

**CITY OF EUSTIS, FLORIDA
COMPREHENSIVE PLANNING PROGRAM**

VOLUME 3

**PLAN ELEMENTS: GOALS, OBJECTIVES, AND POLICIES
(COMPREHENSIVE PLAN)**

Prepared for:

The City of Eustis
City Commission
and
Local Planning Agency

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Notes: Volume 1 – Background for Planning (Support Document)
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- (1) See Capital Improvements Element.
- (2) See Future Land Use Element.
- (3) See also Monitoring and Evaluation section of Future Land Use Element.
- (4) See Intergovernmental Coordination Element.

PREFACE

This document is the Comprehensive Plan for the City of Eustis, prepared in accordance with Rule 9J-5, Florida Administrative Code. The document is the third in a series of three volumes. Volumes 1 and 2 are support documents, containing background data and analyses which provide the basis for the goals, objectives, and policies; maps; and other information presented in Volume 3.

The 11 Plan elements are listed below in the order in which they appear. The first eight elements are prepared in accordance with the requirements of Rule 9J-5, FAC. The last three are optional Plan elements selected by the City of Eustis to address certain localized issues and opportunities.

- Future Land Use Element
- Traffic Circulation Element
- Housing Element
- Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element
- Conservation Element
- Recreation and Open Space Element
- Intergovernmental Coordination Element
- Capital Improvements Element
- Historic and Scenic Preservation Element
- Commercial and Neighborhood Redevelopment Element
- Economic Development Element

Most of the goals, objectives, and policies for the Plan elements were modified from those included in the 1991 Comprehensive Plan. As such, they reflect the direct involvement of numerous private citizens and local business leaders through a series of community workshops and public meetings held from February through October 1989. Four three-hour evening workshops were held at that time.

These workshops were held for the purpose of defining goals, objectives, and policies for the Comprehensive Plan in an informal participatory setting. Three committees were also established:

- Land Use and Traffic Circulation
- Housing and Recreational/Open Space
- Conservation and Utilities

Another workshop was held on June 6, 1989, to review goals, objectives, and policies drafted by the city's planning consultant based on the earlier workshops.

From July through October 1989, the Eustis Planning and Zoning Board held several public meetings to review these goals, objectives, and policies, and develop a Future Land Use Map based on recommendations from the city's planning consultant, representatives of the local real estate industry, and the general public.

From September 1990 through January 1991, eleven (11) more public meetings or hearings were held by the Planning and Zoning Board and City Commission for further review and detailing of the goals, objectives, and policies and adjustment of the Future Land Use Map presented herein. This process included six (6) advertised public hearings: two by the Planning and Zoning Board, two by the Local Planning Agency (LPA) and two by the City Commission. In Eustis, the City Commission also sits as the LPA. A further public hearing to officially transmit the Comprehensive Plan to the Florida Department of Community Affairs (DCA) was held on February 7, 1991.

The Plan and support documents were transmitted to DCA for review prior to March 1, 1991, the required submittal date. On June 17, 1991, comments and recommendations were received from DCA. Between that date and August 15, 1991, seven more public workshops and hearings were held by the Planning and Zoning Board and City Commission, sitting also as the Local Planning Agency. Additional public input was received and on August 15, 1991, the Commission adopted the 1991 Comprehensive Plan for the City of Eustis.

In 1999, the city held a series of four workshops, each focusing on a few comprehensive plan elements. A fifth workshop was also held for the specific purpose of evaluating if changes should be made to the Future Land Use Map. All five of the workshops were advertised.

On June 17, 1999, the Land Planning Agency held an advertised public hearing focusing on the transmittal version of the draft EAR- (Evaluation and Appraisal Report) based amendments to the

Comprehensive Plan. Ten of these amendments (the exception was the Traffic Circulation Element) were adopted by the City Commission on December 16, 1999.

Subsequent to the City's transmittal of the proposed amendments, the Florida Department of Community Affairs informed the City that it was now subject to the new requirements dealing with transportation. The City hired a consultant to perform a traffic study and to update the Traffic Circulation Element to conform with the new requirements. The City Commission adopted the new Traffic Circulation Element on March 15, 2001.

RELATION TO RULE 9J-5 REQUIREMENTS

<u>9J-5 REQUIREMENT</u>	<u>EUSTIS COMPREHENSIVE PLAN</u>
<u>Concurrency Management System - 9J-.0055(2)(a)</u>	<u>Eustis Policies</u>
1. Roads	Traffic Circulation Element, 1.1.1-1.1.4 Capital Improvements Element, 1.1.1-1.1.3
2. Sanitary Sewer	Utilities Element, 1.1.1 Capital Improvements Element, 1.2.1
3. Solid Waste	Utilities Element, 4.1.1 Capital Improvements Element, 1.5.1
4. Stormwater Management	Utilities Element, 3.1.2, 3.1.8 Capital Improvements Element, 1.4.1, 1.4.2
5. Potable Water	Utilities Element, 2.1.1 Capital Improvements Element, 1.3.1
6. Recreation	Recreation and Open Space Element, 1.1.1-1.1.2 Capital Improvements Element, 1.6.1-1.6.2
7. Mass Transit	Not Applicable
8. Roads and public transit	Not Applicable
<u>Financially Feasible Plan – 9J-5.0055(2)(b)</u>	Capital Improvements Element, 2.1.1, 2.2.1, 4.1.1-4.1.3, 4.2.1
<u>Compatibility with FDOT LOS Standards (2)(c)</u>	Traffic Circulation Element, 1.1.2 Capital Improvements Elements, 1.1.1
<u>Minimum Requirements (3)(a-c)</u>	Capital Improvements Element, 3.1.1-3.1.12
<u>FUTURE LAND USE ELEMENT (9J-5.006)</u>	
<u>Objectives (3)(b)</u>	<u>Eustis Objectives</u>
1. Land Use Planning Factors	1.1, 4.2
2. Redevelopment	3.3
3. Inconsistent Uses	1.3
4. Protection of Resources	4.2, 4.3
5. Coastal Planning	Not applicable
6. Hazard Mitigation Reports	Not applicable
7. Resource Management Planning	4.2
Coordination	
8. Urban Sprawl	1.1

- | | |
|----------------------------------|--------------------|
| 9. Provisions for Utilities | 5.1 |
| 10. Land Development Regulations | 1.2, 3.3, 4.1, 4.2 |
| 11. Dredge Spoil Disposal Sites | Not applicable |

Policies (3)(c)

Eustis Policies

- | | |
|------------------------------------|--|
| 1. Land Development Regulations | 1.2.1-1.2.5, 1.3.1-1.3.3, 2.1.2-2.1.3, 3.1.1-3.1.4, 3.2.3-3.2.5, 3.3.3, 4.1.2-4.1.3, 4.2.1-4.2.2, 4.2.4, 4.2.6-4.2.9, 4.2.11, 4.2.13, 4.3.1-4.3.2, 4.3.4, 5.1.1-5.1.3, 5.2.3 |
| 2. Land Use Compatibility | 1.2.2, 1.3.1-1.3.3, 3.1.2, 3.2.1, 3.2.3-3.2.5, 3.3.1, 5.2.2-5.2.3 |
| 3. Concurrency | 1.1.1, 1.2.1, 1.2.4, 5.1.1 |
| 4. Improvements | 1.2.2, 1.3.1-1.3.2, 2.1.2, 3.1.4, 3.2.3, 3.3.2, 4.1.1-4.1.6 |
| 5. Mixed Land Uses | 3.1.1-3.1.2, 3.1.4, 3.2.1, 3.2.3-3.2.5, 3.3.1-3.3.2, 5.2.2-5.2.3 |
| 6. Protection of Natural Resources | 1.1.1, 1.2.1, 1.2.3, 4.2.1-4.2.9, 4.2.12-4.2.13 |
| 7. Land Use Intensity | 1.2.2, 1.2.5, 1.3.1, 2.1.1-2.1.2, 3.1.2-3.1.4, 3.2.3-3.2.5, 4.2.1-4.2.2, 4.2.7, 4.2.10, 4.2.13, 5.2.1-5.2.3 |
| 8. Historic Resources | 4.3.1-4.3.4 |
| 9. Dredge Spoil Disposal Sites | Not Applicable |

TRAFFIC CIRCULATION ELEMENT (former 9J-5.007)

Objectives (3)(b)

Eustis Objectives

- | | |
|-------------------------------|---------------|
| 1. Transportation System | 1.1 |
| 2. Coordination with Land Use | 1.1, 1.2 |
| 3. Regional Coordination | 1.1, 1.2, 1.3 |
| 4. ROW Protection | 1.2 |

Policies (3)(c)

Eustis Policies

- | | |
|---------------------------------|-------------|
| 1. Levels of Service | 1.1.1-1.1.4 |
| 2. Access Regulation | 1.2.1 |
| 3. On-Site Improvements | 1.2.2 |
| 4. ROW Protection | 1.2.3-1.2.4 |
| 5. Non-motorized Transportation | 1.3.1-1.3.3 |

HOUSING ELEMENT (9J-5.010)

Objectives (3)(b)

Eustis Objectives

- | | |
|---|---------------|
| 1. Adequate/Affordable Housing | 1.1 |
| 2. Substandard Housing | 1.2, 1.4 |
| 3. Very Low-Moderate Populations/Mobile Homes | 1.1, 1.3, 1.4 |
| 4. Group Homes | 1.3 |
| 5. Historic Housing | 1.5 |

- 6. Relocation 1.7
- 7. Housing Implementation 1.6

Policies (3)(c)

Eustis Policies

- 1. Partnerships 1.3.3, 1.6.1, 1.6.3
- 2. Regulations 1.1.2-1.1.3, 1.6.2
- 3. Standards 1.2.1, 1.4.2-1.4.4, 1.5.1-1.5.2
- 4. Conservation of Housing 1.2.1, 1.4.2-1.4.3,
- 5. Disadvantaged Populations 1.1.2-1.1.3, 1.3.1-1.3.3, 1.6.3
- 6. Group Homes 1.3.1
- 7. Housing Assistance 1.3.3, 1.4.2-1.4.3, 1.6.3
- 8. Job Training (optional) Not Included
- 9. Relocation 1.2.2, 1.7.1-1.7.2
- 10. Affordable Housing within City 1.1.2-1.1.3, 1.3.2-1.3.3, 1.6.1-1.6.3
- 11. Sites within City 1.1.1

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT (9J-5.011)

Objectives (2)(b)

Eustis Objectives

- 1. Deficiencies 1.2, 2.2, 3.1, 4.1
- 2. Needs 1.1, 2.1, 3.1, 4.1
- 3. Maximizing Existing Facilities 1.3, 2.3, 4.2
- 4. Water Conditions 2.3
- 5. Natural Resources 3.1, 3.2

Policies (2)(c)

Eustis Policies

- 1. Deficiencies/Needs 1.1.2, 1.1.4, 1.2.1-1.2.3, 1.3.2, 2.1.2-2.1.3, 2.2.1-2.2.3, 2.3.2, 3.1.1, 3.1.3-3.1.7, 3.2.2,
- 2. Levels of Service 1.1.1, 2.1.1, 3.1.2, 3.1.8, 4.1.1
- 3. Water Conservation 2.3.1-2.3.5
- 4. Regulation of Development 3.1.1-3.1.8, 3.2.1-3.2.2
- 5. Stormwater Standards 3.1.8

CONSERVATION ELEMENT (9J-5.013)

Objectives (2)(b)

Eustis Objectives

- 1. Air Quality 1.1
- 2. Water Resources 1.2, 1.3, 1.5, 1.6
- 3. Soils/Vegetation 1.4, 2.1 - 2.3
- 4. Wildlife 2.1, 2.4

Policies (2)(c)

Eustis Policies

- 1. Water Quality 1.2.1-1.2.4, 1.3.1-1.3.6, 1.4.1-1.4.2, 1.5.1-1.5.2, 1.6.1-1.6.5, 2.1.1, 2.2.2

2. Minerals	2.6.1
3. Vegetation	2.1.1, 2.3.1-2.3.6, 2.4.1-2.4.2
4. Water Conservation	1.6.1-1.6.5
5. Wildlife	2.1.1, 2.4.1-2.4.2
6. Natural Systems	1.2.3-1.2.4, 1.5.1-1.5.2, 2.1.1-2.1.2, 2.3.1-2.3.6, 2.4.1
7. Open Space	2.5.1-2.5.6
8. Intergovernmental Coordination	1.2.3-1.2.4, 1.3.1, 1.3.3-1.3.4, 1.6.3, 2.1.1, 2.3.1
9. Sensitive Lands	1.4.1-1.4.2, 2.1.1-2.1.2, 2.3.1-2.3.6, 2.4.1
10. Hazardous Wastes	1.2.2, 2.3.1

RECREATION AND OPEN SPACE ELEMENT (former 9J-5.014)

<u>Objectives (3)(b)</u>	<u>Eustis Objectives</u>
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1. Public Access	1.2
2. Public/Private Coordination	1.3
3. Adequate Facilities	1.1, 1.2
4. Open Space	1.4

<u>Policies (3)(c)</u>	<u>Eustis Policies</u>
------------------------	------------------------

1. Land Development Regulations	1.2.6, 1.4.2-1.4.3, 1.4.6
2. Open Space Acquisition	1.4.4-1.4.6
3. Beach/Shore Access	1.1.3, 1.2.1-1.2.2, 1.2.4-1.2.6,
4. Levels of Service	1.1.1-1.1.2
5. Deficiencies	1.1.3-1.1.4

INTERGOVERNMENTAL COORDINATION ELEMENT (9J-5.015)

<u>Objectives (3)(b)</u>	<u>Eustis Objectives</u>
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1. Planning	1.1 - 1.6
2. Development Review	1.1, 1.2
3. Level of Service	1.2, 1.3
4. Dredge Spoil Disposal Sites	Not Applicable

<u>Policies (3)(c)</u>	<u>Eustis Policies</u>
------------------------	------------------------

1. Planning	1.1.1, 1.2.1-1.2.7, 1.3.1-1.3.5, 1.4.1-1.4.3, 1.4.6, 1.5.1, 1.6.1-1.6.2
2. Conflict Resolution	1.1.1
3. Provision of Services and Information	1.1.4, 1.1.7, 1.2.2, 1.3.1-1.3.2, 1.4.3, 1.4.6, 1.5.1, 1.6.2
4. Annexation	1.1.1
5. Development Review	1.1.1-1.1.7
6. Coastal Management	Not Applicable
7. Comprehensive Plan Compatibility	1.1.1-1.1.7
8. Dredge Spoil Disposal Sites	Not Applicable
9. Dredge Spoil Disposal Site Conflicts	Not Applicable

CAPITAL IMPROVEMENTS ELEMENT (9J-5.016)

Objectives (3)(b)

1. Improvement Needs
2. Coastal High Hazard Areas
3. Concurrency Management
4. Developer Cost Sharing
5. Fiscal Adequacy

Eustis Objectives

- 2.1, 2.2
Not Applicable
3.1, 3.2
4.2
4.1, 4.2

Policies (3)(c)

1. Priorities for Improvement Needs
2. Debt Management
3. Replacement/Renewal
4. Levels of Service
5. Providing Services to Approved Projects
6. Concurrency Management
7. Capital Budgeting
8. Developer Cost Sharing
9. Plan Implementation

Eustis Policies

- 1.1.4, 1.6.4, 2.1.2-2.1.3, 2.2.5-2.2.6
4.1.1-4.1.3
2.2.2-2.2.4
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4.1.1-4.1.3, 4.2.1
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1.1.2, 1.1.4, 1.4.2-1.4.3, 1.6.3-1.6.4, 2.1.1, 2.1.3,
2.2.1-2.2.4