long range 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 entitled to the most potentially dense or intense uses permitted within a land use classification. Thus, in some cases, the application of land development regulations including design standards, subdivision, environmental, and other 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**

<b>LAND USE DISTRICT</b>	<b>MAP SYMBOL</b>	<b>Maximum Net Density (Total dwelling units per net acre)</b>	<b>Maximum Intensity (Floor Area Ratio)</b>	<b>Minimum Open Space Required (<i>within the Wekiva Area</i>)<sup>(3)</sup></b>	<b>Minimum Open Space Required (<i>outside Wekiva Area</i>)</b>	<b>Maximum Impervious Surface (% of net buildable area)</b>
<b>RESIDENTIAL DISTRICTS</b>						
Rural Residential	RR	1 dwelling unit/acre	N/A	40%	40%	20%
Suburban Residential	SR	5 dwelling units/acre <sup>(2)</sup>	N/A	40%	40%	40%
Urban Residential	UR	12 dwelling units/acre <sup>(2)</sup>	N/A	20%	20%	40%
Manufacture Home Community	MH	8 dwelling units/acre	0.25	50%	50%	50%
<b>COMMERCIAL DISTRICTS</b>						
General Commercial	GC	N/A	0.25	10%	5%	75%
<b>INDUSTRIAL DISTRICTS</b>						
Light Industrial	LI	N/A	0.25	10%	10%	75%
General Industrial	GI	N/A	0.25	10%	10%	75%
<b>MIXED USE DISTRICTS</b>						
Central Business District	CBD Residential Non-Residential	40 dwelling units/acre <sup>(1)</sup>	2.0	N/A	0%	90%
Residential/Office Transitional	RT Residential Non-Residential	12 dwelling units/acre	1.0	20% 20%	20% 10%	40% 75%
Mixed Commercial/Residential	MCR Residential Non-Residential	12 dwelling units/acre	0.25	25% 20%	25% 15%	40% 75%
Mixed Commercial/Industrial	MCI	N/A	0.25	10%	10%	75%
<b>OTHER DISTRICTS</b>						
Public and Institutional	PI	N/A	0.25	20%	15%	75%
Agricultural	AG	1 dwelling unit/5 acres  1 dwelling unit/acre	N/A	0%	0%	
Conservation	CON	N/A	0.20	100%	100%	N/A

## Table Footnotes:

- (1) 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/ac 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 the Suburban Residential (SR) classification and 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.
- (3) These open space standards shall apply to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%. The 35% standard shall not apply to those land use categories that require more than 35% open space.
- (4) For more information regarding open space and impervious definitions see the City of Eustis Land Development Regulations, Chapter 109, Section 109.5-2. Measurement of Standards.

**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 large 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. These areas will be maintained as public and private aquatic preserves, wilderness areas, wildlife sanctuaries, and similar uses for the protection of open spaces, natural lands, rivers and watersheds.

**General Range of Uses:** Single-family residential dwelling units, manufactured 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 (1) 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.

Minimum Required Open Space:

Outside the Wekiva Area: 40%

Within the Wekiva Area: 40%

Special Provisions:

- (1) Permit the placement of residential units manufactured off site which otherwise meet all applicable 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
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**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 manufactured residential dwelling units, ACLF, limited neighborhood commercial uses, 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.

Minimum Required Open Space:

Outside the Wekiva Area: 40%

Within the Wekiva Area: 40%

Special Provisions:

- (1) 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%.
- (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable 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
- b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**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 (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 (6) dwelling units per net buildable acre up to a maximum of twelve (12) 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.

Minimum Required Open Space:

Outside the Wekiva Area: 20%

Within the Wekiva Area: 20% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

Special Provisions:

- (1) 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%.
- (2) Permit the placement of residential units manufactured off site which otherwise meet all applicable 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
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**Manufacture 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 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 (8) dwelling unit per net buildable acre.

Minimum Required Open Space:

Outside the Wekiva Area: 50%

Within the Wekiva Area: 50%

Special Provisions:

- (1) Permit the placement of residential units manufactured off site which otherwise meet all applicable 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
  - b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

**Commercial Districts***General Commercial***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 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.

Maximum Intensity: 0.25 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 5%

Within the Wekiva Area: 10% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map



(FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

## **Industrial Districts**

*Light Industrial*  
*General Industrial*

### **Light Industrial (LI)**

The Light Industrial land use designation includes activities that can be carried on within enclosed structures and do not create a visual or other disturbance or hazard to adjacent properties.

General Range of Uses: Warehousing and wholesale distribution are acceptable forms of light industry, 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 Industrial development includes those manufacturing, distribution, and associated activities which provide no open-air storage of raw materials or finished products; and 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. Outdoor recreation, schools, and public and utility services and facilities that are 5 acres or less in size are also permitted.

Maximum Intensity: .25 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 10%  
Within the Wekiva Area: 10% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

Special Provisions:

- (1) Future amendments to designate areas as LI designation shall be limited to properties that have direct access to only specified major arterial, minor arterial, and major collector roads, including:
- SR 19 north of the CR 19A intersection
  - CR 44 near SR 19
  - Dillard Road and Ardice Avenue

### **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.

Maximum Intensity: .25 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 10%  
Within the Wekiva Area: 10% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

Special Provisions:

- (1) New development within GI areas shall continue to be required to:
- Provide adequate setbacks and buffering from residential areas and public roads;
  - Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
  - Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

### **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, and residential uses may occur at comparatively high densities.

General Range of Uses: This category accommodates the mix of commercial, 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 12 du/ net buildable acre.

Intensity:

Minimum: 0.75 FAR

Maximum: 2.0 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 0%

Within the Wekiva Area: Not Applicable

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 nonresidential development. The purpose is to provide for establishment of business and professional offices and limited retail and service business while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent nonresidential 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 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 are also permitted.

Maximum Density: Residential densities may not exceed twelve (12) dwelling unit per net buildable acre.

Maximum Intensity: 1.0 FAR

Minimum Required Open Space:

Outside the Wekiva Area:

Residential: 20%

Non-Residential: 10%

Within the Wekiva Area: 20% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

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:

- (1) 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:
  - a. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;
  - b. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
  - c. screening any permitted nonresidential use from abutting residential properties by a landscape buffer, in accordance with city requirements;
- (2) Future amendments to designate areas as RT shall be required to demonstrate that:
  - a. The proposed location requires a transitional land use designation to protect the integrity of viable residential areas in the surrounding area; and
  - b. The proposed use will minimize competition with office opportunities in downtown Eustis.

**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 the mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted. Automotive sales and services and other heavy traffic-generating uses, including fast food restaurants, are prohibited, except as logical extensions of adjacent General Commercial (GC) areas.

Maximum Density: Residential densities may not exceed twelve (12) dwelling unit per net buildable acre.

Maximum Intensity: 0.25 FAR

Minimum Required Open Space:

Outside the Wekiva Area:

Residential: 25%

Non-Residential: 15%

Within the Wekiva Area:

Residential: 25% <sup>(A)</sup>

Non-Residential: 20% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

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:

- (1) Future amendments to designate areas as MCR shall be permitted only along selected arterial roads and in certain neighborhoods which meet the following conditions:
  - a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
  - b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;

- c. the arterial road frontage contains an existing mix of viable commercial and residential uses;
- d. 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;

**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, schools are permitted as well as public and utility services and facilities that are 5 acres or less in size. Shopping centers and large free-standing retailers are not permitted in these designated areas.

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 provide no open-air storage of raw materials or finished products; and 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.

Maximum Intensity: 0.25 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 10%  
Inside the Wekiva Area: 10% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

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:**

- (1) Future amendments to designate areas as MCR shall be permitted in undeveloped areas oriented to major highways and other transportation facilities as determined by market demand, and provided that:
  - a. 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
  - b. signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.

**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 existing school, recreation, and public utility properties and other governmental facilities. Cemeteries and the Eustis Airport property are also included in this category.

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

**Minimum Required Open Space:**

Outside the Wekiva Area: 15%  
Within the Wekiva Area: 20% <sup>(A)</sup>

- <sup>(A)</sup> Applies to all properties within the Eustis Planning Area that are developed in accordance with the land use designations on the November 2008 Future Land Use Map (FLUM). If the future land use designation for land within the Wekiva Study Area is changed from the designation on the November 2008 FLUM, then the minimum required open space shall be 35%.

**Agricultural (AG)**

This land use designation is 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 (1) dwelling unit per five (5) net buildable acres except as provided in the Special Provisions below.

Minimum Required Open Space:

Outside the Wekiva Area: 0%

Within the Wekiva Area: 0%

Special Provisions:

- (1) Mineral Resources Extraction. The extraction of mineral resources may be permitted 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.

**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.

Maximum Intensity: 0.20 FAR

Minimum Required Open Space:

Outside the Wekiva Area: 100%

Within the Wekiva Area: 100%