

**FUTURE LAND USE
GOALS, OBJECTIVES AND POLICIES****GOAL FLU 1: SMART GROWTH FRAMEWORK**

Implement a land use and development framework based upon Smart Growth Principles that will:

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

OBJECTIVE FLU 1.1: SMART GROWTH IMPLEMENTATION

To create a planning framework and implementation strategy that will enhance the livability of the City of Eustis; preserve its natural, cultural, and physical resources; promote sustainable, energy-efficient land use patterns; minimize the effects of urban development on the natural resources of the City and the global environment; maintain overall air quality; stabilize particulate emissions; reduce greenhouse gas emissions and discourage urban sprawl.

Policy FLU 1.1.1: Planning Principles for Smart Growth

The Principles of Smart Growth shall guide the creation of land use policy and development regulations within the City of Eustis and shall include:

- 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;
- Mixing land uses;
- Preserving open space, farmland, natural beauty and critical environmental areas;
- Providing a variety of transportation choices;
- Strengthening and directing development towards existing communities; and
- Taking advantage of compact building design.

Policy FLU 1.1.2: Strategy for Sustainability: Performance Standards

The City shall initiate efforts to establish standards for sustainable development and shall report on the results of this effort as a part of the next Evaluation and Appraisal Report. At a minimum this evaluation will include a methodology to quantify the existing average per capita vehicle miles traveled for the City of Eustis and an evaluation of how these policies helped to reduce this performance criterion over the evaluation period.

Policy FLU 1.1.3: Strategy for Sustainability: Reducing the Carbon Footprint

The City shall take the following actions as part of an overall strategy to reduce the carbon footprint of development and infrastructure in the City of Eustis:

- a. Continue to support alternative modes of travel as called for in the Transportation Element to minimize fuel consumption, promote energy-efficient land use patterns, and reduce greenhouse gas emissions.
- b. Support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel and attain LEED certification in construction of new City buildings.
- 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. Require the use of energy-efficient lighting with proper functionality for streets, parking areas, recreation areas and other interior and exterior public areas. Further, for all development, the City shall 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;
- f. Prohibit new deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g. building orientation, clotheslines, and solar water heating systems.);
- g. 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 to reduce local air temperatures and reflecting light and heat; ~~and~~
- h. Revised the City's Land Development Code to reduce the off-street parking requirements in the CBD consistent with the recommendations of the Downtown Master Plan by November 2011.
- i. Encourage the planting of Florida Friendly shade trees to provide reasonable shade for all recreation areas, streets and parking areas. Site design standards will continue to recognize that tree placement is important to provide needed shade in warmer months while not overly reducing the benefits of sunlight in cooler months; ~~;~~
- j. Oppose diesel buses, trains and trolleys, and fleet vehicles when electric, natural gas, hybrid, and hydrogen fuel-cell technologies become functionally and economically competitive; ~~;~~
- k. Promote the education of City employees in energy conservation measures and practices and promote certification for energy

conservation practices through the maintenance of a “Green Team”, consisting of appropriate City Staff to promote the energy conservation mission of the City; and

- I. Provide up-to-date information on its web site regarding the City's Green initiatives, along with strategies and recommendations for all citizens.

Policy FLU 1.1.4: Development Incentives for Smart Growth Development

The City shall continue to provide incentives for energy efficient development as provided in the Land Development Code as detailed in Policy FLU 1.1.6 and shall review the Land Development Code 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 1.1.5: Conservation Measures at the Regional Planning Scale

The City shall introduce green design concepts into the review and approval process for plan amendments and site plan applications and into the City's Capital Improvements Program through the following actions:

- a. Rely on the Joint Planning Area Map (Map #19) to define where future urban development shall occur;
- b. Apply standards for the Urban Design Districts (See GOAL FLU 2) that focus on infill development and redevelopment of the Central Business District to reinforce the compact mixed use development patterns of the downtown through higher densities and intensities that reduce vehicle miles traveled within the community and that will support multi-modal transportation networks;
- c. Apply standards for rural areas (See GOAL FLU 4) that establish specific options for the future development of these fringe areas, establish standards and guidelines to protect natural resource lands; and require context sensitive roadway design; and
- d. Continue to protect environmentally sensitive lands within the Wekiva Study Area (See GOAL FLU 5) through various means including, but not limited to, increased open space requirements, best management practices and standards, and special design standards.

Policy FLU 1.1.6: Existing Green design at the Site Planning Scale

The City shall continue to support and require green design concepts as a part of the site plan review and approval process through the City's Land Development Code that:

- a. Allows a mix of high density and intensity uses on development sites within the Central Business District;
- b. Reduces fertilizers in urban landscapes through urban-scape requirements;
- c. Requires Florida Friendly Landscaping;
- d. Encourages and protects the City's connected street network of

- small streets through the establishment of block standards for urban design districts; and
- e. Protects air and water quality.

Policy FLU 1.1.7: Future Green design at the Site Planning Scale

The City shall introduce additional green design concepts into the site plan review and approval process through amendments to the Land Development Regulations by November 2011 that will:

- a. Provide incentives to reduce conventional energy consumption; and
- b. Minimize air pollution through the inclusion of multi-modal transportation systems;
- c. Maximize oxygen production and CO₂ absorption utilizing appropriate landscape designs and plantings.

Policy FLU 1.1.8: Principles for Energy Efficiency at the Building Scale

The City shall provide incentives at the building level to minimize energy and water consumption, limit or eliminate the use of toxic materials and reduce waste. The City will expand their current incentive programs for rural development projects that are LEED certified to include lands within the Urban Design Districts and the Suburban Design Districts and will amend its Land Development Code to create such type of incentives by November 2011. 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 FLU 1.2: FUTURE LAND USE MAP (FLUM)

To direct the timing, location, density, and intensity of development and redevelopment throughout the City of Eustis consistent with the Principles of Smart Growth and the Design Districts.

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

The Future Land Use Map (FLUM) series embodies 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 and adopts the Future Land Use Map 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
Map #19:	Eustis-Lake County Joint Planning Area Map
Map #20:	Energy Conservation Strategy Map

The city shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of 2035, 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 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.

Policy FLU 1.2.3: Urban Services Required

All new development in the city shall be required to receive public water service. Continue to require all new development to be served by public sewer systems, except where public sewer is not available and it can be

demonstrated that sewage disposal is permissible by those state and county agencies having regulatory jurisdiction.

Policy FLU 1.2.4: Development Patterns

The City of Eustis adopts the Development Patterns Area Map as part of the Future Land Use Map Series (Map #2) as the regulatory framework for establishing a consistent method for enforcing specific design standards that will protect and enhance the community's unique character. The City shall continue to enforce the Land Development Code standards for each of these Development Pattern areas:

- 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 districts.
- c. Rural Areas. Rural development pattern areas shall rely 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 FLU 1.2.5: 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.

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

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

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 preservation of open space, including those regulations which provide for:

- a. voluntary cluster development in all residential land use classifications
- b. minimum open space requirements and 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 in the Suburban Residential (SR) classification and 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.
 - 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 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 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 shall decrease incrementally outward from the downtown to lower densities that shall be 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 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 existing urban development.
 - 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 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: 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 by means of

economic incentives or disincentives which:

- a. selectively allow nonresidential use of existing residential structures, such as provided for in the Residential/Office Transitional (RT) designation in this 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 the type of signs; and/or
- e. limit or regulate off-street parking to be compatible with adjacent properties or the area in general.

Policy FLU 1.4.2: 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.

Policy FLU 1.4.3: Preserve Historic Properties

Land Development Regulations and development review procedures shall continue to incorporate requirements and 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 the Eustis Historic Museum and Preservation Society, the Lake County Historical Society, Eustis Main Street, and other organizations which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.

Policy FLU 1.4.5: 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 as an overlay to the Future Land Use map in accordance with State law.

Policy FLU 1.4.7: Archaeological Discovery

By year-end 2010, the Land Development Regulations shall provide for the following in instances when an archaeological discovery occurs in 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 as described by the Urban Development Pattern Area (Map #2) 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 grid that prioritizes pedestrians and mass transit features and links 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 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: Downtown Master Stormwater Plan

The 12 blocks of Downtown Eustis shall be served by a master stormwater facility that re-directs stormwater from the streets and blocks away from Lake Eustis and into a treatment pond north of Downtown and adjacent to Orchid Lake. This facility shall also be designed to serve a community need for parks and open space.

Policy FLU 2.1.3: 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 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. SAIL
- b. Section 8
- c. Rental Rehabilitation
- d. Weatherization
- e. Section 202
- f. Community Development Block Grants
- g. HOPE VI

Policy FLU 2.1.4: East Eustis 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 2.1.5: East Eustis Displacement Requirements

In every instance where residents are displaced by city code enforcement activities or other local public actions, 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
- c. 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 as described in the Suburban Development Pattern Area (Map #2) 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 smart growth development standards for new neighborhoods.

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 to address residential compatibility including specific provisions that address the adjacency of urban areas to suburban and rural areas.

Policy FLU 3.1.2: Roadway Compatibility

The City shall 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 neighborhoods.

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

The City shall ensure 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 shall be considered unacceptable for heavy industrial uses, notwithstanding applicable access management requirements.

OBJECTIVE FLU 3.2: DISCOURAGE URBAN SPRAWL

To use a Smart Growth 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 Development regulations regarding 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 as described in the Rural Development Pattern Area (Map #2) through a clear and predictable land use strategy that:

- Preserves and enhances the rural character and lifestyle for rural residents;
- Respects the agricultural lands and landowners;
- Maintains the viability of agricultural lands for agricultural purposes;
- Values and preserves open spaces; and
- Facilitates the transition of land uses over time into 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 Development Pattern Area and thereby ensure the rural lifestyle is preserved for existing residents and remains available to 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 on-site environmental resource and preservation areas. Rural Subdivisions shall be organized into three components: 1) Wetlands and Water Bodies; 2) Open Space; and 3) developed areas.

Policy FLU 4.1.2: Site Design Process.

After delineating the wetlands and water bodies on a site, development within the Rural Pattern Area shall generally follow a four-step design process as described below.

- a. Step 1: Delineate Open Space Areas and Development Areas.
- b. Step 2: Location of Development Lots.
- c. Step 3: Alignment of Streets and Trails.
- d. Step 4: Design of Lots. Lot lines for the subdivision should be drawn as the last step in the design process.

GOAL FLU 5: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT

Support and further the *Wekiva Parkway and Protection Act* through land use strategies designed to protect 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 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 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 most effective recharge areas, karst features and sensitive natural habitats, that have a 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 following surveys and studies are required to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of 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 including an analysis to determine 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 shall 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 Best Management Practices described in 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 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 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. The City shall establish minimum open space requirement for new development consistent with Table A-3.1 contained in the Appendix of this Future Land Use Element.

Policy FLU 5.1.5: Open Space Priority and Assignment

Priority for preservation and dedication of open space shall be given to most effective recharge areas, karst features, and sensitive natural habitats including Long Leaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub vegetative communities. 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 shall be required to maintain wetland connectivity and natural flow regimes.

Policy FLU 5.1.6: Dedication of Open Space

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.

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. An open space management plan shall be required to accompany the development plan, subject to City review and approval. The

management plan shall establish conservation based management objectives, outline procedures and define the roles and responsibilities for managing the open space.

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, t clustering of uses shall be designed to occur in those areas with the lowest priority for preservation. Any concentration of non-residential development shall occur within a building envelop on-site in such a manner as to create contiguous tracts of common open space for the protection of wildlife, natural habitat, karst features, and aquifer recharge;
- b. Establishment of 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 recorded conservation easement, dedicated plat, or similar binding instrument;
- c. Protection and enhancement of corridors for wildlife movement in coordination with adjacent properties;
- d. Minimize site disturbance and alteration of terrain through use of design techniques that protect native vegetation and minimize earth movement;
- e. Use of native and “right plant, right place” landscaping, and limiting areas requiring irrigation;
- f. Design of stormwater systems as natural amenities, providing for treatment and infiltration, and enhanced with native and right plant right place vegetation;
- 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 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 to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more parking spaces shall be designed with a minimum of twenty (20) percent of the parking spaces with pervious pavement.

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 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. Curb and gutter design should not be approved, except where safety 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 of 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 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 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. "Right plant, right place" landscaping shall be required wherever feasible; and
- c. The City will adopt Land Development Regulations 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 (Map #14 and Map #15) within the Wekiva Springs Overlay Protection Area. A site analysis shall be performed 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 where they exist 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. If the sensitive natural habitat identified on-site is determined to be of minimal ecologic value, the City shall retain flexibility to accept alternatives to on-site conservation that provide for the long-term protection and management of sensitive natural upland habitat of equal or greater value elsewhere within the Wekiva Springs Overlay Protection District, that is not otherwise protected. Such alternatives may include the off-site preservation of sensitive natural upland habitat through fee-simple purchase or conservation easement.
- c. The land development regulations shall establish criteria for determining which projects warrant the use of alternatives to on-site

- conservation. Criteria may include but are not limited to size, quality, connectivity, management opportunities, and adjacent uses.
- d. 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

The City shall require a management plan for sensitive natural habitat areas greater than two (2) acres in size that are protected on or off-site 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. Removal of invasive plants and replanting with native and “right plant, right place” vegetation as necessary;
- 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.