

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

**HISTORIC AND SCENIC PRESERVATION ELEMENT**

**PART II. GOALS, OBJECTIVES, AND POLICIES**

Prepared for:

The City of Eustis  
City Commission  
and  
Local Planning Agency

By:

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# **HISTORIC AND SCENIC PRESERVATION ELEMENT**

## **PART II. GOALS AND RECOMMENDATIONS**

### **INTRODUCTION**

Part I of this element, "Inventory and Analysis," is contained in Volume 2 of this Comprehensive Plan report series and identifies existing historic and scenic resources in the Eustis Planning Area and makes recommendations for their preservation and enhancement. These resources include individual structures, natural features, and areas of the community which are considered to have significant value relative to local architecture, history, and scenic amenities. Goals, objectives, and policies for their protection and enjoyment are set forth in this Part II report as a basis for planning and regulating future development and enhancement of these resources.

It should be noted that data and analyses contained in Part I of this element are inclusive of the entire Eustis Planning Area, including municipal and unincorporated areas, established by interlocal agreement with Lake County in 1987. Inasmuch as Lake County has legal and political jurisdiction over unincorporated areas, however, responsibilities for implementing the goals, objectives, and policies set forth below by the City of Eustis can extend only to the limit of its municipal jurisdiction, except as provided by joint agreements presently in effect or subsequently adopted. Goals, objectives, and policies contained in this element of the Comprehensive Plan for the City of Eustis are advisory only for areas outside the corporate limits of the city. They are not binding to Lake County, except as may be provided by interlocal agreements presently in effect or subsequently adopted.

### **GOALS, OBJECTIVES, AND POLICIES**

The City of Eustis seeks to preserve those places in the community which best reflect its early history and traditions and its outstanding scenic amenities. The presence and retention of these historic and scenic features contribute greatly to the quality of life and image of the community, both of which the city will endeavor to maintain at high levels.

Some of the policies set forth below will be implemented through the Land Development Regulations, the revision of which is currently underway and expected to be completed in early 2000.

**GOAL 1:** (HISTORIC AND ARCHAEOLOGICAL RESOURCES) Protect and enhance those areas and individual sites of historical significance or distinct architectural character in the community.

**OBJECTIVE 1.1:** (HISTORIC RESOURCES) On a continuing basis, develop and implement regulations and programs as provided for in the specific policies listed below to maintain the character and integrity of sites and structures of historical significance by virtue of their purpose and use or which by their physical appearance and character best reflect the past history of the Eustis area.

**Measurable Target A:** Through year-end 2010, the city shall continue to have an adopted historic preservation ordinance which limits alteration, removal, and demolition of structures.

**Measurable Target B:** Through year-end 2010, there shall be no instance of alteration, removal, or demolition of a historic structure unless such is approved by the city consistent with the historic preservation ordinance adopted in 1995.

**Measurable Target C:** Through year-end 2010, in each instance where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register, the city shall have invited comment by the Florida Division of Historical Resources before rendering a decision on the application.

**Policy 1.1.1:** By year-end 2000, the Land Development Regulations and development review procedures shall recognize the need to maintain or improve the character of designated historic properties and areas by means of economic incentives or disincentives which:

- selectively allow nonresidential use of existing residential structures, such as provided for in the Residential/Office Transitional (RT) designation in the Future Land Use Element
- limit building conversions which would alter the character of the property
- promote infill construction compatible with adjacent properties or the area in general
- limit the type of signs
- limit or regulate off-street parking to be compatible with adjacent properties or

the area in general

**Policy 1.1.2:** Identify public improvements needed to maintain the stability of and to encourage private reinvestment in designated historic districts, to include street, sidewalk, and utility improvements, and establish a program for their implementation over a ten-year period, such program to commence in 2001.

**Policy 1.1.3:** By year-end 2000, the Land Development Regulations and development review procedures shall incorporate requirements and incentives to preserve designated historic properties, including:

- advice to applicants on the tax benefits of historic preservation
- density bonuses shall be in place which allow up to 150 percent of permitted density to redesign the project to protect resources or to transfer development rights to another location in which the same use is permitted

**Policy 1.1.4:** 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. This support from the city may take the following forms:

- use of city staff and facilities for meetings, preparing applications, and other related activities
- establishment of a working committee of public officials and private preservationists to study and recommend public and private actions

**Policy 1.1.5:** 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 before rendering a decision on the application.

**OBJECTIVE 1.2:** (ARCHAEOLOGICAL RESOURCES) On a continuing basis, take actions to protect significant archaeological resources discovered during review of applications for development or during site preparation and construction activities.

**Measurable Target D:** By year-end 2010, there shall be no instance of an archaeological discovery in the city that is not reported to the Florida Division of Historical Resources.

**Measurable Target E:** By year-end 2010, there shall be no instance of an archaeological discovery deemed significant that did not receive protection.

**Policy 1.2.1:** By year-end 2000, the Land Development Regulations shall provide for the following in instances when an archaeological discovery occurs in the city:

- notification of the archaeological discovery to and request for guidance from the Florida Division of Historical Resources
- 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.

**Policy 1.2.2:** 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, 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 2:** (SCENIC RESOURCES) Protect and enhance visual access to and enjoyment of natural resources and vistas in the community having significant scenic value.

**OBJECTIVE 2.1:** (SCENIC RESOURCES) By year-end 2002, initiate development and implementation of regulations and programs as provided for in the specific policies listed below to protect identified scenic resources from uses and activities which would displace, encroach upon, or impact adversely those resources.

**Measurable Target F:** By year-end 2001, the city shall have designated scenic corridors and other features and vistas.

**Measurable Target G:** By year-end 2001, the city shall have established a program and budget which will enable the city to maintain properties donated or dedicated to the city for preservation of scenic resources and vistas; acquire properties deemed necessary to preserve or enhance visual access to and enjoyment of scenic resources; and identify with signs and other informational media footpaths, bikeways, and areas for public use and scenic viewing along identified scenic roads and designated lakefront locations.

**Measurable Target H:** By year end 2010, the city shall have implemented its scenic preservation program established under Measurable Target G.

**Policy 2.1.1:** By year-end 2001, designate scenic corridors and other features and vistas to which local regulations and programs would apply based on data and analysis provided in this element (see also Policy 2.1.5 in this element).

**Policy 2.1.2:** By year-end 2002, the Land Development Regulations and development review procedures will ensure that scenic resources and vistas are reasonably maintained through development criteria, design standards, and review procedures designed to:

- limit obstruction of views from public rights-of-way due to inadequate spacing between buildings, use of fences and other solid barriers which block views, and erection of signs which are inconsistent with the scenic resources and vistas
- limit the proximity and intensity of development which may adversely impact scenic resources, particularly in steeply sloped lakeshore areas as more specifically provided for in the Future Land Use, Recreation and Open Space, and Conservation elements
- allow cluster development in areas adjacent to scenic resources
- require reservation or dedications of open space adjacent to scenic resources

**Policy 2.1.3:** Establish a program and budget to commence in FY 2002 which will enable the city to:

- maintain properties donated or dedicated to the city for preservation of scenic resources and vistas
- acquire certain properties deemed necessary to preserve or enhance visual access to and enjoyment of scenic resources

- identify with signs and other informational media footpaths, bikeways, and areas for public use and scenic viewing along identified scenic roads and designated lakefront locations

**Policy 2.1.4:**

Coordinate local regulations and programs with those of Lake County and adjoining municipalities on an ongoing basis to provide for the preservation and enhancement of scenic resources in unincorporated sections of the Eustis Planning Area and areas adjacent to the city and planning area. Coordination will include the following activities by interlocal agreement as also provided for in the Intergovernmental Coordination Element:

- courtesy reviews of subdivision and site plans for defined major developments affecting scenic resources in the planning area
- regular periodic meetings between two or more local public bodies for the purpose of discussing issues of mutual concern, including those related to scenic resources

**Policy 2.1.5:**

Lakeshore Drive is hereby designated a scenic road requiring preservation of a two-lane cross section, posting for low-to-moderate travel speeds, limited improvements for bicycle use, and careful regulation of roadside development.

**Policy 2.1.6:**

Update the Land Development Regulations by year-end 2000 to maintain the integrity of the Lakeshore Drive scenic roadway by regulation of the type, density, and character of adjacent development, including:

- limiting adjacent commercial and industrial uses
- provision of landscape buffering of roadside uses through the Land Development Regulations and development review procedures
- maintaining lake views and other scenic vistas through regulation and review of building density and placement. Coordinate with Lake County on review of plans and development applications as provided for above and in the

Future Land Use and Capital Improvements elements.