

**INFRASTRUCTURE  
GOALS, OBJECTIVES AND POLICIES**

**GOAL PWS 1: POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER**  
Provide adequate and environmentally acceptable means for the provision of potable water, sanitary sewer and reclaimed water.

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

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

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

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

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

Central Service	124 gpcd	2010 through 2020
Area	112 gpcd	by 2025
	99 gpcd	by 2029
Heathrow Service	402 gpcd	2010
Area	154 gpcd	by 2015
	150 gpcd	by 2020 and thereafter
Eastern Service	144 gpcd	2010
Area	150 gpcd	by 2015
	151 cd	by 2020 and thereafter

- b. Maximum day instantaneous demand – 1.0 gallons per minute per single-family unit and 0.7 gallons per minute per unit for multi-family dwellings and mobile homes; and
- c. Fire flows – minimum of 600 gallons per minute in single family residential areas and 1,500 gallons per minute in multi-family and nonresidential areas at a residual pressure of 20 pounds per square inch.

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

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

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

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

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

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

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

**Policy PWS 1.1.5: City Regulatory Authority**

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

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

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

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

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

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

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

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

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

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

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

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

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

The City shall coordinate with the St. Johns River Water Management District regarding the current Regional Water Supply Plan, and provide five-year updates for the Ten-Year Water Supply Facilities Work Plan within one year of the District's regional water supply plan update.

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

Based on an evaluation of the following criteria: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and

the availability of the water supply resource considering allocations provided to other neighboring utilities/governments, the City will expand its reclaimed water system as its preferred alternative water supply source. The City will also continue to explore the feasibility of obtaining water supply through the St. John's River near Yankee Lake Project and the Coquina Coast desalination project.

**Policy PWS 1.2.4: Capital Improvements Plan**

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

**Policy PWS 1.2.5: Master Water Plan**

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

**Policy PWS 1.2.6 Interlocal Agreements**

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

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

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

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

The City shall continue implementation of the annual renewal and replacement program for system improvements to address water pressure problems and other deficiencies identified in the Ten-Year Water Facilities Work Plan.

**Policy PWS 1.3.2: Recommitting of Funding**

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

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

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

**Policy PWS 1.3.4: Water Consumption Review**

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

**Policy PWS 1.3.5: Low Flow Fixtures**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy PWS 1.4.4: Recommitting of Funding**

The City shall, each year, recommit the existing funding source for this

renewal and replacement program.

**Policy PWS 1.4.5: Capacity Reservation Program**

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

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

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

**Policy PWS 1.4.7: Septic Systems**

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

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

- (1) Anclote
- (2) Manatee
- (3) Iberia
- (4) Felda
- (5) Oklawaha
- (6) Placid
- (7) Pelham
- (8) Ocoee
- (9) Pompano
- (10) Iberia and Manatee
- (11) Anclote and Myakka
- (12) Swamp
- (13) Placid and Myakka
- (14) Emeraldal
- (15) Myakka and Placid
- (16) Fellowship

- (17) Brighton
- (18) Montverde

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

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

**Policy PWS 1.4.9: Wastewater Effluent**

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

**OBJECTIVE PWS 1.5: RECLAIMED WATER SYSTEMS**

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

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

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

- a. The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to regulate the usage of reclaimed water to balance with supply and storage availability, with the acknowledgement that the St. Johns River Water Management District is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes;
- b. The maximum rate of use of the reclaimed water, pursuant to city water conservation code (Section 94) and St. Johns River Water Management District requirements;
- c. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure;
- d. The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by



- the installation, at the users expense, of an approved cross connection control assembly;
- e. The right to impose the requirement that upon being connected to the reclaimed water system, the potable water system shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city);
  - f. The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission; and
  - g. The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City's reclaimed water system.

- Policy PWS 1.5.2: Residential Use of Reclaimed Water**  
Reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit, except for use in flushing toilets.
- Policy PWS 1.5.3 Reclaimed Water Use**  
Where reclaimed water systems exist and capacity is available, the City shall require new development and redevelopment to use non-potable water for irrigation, and other purposes except for human consumption.
- Policy PWS 1.5.4 Expansion Feasibility Study**  
The City shall, by 2012, conduct an assessment to determine the feasibility and need for the expansion of the City's reuse system in addition to those improvements included in the Ten Year Water Supply Facilities Work Plan.
- Policy PWS 1.5.5: Irrigation Meters**  
The City shall continue to apply adopted regulations that require the installation of separate irrigation meters for all new development irrigation systems constructed and require that the irrigation system be connect to city reclaimed water system upon reclaimed water availability.
- Policy PWS 1.5.6: Reclaimed Water Usage Rates**  
The City shall continue to apply and evaluate the effectiveness of newly adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.
- Policy PWS 1.5.7: Reclaimed Water Consumption Review**  
The City shall review local reclaimed water consumption trends no less frequently than yearly to ensure that customers are compliant with stated City CUP reclaimed water consumption requirements and take appropriate measures as necessary to maintain compliance.
- Policy PWS 1.5.8: Reclaimed Water Need Review**  
The City shall, on a yearly basis, evaluate the need to expand the



reclaimed water program using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent in support of meeting water demand needs defined in the city's Ten-Year Water Supply Facilities Work Plan projects and recommendations and those programs/projects that support the Objectives of this element.

**Policy PWS 1.5.9: Florida Friendly Landscaping**

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

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

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

**Policy PWS 1.6.1: Water Shortage**

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

- a. Provide a mechanism by which the city may declare a water shortage or water shortage emergency that is more restrictive than SJRWMD's, or at levels more restrictive than that designated by the SJRWMD when it deems it in the best interest of the City, and established water conservation goals, to preserve water and to ensure compliance with its consumptive use permits;
- b. Provide a declaration that if the SJRWMD declares a Water Shortage and implements its water shortage plan, the Water Shortage Plan and all elements of the plan become effective and take precedence over the city's water conservation code, provided that the SJRWMD implemented water shortage plan provides for a more restrictive level of water conservation than the Section 94-197 level in effect;
- c. Establish levels of water conservation and use;
- d. Establish the terms by which the City may accept a cash bond equal to 150 percent of the estimated cost of required landscaping shown on approved development Site Plans, if the required landscaping is not installed during established water conservation level (Level III or Level

- IV) conditions;
- e. Establish the terms by which Eustis water system users may apply for a permit for excess water usage when the City has Base Water Conservation Conditions or Level I or Level II Conservation Conditions under the following circumstances:
    - (1) New landscaping consisting of shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens and other such flora which have been planted less than 30 days ;
    - (2) Water-to-air heating and air conditioning systems and reuse or reclaimed water reuse irrigation systems conforming to this article;
    - (3) Bona fide agricultural uses;
    - (4) Watering of clay or clay-type recreational courts;Such permits may authorize a specified amount of water which may be used for designated purposes which amount of water shall be excluded from usage calculations in determining rate enhancements;
  - f. Establish a variance process by which Eustis water system users may apply for if compliance with a stated water conservation regulation causes undue hardship; and
  - g. Establish the terms by which the city may terminate metered (City) water service where conditions are found to be in violation of the Water Conservation codes to an extent that the City believes that continual visitations by one or more users, shall cause City to be in violation of a Consumptive Use Permit, or constitute a gross waste of water.

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

The City shall continue to apply and enforce city Water Conservation Standards pursuant to City Land Development Regulations (Section 94) to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the City's planning area and its Eastern Water Service Area to encourage and enforce the following established levels of water conservation, with the acknowledgement that the SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes

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

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

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

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

**Policy PWS 1.6.5: Rate Structure Evaluation**

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

**GOAL DRG 2: STORMWATER MANAGEMENT**

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

**OBJECTIVE DRG 2.1: STORMWATER MANAGEMENT**

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

**Policy DRG 2.1.1: Master Stormwater Plan**

The City shall implement the recommendations of the 2002 Master Stormwater Plan and the 2005 Update which identify stormwater runoff problems, structural and non-structural improvements needed, their priorities, and preliminary costs. The City will prioritize projects with respect to flooding relief and EPA/FDEP TMDL program compliance.

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

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

- a. Rate of Discharge. The post-development peak rate of discharge shall not exceed predevelopment conditions based on a 50-year, 24-hour storm for areas having positive drainage outfall, and a 100-year, 24-hour storm for areas which do not have positive drainage outfall pursuant to City Land Development Regulations found in Section 106-2 (Applicability and Exemptions), Section 115-5 (Stormwater

Management) and Section 121-25 (Flood Plains) of the City Code of Ordinances.

- b. Volume of Discharge. The post-development volume of discharge shall not exceed predevelopment conditions based on a 100-year, 24-hour storm for certain drainage basins identified in the 2002 Master Stormwater Plan and the 2005 Update. Volumes of discharge for other basins may meet lesser requirements to be determined pursuant to City Land Development Regulations.
- c. Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the St. Johns River Water Management District (SJRWMD) per Rule 40C-42, FAC (for in city sections of the planning area) and by the Lake County Subdivision Regulations and St. Johns River Water Management District (SJRWMD) per Rule 40C-42, FAC in unincorporated sections of the planning area. These regulations must be followed pursuant to the City Land Development Regulations.

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

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

- a. The City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the City's stormwater utility and other revenue sources;
- b. Stormwater management systems which satisfy the appropriate state or regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards;
- c. Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards;
- d. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent that such appear in state or regional stormwater management water quality laws or regulations; and
- e. This policy does require the city to conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy to meet the requirements of the NPDES and TMDL.

**Policy DRG 2.1.4: Land Development Regulations**

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

- a. Require that all development applications indicate areas with significant

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

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

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

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

**Policy DRG 2.1.6: Stormwater Utilities**

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

**Policy DRG 2.1.7: Intergovernmental Coordination**

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

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

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

The City shall participate, on an ongoing basis, in the correction of existing drainage deficiencies, including remediation of surface water pollution from urban runoff, based on facts and needs determined using the process outlined in Policy DRG 2.1.4, and consistent with the requirements of Rule 62-40.420, FAC and Section 402 of the Federal Clean Water Act Reauthorization through the following actions:

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

**Policy DRG 2.1.9: Best Management Practices**

The City shall implement Best Management Practices (BMPs), including the incorporation of Low Impact Development (LID) controls, to improve surface water quality through existing Land Development Regulations and through public improvements as scheduled in the annually updated Five-Year Capital Improvements Program commensurate with the availability of



funds through the stormwater utility, grants from other levels of government, and other sources.

**Policy DRG 2.1.10: Mitigating Existing Impacts**

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

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

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

- a. The City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the city's stormwater utility and other revenue sources;
- b. The City will retrofit those existing facilities that are determined (by the City) to be required to meet EPA/FDEP TMDL program point source discharge criteria;
- c. Stormwater management systems which satisfy the appropriate state or regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards;
- d. Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards;
- e. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent permissible under federal, state or regional stormwater management water quality laws or regulations; and
- f. This policy does not mandate that the city conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

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

The City herein adopts the requirements pursuant to the issued EPA/FDEP NPDES Generic Permit for the Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems (MS4) and implements recommendations from the *City's 2005 Stormwater Master Plan*. As part of this adoption by reference, the City will implement and/or continue stated BMP's which support:



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

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

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

**Policy DRG 2.1.14: Land Development Regulations Review**

The City shall review and update the Land Development Regulations to address the issues of redevelopment as related to stormwater runoff.

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

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

- a. Stormwater Reuse facilities for irrigation;
- b. Reservoirs/Ponds where water is collected and stored for stormwater

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

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

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

**Policy DRG 2.1.16: Wekiva Study Area Strategies (Surface Water Treatment and Flood Control)**

As recommended in the 2005 Stormwater Master Plan update, the City shall apply Surface Water Treatment and Flood Control Management Strategies to at least the portion of the City within the Wekiva Study Area. As established in Infrastructure Element Policy RCH 5.2.2. the City commits to implement Best Management Practices as part of its development review process which shall include, as appropriate.

- a. Source controls;
- b. Swales;
- c. Treatment of stormwater through techniques such as end of pipe treatments (e.g., baffle boxes) or Alum/chemical treatment;
- d. Drainage well/recharge well & treatment system;
- e. Agricultural Nonpoint Source Pollution Management;
- f. Green Development and Green Roofs to encourage alternatives to traditional construction that considers resource conservation, hydrological site layout, energy efficient building design, natural watershed hydrology, Florida Friendly landscaping and water quality;
- g. Water wise landscaping and reduced turf area;
- h. Pervious pavement; and
- i. Public Outreach for proper use and management of fertilizers.

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

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

## Element Policy CON 1.2.5.

**Policy DRG 2.1.17: Stormwater Irrigation Feasibility Study**

As recommended in the 2005 Master Stormwater Plan update, for those areas not already served by reclaimed water, the City shall identify large potential users (i.e. golf courses, parks, recreational areas) and implement stormwater irrigation practices where practicable and financially feasible. Determining the feasibility of stormwater irrigation practices must be based upon 1) the cost of the improvement, 2) the ability to build the connection including environmental features, site constraints and compatibility and 3) community concerns. Potential sites will have to be evaluated on a case by case basis based on actual conditions.

**Policy DRG 2.1.18: Maintenance and Inspection Program Evaluation**

As recommended in the 2005 Master Stormwater Plan update, the City shall evaluate its maintenance and inspection programs to improve the function of treatment systems. As part of this evaluation the City will develop strategies for routine maintenance of stormwater facilities and not simply rely upon inspections to require maintenance of facilities.

**OBJECTIVE DRG 2.2: NATURAL DRAINAGE AREAS**

To protect natural drainage systems from encroachment or disturbance, consistent with city ordinances pertaining to the retention of natural features and open space as outlined in the Conservation Element and the Future Land Use Element.

**Policy DRG 2.2.1: Protection of natural drainage areas**

The City shall protect natural drainage areas and channels with the following standards and requirements:

- a. Require dedication of drainage corridors as easements or public open space measuring not less than 25 feet from top of bank;
- b. Minimum setback for on-site waste disposal systems – 50 feet;
- c. Minimum setback for impervious surface areas greater than 1,000 square feet – 25 feet;
- d. Minimum upland buffer for retention of native vegetation – ten (10) feet;
- e. Minimum setback for underground storage tanks and unprotected above-ground outdoor storage of hazardous materials – 100 feet;
- f. A city approved erosion control and runoff management plan shall be required for all adjacent major subdivisions and development requiring site plan approval; and
- g. No filling or reconfiguration of these natural drainage areas will be permitted, except as may be recommended to achieve a specific beneficial purpose listed in the 2002 Master Stormwater Plan and 2005 Update, an updated stormwater facilities study, or an FDEP approved TMDL watershed improvement project.

**Policy DRG 2.2.2: Maintenance Improvements to Drainage Features**

The City shall carry out maintenance improvements to identified natural drainage features in accordance with the adopted recommendations of the 2002 Master Stormwater Plan and 2005 Update, an updated stormwater facilities study and/or an FDEP listed TMDL Impaired Watershed improvement project.

**Policy DRG 2.2.3: Identification of Environmental Resources**

The City shall classify, inventory, and map environmentally sensitive resources in the Eustis Planning Area for the following resource types:

- a. Hydric soils;
- b. Soil classification types; and
- c. Areas of significant grades (slopes between 10 to 20 percent) or severe grades (slopes greater than 20 percent).

**Policy DRG 2.2.4: Clustering Development**

The City shall require that new development be clustered away from preservation areas onto non-environmentally sensitive portions of the site. Clustering development outside conservation features shall be the preferred option except where the conservation features consist solely of significant grades, an off-site mitigation plan has been approved and no other conservation or preservation features will be affected, and shall be implemented through the use of density incentives to be applied on-site.

**Policy DRG 2.2.5: Site Plan Review**

The City shall require a site plan review for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The Land Development Regulations shall include procedures for public notification and comment on such development plans.

**GOAL SWT 3: SOLID AND HAZARDOUS WASTE**

**Provide for adequate collection and disposal of solid and hazardous wastes and inform the public of hazards associated with the improper disposal of hazardous waste.**

**OBJECTIVE SWT 3.1: ADEQUATE FACILITIES**

To ensure that adequate resources are available for the collection and disposal of solid waste.

**Policy SWT 3.1.1: Solid Waste Level of Service**

The City herein adopts level of service (LOS) standards for solid waste collection and disposal services and facilities which are in conformance with all applicable state and county environmental health standards and regulations. Until a locally applicable generation rate is determined by the County from reliable data, averages estimated by the former Florida Department of Environmental Regulation will be utilized as an LOS

standard. This standard is 7.0 pounds per capita per day.

**Policy SWT 3.1.2: Waste Collection**

The City shall require mandatory collection for residential units and provide for at least one weekly pick-up of normal solid waste as provided for in the City's Land Development Regulations.

**Policy SWT 3.1.3: Interlocal Agreements**

The City shall meet the requirements of interlocal agreements with Lake County, including City Resolution 88-40, which provide for disposal of solid waste at the resource recovery facility in Okahumpka, without reference to minimum or maximum generation rates (i.e., LOS). The City shall participate in multi-jurisdictional planning efforts to ensure the provision of adequate waste disposal capacity to meet this LOS or adjust the LOS accordingly to reflect available capacity. The City shall continue to implement a source separation and recycling program to maintain waste quantities within capacities of disposal facilities.

**OBJECTIVE SWT 3.2: RECYCLING**

To carry out the local waste reduction and recycling program to reduce the amount of landfilled solid waste by 30 percent according to the time frame established by the 1988 Solid Waste Management Act.

**Policy SWT 3.2.1: Source Separation**

The Land Development Regulations shall continue to require local source separation for waste recycling to correspond to the specifics of the Lake County recycling program.

**Policy SWT 3.2.2: Recycling Education**

The City shall support Lake County in educating the public to avoid products which are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

**Policy SWT 3.2.3: Littering and Dumping Programs**

The City shall support Lake County in educating the public regarding the problems, health hazards, and additional costs that result from littering and illegal dumping. Citizens will be encouraged to report violations to the county. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

**OBJECTIVE SWT 3.3: HAZARDOUS WASTE DISPOSAL COORDINATION**

To coordinate with Lake County to implement a program to regulate sources and disposal of hazardous wastes, consistent with federal and state guidelines and requirements, through the Land Development Regulations and collection and disposal activities.

**Policy SWT 3.3.1: Compliance with Federal, State, and Local Regulations**

By year-end 2012, the City shall adopt local regulations relating to the storage and disposal of hazardous materials consistent with applicable federal, state, and county regulations and procedures. These regulations will apply, at a minimum, to the following:

- a. Locations and frequencies of land uses which require underground or above ground storage of hazardous materials, in relation to surface waters, designated wellhead protection areas, and aquifer recharge areas and
- b. Leak containment, contingency plans, and inspection and disposal procedures not otherwise required by higher regulatory authorities.

**Policy SWT 3.3.2: Inspection Coordination**

The City shall use its fire inspection requirements to provide a means for inspecting and ensuring the safety of above-ground hazardous materials storage, including petroleum products, paints, batteries, and other chemical products. The City shall also continue to coordinate with Lake County and the Florida Department of Environmental Protection regarding underground storage of hazardous materials. This policy is intended to supplement and complement applicable state and county regulations governing on-site storage of hazardous materials.

**Policy SWT 3.3.3: Oil and Battery Collection**

The City shall cooperate with Lake County in implementing its used oil and battery collection programs according to procedures and timetables adopted by Lake County.

**GOAL RCH 4: AQUIFER RECHARGE**

**Preserve the quality and quantity of significant groundwater resources.**

**OBJECTIVE RCH 4.1: PROTECTING GROUNDWATER RESOURCES**

To continue to protect the integrity of groundwater resources in the community through the implementation of design standards (performance and technical) and operating standards including Best Management Practices (BMPs) regarding water consumption and location of development in relation to high recharge areas and designated wellhead protection areas.

**Policy RCH 4.1.1: High Recharge Areas**

The City shall regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- a. At a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the Florida Department of Environmental Protection and



- City Land Development Regulations regarding types of restrictions within designated wellhead protection areas;
- b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity;
  - c. On-site waste disposal methods may be used only where permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program; and
  - d. High recharge areas are identified in Map #12 and Designated Wellhead Protection Areas are those set forth in Map #5.

**Policy RCH 4.1.2: Wekiva Parkway and Preservation Act Sewer Mandate**

In accordance with the final rules resulting from the implementation of the Wekiva Parkway and Preservation Act, the City shall initiate a phased program to provide public sewer service in high recharge areas, in designated wellhead protection areas, and to developed and developing areas within 400 feet of lake shorelines where such service is not presently available, provided that such service extensions are found to be economically feasible or otherwise determined to be necessary to maintain water quality. When service is available in these areas, the City will mandate connection to the public sewer system.

**Policy RCH 4.1.3: Buffer and Setback Enforcement**

The City shall implement/enforce established land development regulations pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale requirements, pursuant to the City's Land Development Regulations for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by St. Johns River Water Management District (SJRWMD) criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

**Policy RCH 4.1.4: Construction Site Waste**

The City shall continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality.

**Policy RCH 4.1.5: Stormwater Discharge Regulations**

The City shall continue to regulate stormwater discharges from pre and post-development construction pursuant to City Land Development Regulations to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and



endangering the ecological balance of the environment in an effort to enhance landscape value, increase groundwater recharge, enhance water quality, and decrease groundwater consumption.

**Policy RCH 4.1.6: Development Plan Review**

The City shall implement Standard Operating Procedures in place for the review of all site development plans for potential impacts to groundwater.

**Policy RCH 4.1.7: Xeriscape Standards**

The City shall apply Xeriscape Landscape Standards pursuant to City land development regulations for all development within the City's planning area and its Eastern Water Service Area to encourage water conservation, the re-establishment of native plant communities, the use of site-specific plant materials, and the use of native vegetation.

**Policy RCH 4.1.8: Water Conservation Standards**

The City shall apply and enforce Water Conservation Standards and established levels of water conservation pursuant to city land development regulations to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the city's planning area and its Eastern Water Service Area.

**Policy RCH 4.1.9: Building Code**

The City shall apply the Florida Building Code for City development construction pertaining to plumbing fixture(s), back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code and stated City CUP permit requirements and preserve groundwater supply resource.

**Policy RCH 4.1.10: Leak Detection and Maintenance**

The City shall perform annual leak detection of the City's water distribution system mains and make necessary repairs in support of the City's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the City will update the Five-Year CIP annually to reflect system needs pursuant to leak detection activities.

**Policy RCH 4.1.11: Inspection and Enforcement Training**

The City shall continue to provide training for staff to become proficient in the inspection and enforcement of erosion and sediment control regulations, requirements and BMP's. The training shall include the importance of erosion and sediment control in conjunction with all other inspections (building, driveway, electrical, plumbing, etc.) and include the procedures that should be followed by staff to implement a "Stop-Work" if temporary and/or permanent erosion control is not properly maintained at all times.

**OBJECTIVE RCH 5.2: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT**

To revise the City's land development regulations to incorporate regulations protecting the quantity and quality of surface waters, groundwater recharge areas, springs, and springsheds within the Wekiva Springs Overlay Protection District.

**Policy RCH 5.2.1: Maintain Recharge Volume**

The City shall require new development to, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved.

**Policy RCH 5.2.2: Redevelopment**

The City shall require Substantial Redevelopment projects, as that term is defined in the City's Land Development Regulations, to comply with the standards for stormwater runoff that apply to new development. Substantial Redevelopment shall be based upon the value and amount of cumulative improvements to the site.

**Policy RCH 5.2.2: New Development**

The City shall require new development projects or expansion of existing development within the Wekiva Springs Overlay Protection District to follow Best Management Practices for stormwater design and treatment as described in "Protecting Florida Springs Manual—Land Use Planning Strategies and Best Management Practices" (FDCA and FDEP). The land development regulations shall be revised to implement these Best Management Practices.

**Policy RCH 5.2.3: Stormwater Best Management Practices**

The City shall require all new development, except non-substantial redevelopment projects, to utilize Best Management Practices in combination as part of a best management practice treatment train to protect water quality and minimize flooding. Best Management Practices shall be used in the design of stormwater management facilities and systems. The following stormwater Best Management Practices shall be instituted to reduce nitrate loading within the Wekiva Springs Overlay Protection District:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida;
- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase

- stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake;
- c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management;
  - d. Sensitive karst features (Attachment 2), including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist or geotechnical engineer using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement;
  - e. All development approval by the City shall require the applicant to submit to the City a copy of the SJRWMD or Department of Environmental Protection (DEP) stormwater permit and the National Pollutant Discharge Elimination System (NPDES) notice of intent to be covered by the construction general permit prior to any land clearing;
  - f. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein; and
  - g. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or DEP stormwater permit, typically a homeowner or property owners association.

**Policy RCH 5.2.4: Sanitary Sewer**

The following standards of wastewater treatment shall apply to all development locating in areas of the Wekiva Springs Overlay Protection District.

New development locating in areas of the Wekiva Springs Overlay Protection District that are also within the existing and planned wastewater service area, as mapped in Figure 1 – the City of Eustis 5-Year Sanitary Sewer Service Area Map, shall be allowed under the following conditions:

**Within the existing and planned wastewater service area**

**Planned for Future Service (0 - 5 yrs)**

- a. All new development locating in the planned wastewater service area where central facilities are available, as defined by Florida Statutes ss.381.0065, shall be required to connect to central sewer. New development, located in an area, which is planned to be served with central facilities within five (5) years, shall, if allowed by state regulatory

- authority, be allowed to develop using conventional septic tanks during the interim, but must connect to sewer facilities when central systems become available;
- b. New development within the planned wastewater service area shall install *wastewater lines and* water lines for reused water in order to ensure the availability of lines for future service;
  - c. Existing development as required by Florida Statute ss.381.00655 shall connect to central sewer within 365 days (1 year) after written notification that central sewer is available for connection. The publicly owned or investor-owned sewerage system shall coordinate with the City to notify owners of the on-site sewage treatment and disposal system of the availability of central sewer no less than 1 year prior to the date the sewerage system will become available within 5 years; and
  - d. Upon failure of an existing septic tank system, development on such systems shall be required to connect to the sanitary sewer system, if available.

#### **Outside Five (5) Year Service Area**

- a. New development outside the five (5) year wastewater service area (where central facilities will not be available within five (5) years) shall be limited to a land use density and minimum lot size requirement that supports septic tank systems as determined by *the Department of Health requirements* and that is consistent with the policy requirements and limitations that are a part of the Wekiva Springs Overlay Protection District policy series. Such development shall install performance based septic tank systems which provide a treatment standard of 10 mg/L for nitrogen and install dry lines where feasible for future connection to central sewer;
- b. At the time existing septic systems fail or require repairs based on a determination by the Department of Health that a permit or permit modification is required, the system shall be replaced with a performance based system which provides a treatment standard of 10 mg/L for nitrogen, provided that a central sewer system is not available for development to connect to; and
- c. Development shall be required to connect to central facilities and reuse facilities when they become available.

#### **Policy RCH 5.2.5: Definition of Availability**

The definition provided by Florida Statute ss.381.0065 pertaining to “available” or “availability” is adopted.