

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

ECONOMIC DEVELOPMENT ELEMENT

PART II. GOALS, OBJECTIVES, AND POLICIES

Prepared for:

The City of Eustis
City Commission
and
Local Planning Agency

By:

The East Central Florida Regional Planning Council
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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	1

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INTRODUCTION

It should be noted that the 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 for the 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.

Several objectives and 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.

GOALS, OBJECTIVES, AND POLICIES

The City of Eustis seeks to improve and expand economic conditions and opportunities for its citizens and to strengthen its tax base. Thus, the city intends to promote various forms of commercial, industrial and institutional development which create new jobs, increase wage levels and generate revenues, while remaining consistent with other elements of the Comprehensive Plan.

The city seeks to stimulate and facilitate the development of light industry, tourism, medical services and other commercial activities which serve the Golden Triangle area. The city also seeks to foster the retention and growth of agriculture as a productive use of land in the Eustis area.

GOAL 1: (ECONOMIC DEVELOPMENT) Promote a healthy and growing local employment and tax base in terms of new job opportunities provided, wages paid and revenues generated.

OBJECTIVE 1.1: (INDUSTRIAL DEVELOPMENT) Provide for non-polluting industrial development

consistent with the Future Land Use Element.

Measurable Target A: The Future Land Use Map shall include undeveloped areas in which industrial development is allowed. These areas shall have direct access to the roadways listed in Policy 1.1.1.

Policy 1.1.1:

The city shall continue to provide for light industrial development on the Future Land Use Map. Such development shall have direct access to only specified major arterial, minor arterial, and major collector roads, including:

- SR 19 north of the CR 19A intersection
- CR 44 near SR 19
- Dillard Road and Ardice Avenue

Light industrial development is defined as including those manufacturing, distribution, and associated activities which meet the following criteria:

- no open-air storage of raw materials or finished products
- no noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations

New industrial development meeting this definition is provided for in the Mixed Commercial Industrial (MCI) classification shown on the Future Land Use Map.

Policy 1.1.2:

On an ongoing basis, regulate the character and intensity of development permitted in the General Industrial (GI) and Mixed Commercial Industrial (MCI) areas on the Future Land Use Map, including:

- types of land use permitted by right or by special exception and requirements for site plan approval
- maximum floor area ratio (FAR) of 0.25
- minimum setbacks, open space areas, and buffering requirements, particularly from adjacent residential uses

- off-street parking and loading areas, signs, and landscaping

Policy 1.1.3: On an ongoing basis, maintain regular communications with the Economic Development Commission of Mid-Florida to promote the Eustis area as a location for industrial development.

Policy 1.1.4: On an ongoing basis, maintain regular communications with the WAGES (Work and Gain Economic Self-sufficiency) board serving Lake County, the Lake County Area Vocational-Technical Center, the Lake County Economic Development Office, and Lake-Sumter Community College to ensure that labor force skills and training programs are relevant to local economic development needs and opportunities.

OBJECTIVE 1.2: (US 441 CORRIDOR) Provide for commercial development in the US 441 corridor which serves the Golden Triangle communities and surrounding area.

Measurable Target B: The Future Land Use Map shall include undeveloped areas in the US 441 corridor in which commercial development is allowed.

Policy 1.2.1: Designate locations in the US 441 corridor for general commercial development, including uses serving the regional population and transient traffic, consistent with the Future Land Use Element and access policies in the Traffic Circulation Element.

OBJECTIVE 1.3: (DOWNTOWN MEDICAL FACILITIES) Establish downtown Eustis as a health services facilities center for northern Lake County, consistent with the Future Land Use Element and Commercial and Neighborhood Redevelopment Element.

Measurable Target C: By year-end 2003, a study by Florida Hospital – Waterman concerning the future relocation of the hospital from downtown shall be completed. This study shall address the items listed in Policy 1.3.1.

Measurable Target D: The Future Land Use Map shall include areas in which medically-related facilities, including offices, clinics, and assisted living facilities are allowed.

Policy 1.3.1: The city shall participate in a study to be prepared by Florida Hospital - Waterman by year-end 2003 which addresses the future relocation of the hospital to a site just west of

Eustis in the City of Tavares. This study shall include the timing of the move, impacts to the city, efforts which may allow the city to retain most of the ancillary health facilities downtown, reuse of the structure, and opportunities created by the relocation.

Policy 1.3.2:

By year-end 2000, the city's Land Development Regulations and development review procedures shall accommodate expansion of medically related land uses, including offices, clinics, and assisted living facilities, in designated areas of the City of Eustis, while minimizing the impacts of expansion on other land uses.

GOAL 2:

(USE OF NATURAL RESOURCES) Promote the use of local natural resources and amenities for compatible types of economic development, specifically agriculture and tourism.

OBJECTIVE 2.1:

(AGRICULTURE) Preserve and protect prime agricultural lands from premature and intensive urban development consistent with the Future Land Use Element.

Measurable Target E: The Future Land Use Map shall include an "Agriculture" land use for areas not adjacent to existing development until such time as agricultural activities can no longer be economically sustained. Residential development with a density of up to one dwelling unit per five acres shall be allowed within this Future Land Use category.

Policy 2.1.1:

(Agricultural Use Classification) Through the end of the Comprehensive Plan's 2010 planning horizon, retain an "Agriculture" land use classification in the plan in order to maintain prime agricultural lands under this classification until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained. Residential development is permitted in this category as long as densities do not exceed one dwelling unit per five acres.

OBJECTIVE 2.2:

(LAKEFRONT DEVELOPMENT) Establish the lakefront area in downtown Eustis as a recreational attraction and tourist destination.

Measurable Target F: Each year, at the beginning of the Lake County Tourist Development Council budget cycle, the city shall provide input to the council regarding tourism needs, opportunities, and any funding requests relevant to the Eustis area.

Policy 2.2.1:

On an ongoing basis, the city shall maintain regular communications with the Lake County Tourist Development Council to ensure adequate recognition of tourism needs and opportunities in Eustis and equitable sharing of tourist development tax revenues.