

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

FUTURE LAND USE ELEMENT

PART II. GOALS, OBJECTIVES, AND POLICIES

Prepared for:

The City of Eustis
City Commission
and
Local Planning Agency

By:

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FUTURE LAND USE ELEMENT

PART II. GOALS AND RECOMMENDATIONS

INTRODUCTION

Results of a 1996 land use survey and an analysis of existing patterns and future land requirements are presented in Part I of this element, Inventory and Analysis, contained in Volume 2 of this Comprehensive Plan report series. This report contains goals, objectives, and policies and a Future Land Use Map to guide development and actions of the City of Eustis.

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 July 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. Goals, objectives, policies, and related maps and recommendations 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 maintain and enhance its small community identity and lifestyle in an urbanizing region of central Florida. A variety of residential uses and densities will be accommodated, but single-family homes will continue to be the prevalent form of housing in the community. Commercial and industrial land uses will be encouraged in suitable locations to support area residents and augment the local tax base. Growth management practices will ensure that community growth is consistent with local infrastructure and fiscal capabilities and the need to conserve significant natural and agricultural resources in the area.

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.

GOAL 1: (GROWTH MANAGEMENT) Promote orderly growth and development in the City of Eustis and the Eustis Planning Area consistent with its small community character and lifestyle.

OBJECTIVE 1.1: (DEVELOPMENT PATTERNS) The city shall continue to direct urban growth to areas which can be served efficiently by available adequate public services and facilities in conformance with the Land Development Regulations, the Capital Improvements Element, and the five-year Capital Improvements Program.

Measurable Target A: Number of developments approved annually that results in the violation of at least one adopted level of service standard.

Policy 1.1.1: Decisions regarding the extension of water and sewer services beyond present corporate limits will continue to be based on the following factors:

- whether the service constitutes a logical extension of the city's existing urban services
- the extent of service costs financed by developers and users
- public health or environment protection benefits
- whether the City of Eustis is the reasonable source of the requested service
- if the city's water and/or sewer system can accommodate the external demand without loss of level of service to existing users

Policy 1.1.2: The city shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of 2010, including amounts sufficient to minimize land speculation and undue price appreciation and to provide for choices of residential and nonresidential locations. These allocations shall be approximately twice the land requirement for projected residential growth and 2.5 times the land requirements for projected commercial and industrial needs.

OBJECTIVE 1.2: (LAND DEVELOPMENT REGULATIONS) The city shall continue to regulate the use and development of land and protect natural resources in accordance with the adopted

Comprehensive Plan.

Measurable Target B: Revised Land Development Regulations are adopted by year-end 2000.

Policy 1.2.1:

By year-end 2000, revise and supplement the Land Development Regulations consistent with this Comprehensive Plan and Chapter 163, FS to include standards, procedures, and requirements with respect to the following:

- land subdivision
- land use (i.e., zoning) based on the Future Land Use Element
- environmental protection, including groundwater sources and other sensitive resources
- public health and safety, including floodplain and stormwater management
- site development, including signs, access, and off-street parking
- adequate public facilities (i.e., concurrency management)

Policy 1.2.2:

The revised Land Development Regulations shall promote compact growth and preservation of open space, including those which provide for:

- voluntary cluster development in all residential land use classifications
- minimum open space requirements – 40 percent in residential classifications, 25 percent in commercial and industrial classifications
- maximum coverage by impervious surfaces – 60 percent in residential classifications, 75 percent in commercial and industrial classifications
- density bonuses for the provision of affordable housing, including up to a 100 percent increase in the density in the Suburban Residential (SR) classification and up to a 50 percent increase in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to

families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent.

- limitations on development in floodplains, in areas of steep slope, near wellfields, and near lake shorelines, as more specifically provided for under Objective 4.2 of this element.

Policy 1.2.3:

In regard to designated wellhead protection areas, existing city regulations shall be used as a basis for allowable development prior to the adoption of updated Land Development Regulations.

Policy 1.2.4:

Continue to implement the Concurrency Management System in the Land Development Regulations to ensure the provision of adequate public facilities consistent with adopted levels of service and upon which applications for development will be conditioned, as provided under policies 3.1.1 through 3.2.3 of the Capital Improvements Element.

Policy 1.2.5:

By year-end 2001, initiate actions through the Land Development Regulations and related city policies to facilitate infill and construction of affordable housing in existing underdeveloped areas which have available infrastructure capacity, including the following:

- an expedited development approval process
- adjustment of impact and/or other fees
- density bonuses for affordable housing in accordance with Policy 1.2.2 of this element (to be implemented by year-end 2003)
- transfer of development rights to infill locations

OBJECTIVE 1.3:

(COMPATIBILITY AND CHARACTER OF DEVELOPMENT) The city shall continue to maintain or improve the character and quality of development and compatibility among adjacent or nearby land uses through the Land Development Regulations and Best Management Practices in accordance with the adopted

Comprehensive Plan.

Measurable Target C: Number of complaints made to the city annually regarding incompatibility of land uses.

Policy 1.3.1: The city shall continue to regulate on-site features affecting the quality and character of development, including those with respect to:

- placement, height, mass, and design of buildings and other structures
- design, placement, and size of signs
- type and extent of landscaping buffering and open space (as mandated by Policy 1.2.2)
- lighting, noise, and other environmental nuisances and pollutants
- off-street parking, loading, and traffic circulation

Policy 1.3.2: The city shall continue to regulate the frequency, location, and spacing of access drives as provided for in Policy 1.2.1 of the Traffic Circulation Element:

Policy 1.3.3: The city's development review procedures shall continue to maintain the integrity of closely situated or adjacent potentially incompatible land uses, including those with respect to:

- transitional land uses as may be appropriate between those of widely different character, such as between single family residential and commercial or industrial uses
- buffering devices such as berms, walls, and landscaped barriers
- retention of natural vegetative cover

GOAL 2: (RESIDENTIAL LAND USE) Provide for a range of residential land uses and densities while continuing to emphasize detached single family housing development.

OBJECTIVE 2.1: (RESIDENTIAL LAND USE) The city shall continue to allocate land sufficient to accommodate the projected housing demand for units of various types, densities, and levels of affordability in the Eustis Planning Area through 2010, consistent with the

Housing Element and Objective 1.1 of this element.

Measurable Target D: Acreage of vacant developable land approved for residential uses on the Future Land Use Map.

Policy 2.1.1: The City of Eustis herein establishes a hierarchy of residential densities, as follows, and designates appropriate areas on the Future Land Use Map for these densities of development:

<u>Density Category</u>	<u>Number of Dwelling Units per Gross Acre</u>	<u>Principal Residential Uses</u>
Rural Residential (RR)	Less than 1	SFD
Suburban Residential (SR)	1-5	SFD, SFA
Urban Residential (UR)	6-12	SFA, GC/GA
Manufactured Home Community	8 or less	MH, RV

Key to Principal Residential Uses:

SFD = Single family detached

SFA = Single family attached, including duplex and townhome

GC/GA = Garden condominium or apartment (low-rise flat-on-flat)

MH = Mobile home park

RV = Recreational vehicle park

Policy 2.1.2: By year-end 2000, revise current regulations and adopt needed revisions which govern the character of development in the aforementioned residential classifications, including those with respect to:

- minimum lot sizes or densities
- minimum yard spaces or open areas on a lot
- maximum coverages by buildings and impervious surfaces
- clustering of development to minimize cost of horizontal improvements and to

maximize preservation of natural vegetative cover

Policy 2.1.3: Continue to require all new residential development, except that in areas designated Rural Residential (RR), to be served by public sewer systems, except where it can be demonstrated that sewage disposal is permissible by those state and county agencies having regulatory jurisdiction. All new development in the city shall continue to receive public water service.

Policy 2.1.4: Through the Suburban Residential (SR) designation, continue to provide for new residential development in areas which can be served conveniently by city water and/or sewer systems and available road capacity.

Policy 2.1.5: Through the Manufactured Home Community (MH) designation, continue to provide locations for affordable seasonal and permanent housing in the form of mobile home and recreational vehicle parks.

Policy 2.1.6: Continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

- all such housing is attached to foundations as in the case of conventional site-built construction
- all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations

Policy 2.1.7: Continue to provide for group homes in the Urban Residential (UR) classification and other classifications on the Future Land Use Map which provide for a mix of residential and commercial uses, specifically the Residential/Office Transitional (RT) and Mixed Commercial Residential (MCR) classifications.

See also Policy 1.3.1 of the Housing Element.

GOAL 3: (INDUSTRIAL AND COMMERCIAL LAND USE) Promote development of non-polluting industrial land uses and an efficient pattern of commercial land uses.

OBJECTIVE 3.1:

(INDUSTRIAL LAND USE) The city shall continue to allocate sufficient land on the Future Land Use Map to accommodate projected industrial development in the Eustis Planning Area through 2010, consistent with the Economic Development Element and Objective 1.1 of this element.

Measurable Target E: Acreage of vacant developable land approved for industrial uses on the Future Land Use Map.

Policy 3.1.1:

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 3.1.2:

Continue to permit a range of compatible commercial and light industrial land uses in undeveloped areas oriented to arterial highways and other transportation facilities as determined by market demand, and provided that:

- these areas are designated for Mixed Commercial Industrial (MCI) use on the Future Land Use Map
- there are proportional requirements or limitations regarding the amount of

commercial and industrial uses allowable for all land in the aggregate in an area designated MCI. Individual properties may develop all commercially or all industrially provided that all floor area ratios (FARs) for commercial and industrial uses are met and that the proportional requirements for the district as a whole or at least 20 percent of the gross land area must be developed as commercial. The city shall monitor all development within this land use to ensure that the 20 percent mix of commercial is maintained. This land use shall have an FAR of 0.25 and a height limitation of 50 feet.

- Mixed Commercial Industrial areas and developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, and building quality than General Commercial (GC) areas
- access to arterial highways is limited to frontage roads or other common driveways providing service to two or more developments, as provided for under Policy 1.3.2 of this element
- signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas

Policy 3.1.3:

The General Industrial (GI) land use category in this plan encompasses existing industrial development of light-to-heavy nature along the rail line both north and south of downtown. New development in these areas shall continue to be regulated as follows:

- maximum floor area and impervious cover and minimum open space requirements – same as for Mixed Commercial Industrial (MCI)
- adequate setbacks and buffering from residential areas and public roads
- compliance with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations
- effluent discharges to the municipal sewer system shall be limited to approved pretreated industrial wastes and domestic wastes only

Policy 3.1.4:

The character and intensity of development permitted in designated General Industrial (GI) and Mixed Commercial Industrial (MCI) areas shall continue to be regulated. Such regulations shall include:

- types of activities permitted by right or by special exception and requirements for site plan approval
- maximum floor area ratio (FAR) of 0.25
- minimum open space requirement of 25 percent and maximum impervious cover area of 75 percent
- minimum setbacks and buffering requirements, particularly from adjacent residential uses
- off-street parking and loading areas, signs, and landscaping

OBJECTIVE 3.2:

(COMMERCIAL LAND USE) The city shall continue to allocate sufficient land on the Future Land Use Map to accommodate projected commercial development in the Eustis Planning Area through 2010, consistent with Objective 1.1 of this element.

Measurable Target F: Acreage of vacant developable land approved for commercial uses on the Future Land Use Map.

Policy 3.2.1:

The City of Eustis herein establishes the following types of commercial land use areas on the Future Land Use Map and establishes guidelines and standards as to the type, character, scale, and intensity of development permitted in these designated areas:

- General Commercial (GC) – an area consisting of primarily free-standing commercial land uses serving both motorists and local residents. Areas so designated are substantially developed or were approved for development as of the adoption of the 1988 Comprehensive Plan.
- Central Business District (CBD) – a mixed-use area encompassing downtown Eustis within which a combination of commercial, institutional, and residential uses may occur at comparatively high densities

- Local Convenience Center (LC) – a small cluster of convenience businesses serving developing residential areas. This is shown on the Future Land Use Map as an overlay district.
- Neighborhood Commercial Center (NC) – a larger cluster of businesses, generally including a supermarket, serving residential neighborhoods. This is shown on the Future Land Use Map as an overlay district.

Policy 3.2.2:

The city shall continue to restrict commercial areas to designated arterial and collector roads, and limit the General Commercial (GC) designation primarily to properties bordering SR 19 or US 441.

Policy 3.2.3:

Residential/Office Transitional (RT) areas continue to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use and to provide an economic use of property while maintaining their general residential character by:

- limiting commercial uses to business and professional offices, group homes, and home occupations as defined in the Land Development Regulations
- limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts
- limiting the scale of commercial uses to that which would have an off-street parking requirement of eight spaces or less
- screening any permitted nonresidential use from abutting residential properties by a landscape buffer, in accordance with city requirements
- limiting the maximum density of residential development and group houses to that permitted under the Urban Residential (UR) classification, except that affordable housing density bonuses as provided for under Policy 1.2.2 of this element shall also apply in the RT designation.
- limiting the intensity of commercial development as provided for under Policy

3.2.5 of this element

There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor on a citywide basis, a ratio of twenty percent (20%) residential vs. eighty percent (80%) commercial or office development. The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. The maximum building heights shall not be more than 30 feet.

Policy 3.2.4:

The city shall continue to provide for, through the Mixed Commercial Residential (MCR) land use designation, compatible combinations of commercial and residential development along selected arterial roads and in certain urban neighborhoods which meet the following conditions:

- arterial road frontage is generally undeveloped, residential development may be feasible, and further strip commercial development is to be minimized
- arterial road frontage contains an existing mix of viable commercial and residential uses
- the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses
- automotive sales and services and other heavy traffic-generating uses, including fast food restaurants, are prohibited, except as logical extensions of adjacent General Commercial (GC) areas and in locations also designated Neighborhood Commercial Center (NC), provided that the other criteria under this policy are met

- access to individual properties fronting on arterial roads is consolidated in accordance with Policy 1.3.2 of this element
- the maximum amount of commercial development on an individual lot of record or contiguous property under common ownership shall be a 0.25 floor area ratio (FAR), except in those locations where the MCR designation is included within a designated Neighborhood Commercial Center overlay district. The building height shall be not more than 30 feet.
- commercial development shall be further limited by maximum floor area ratio and other requirements set forth under Policy 3.2.5 of this element and any other applicable policies in the Comprehensive Plan.
- the maximum density of residential development shall be as permitted in the Urban Residential (UR) classification, except that affordable housing bonuses as provided for under Policy 1.2.2 of this element shall also apply in the MCR designation

There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a ratio of twenty percent (20%) residential vs. eighty percent (80%) commercial or office development. The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Policy 3.2.5:

The city shall continue to regulate the character and intensity of development permitted in designated commercial and mixed commercial areas, including those with respect to:

- type of activities permitted by right or by special exception and requirements

for site plan approval

- maximum floor area ratio (FAR) of 0.50 in the Central Business District (CBD) area and 0.25 in all other commercial areas
- minimum open space requirement of 25 percent; maximum impervious cover area of 75 percent
- minimum setbacks and buffering requirements, particularly from adjacent residential uses
- off-street parking and loading areas, signs, and landscaping

OBJECTIVE 3.3: (REDEVELOPMENT AND INFILL) The city shall continue to implement programs which facilitate redevelopment of and infill development in older sections of the city, including downtown Eustis, in accordance with the specific policies listed below and consistent with the Housing Element and the Community and Neighborhood Redevelopment Element.

Measurable Target G: Revenue raised through Tax Increment Financing (TIF).

Policy 3.3.1: The city shall continue to implement its redevelopment and revitalization plan for the downtown area and vicinity. The plan shall be used as the basis for public improvements, stimulation of business activity, and development of commercial, residential, and institutional properties.

Policy 3.3.2: By year-end 2001, review the conversion of older residential properties in the downtown area to commercial and institutional uses and group homes in order to maintain:

- the exterior appearance of architecturally significant buildings
- the general character of the area as may be affected by the placement and size of off-street parking areas, signs, and lighting
- the viability of adjacent residential uses

Policy 3.3.3: By year-end 2000, take action to facilitate redevelopment and infill development in older

areas of Eustis through the Urban Residential (UR) designation and provide incentives in these areas for redevelopment and infill including:

- an expedited land development approval process
- adjustment of impact and/or other fees
- density bonuses in accordance with Policy 1.2.2 of this element
- transfer of development rights

These incentives shall be incorporated in the Land Development Regulations and other city policies and regulations.

GOAL 4: (PROTECTION OF RESOURCES) Promote the retention of open space in the urban environment and the conservation of significant natural and manmade resources, including agricultural lands in the path of growth.

OBJECTIVE 4.1: (OPEN SPACE) The city shall continue to preserve open space in accordance with the policies in this element, the Recreation and Open Space Element, the Conservation Element, and the Land Development Regulations.

Measurable Target H: No new residential subdivision exceeding five acres and no new development of any type exceeding five acres shall be approved unless the site plan provides for a minimum of 25% of the land area to be open space.

Measurable Target I: Each designated environmentally sensitive area is protected in perpetuity as common open space through a conservation easement, deed restriction, or other means.

Policy 4.1.1: For purposes of this Comprehensive Plan, the following definitions apply:

- Open space is defined as areas of vegetation and other areas not covered by impervious surfaces, as applicable to an individual building site. Waterbodies are not considered to be open space.
- Common open space is defined as open space included in a subdivision or planned unit development to be retained in common ownership.

Policy 4.1.2: A minimum of 25 percent of all new development sites shall remain in open space, which shall contain areas of native vegetation and/or landscaping.

Policy 4.1.3: To provide for the reservation and maintenance of common open spaces in subdivisions and developments, the city shall allow clustering of development in subdivisions or developments exceeding five acres. There shall be mandatory reservation of open space in subdivisions or developments having more than 100 residential units.

Policy 4.1.4: The city may accept jurisdiction for a dedicated common open space area where it finds the following:

- public recreational opportunities are lacking and the site is well located to meet local needs based on adopted levels of service
- the site is accessible for both public use and maintenance
- public access to and use of the site will be compatible with the proposed development and surrounding land uses
- funding can be accommodated within normal budgeting processes and limitations and insurance liabilities are maintained within reasonable limits

Policy 4.1.5: The city may acquire open spaces needed to preserve and protect sensitive environmental and historical resources where it determines one or more of the following:

- the open space is part of a connected system of open spaces and will protect and preserve a sensitive environmental resource designated or delineated in the Conservation Element
- requirements in the Land Development Regulations provide insufficient protection
- grants are available to help defray acquisition costs

Policy 4.1.6: On an ongoing basis, the city shall undertake efforts to protect all designated environmentally sensitive areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

OBJECTIVE 4.2: (NATURAL AND AGRICULTURAL RESOURCES) The city shall continue to protect natural and agricultural resources through policies which limit urban encroachment and

regulate the use of land in a manner compatible with topography, soil conditions, and water and other natural resources.

Measurable Target J: Number of development projects approved by the city annually that do not meet the requirements of one or more of the following policies: 4.2.1, 4.2.2, 4.2.4, 4.2.7, 4.2.8, 4.2.9, 4.2.12.

Policy 4.2.1:

(Floodplains) Land development shall not be permitted in the 100-year floodplain unless the following criteria are met:

- public wastewater service is provided. Alternatively, on-site waste disposal may be used only where it is 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.
- gross residential density is less than two (2) units per acre
- public water service is provided
- wetlands and other designated environmentally sensitive resources are not displaced
- impervious surfaces in a development, including road pavement, are limited to 25 percent
- there is no net loss of flood storage capacity

Policy 4.2.2:

The Land Development Regulations shall continue to limit development in areas of steep slope and near lake shorelines, as follows:

- Development will be limited to not more than one dwelling unit per acre in areas having slopes greater than 15 percent and not more than 1.5 dwelling units per acre where slopes are between 10 and 15 percent. This includes existing contiguous lots in the same ownership, the combination of which will meet these maximum densities.
- Impervious surfaces will be limited to 20 percent of the lot area where slopes

exceed 10 percent.

- Erosion control plans will be required for all subdivisions and building sites in areas exceeding 10 percent slope or within 400 feet from lake shorelines, including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases.
- Construction and land clearance setbacks from mean high water lines of lakes shall be in accordance with Lake County's shoreline ordinance, if such has been adopted. At a minimum, a ten-foot buffer area of undisturbed native uplands vegetation will be provided. No net loss of 100-year flood storage area or wetlands function will be permitted.
- On-site waste disposal methods may be permitted in these areas provided that soil conditions are acceptable (see Policy 2.2.2 of the Conservation Element), no practical connection to a public system can be made, and disposal facilities are placed not closer to the mean high water line of a lake than 100 feet.
- Subdivisions having more than 10 lots will be required to install dry lines for future connection to a public sewer system where such connection is scheduled or can be made realistically within five years from preliminary plat approval.
- Existing on-site waste disposal facilities within 400 feet of lake shorelines will be subject to periodic inspection and cleanout, the frequency of which will be based on the density of development, proximity to shorelines, and slope of land.

Policy 4.2.3:

By year-end 2003, the city will initiate a phased program to provide public sewer service in high recharge areas, in designated wellhead protection areas, to developed and developing areas within 400 feet of lake shorelines, and in areas having greater than 10 percent slopes, 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 4.2.4:

Continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- at a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the Florida Department of Environmental Protection regarding types of restrictions within designated wellhead protection areas
- 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
- 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

High recharge areas to which this policy will apply shall be determined and mapped in accordance with Policy 4.2.5 of this element and Policy 2.1.1 of the Conservation Element where such determinations shall be reviewed with local jurisdictions as a basis for interlocal cooperation and agreements regarding regulation of development of environmentally sensitive lands.

Designated wellhead protection areas are those set forth in the “Wellhead Protection Area Delineation” report prepared by the St. Johns River Water Management District and accepted by the City of Eustis.

Policy 4.2.5:

(Mapping Environmentally Sensitive Lands) As provided for in the Lake County Conservation Element, Lake County intends to classify, inventory, and map environmentally sensitive resources in the Eustis Planning Area with assistance from the Lake County Water Authority, the St. Johns River Water Management District, and the

Fish and Wildlife Conservation Commission, including the following resource types:

- upland, wetland, and aquatic habitats of rare, endangered, and threatened wildlife
- hydric soils
- prime (high) groundwater aquifer recharge areas and designated wellhead protection areas
- floodplains and flood hazard areas
- areas of steep slope (particularly 10 percent or more)

The purpose of this classification, inventory, and mapping procedure is to define and delineate significant resources with greater precision for regulating land development, including such regulation by the city. In the interim, the city's Land Development Regulations will take one or more of the following approaches:

- adopt by reference county regulations and procedures relating to matters not covered by city regulations
- utilize the general information presented in this element; the Conservation Element; and the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element as a basis for development review
- require applications for development of specified types and sizes to include information on these environmental resources, including assessments of impacts and plans for avoidance or mitigation

Policy 4.2.6:

(Soil Erosion) The Land Development Regulations shall continue to contain regulations that prevent soil erosion and loss during construction on and occupancy of a site through Best Management Practices, as provided for more specifically under Policy 2.2.1 of the Conservation Element.

Policy 4.2.7:

(Use of Septic Systems) Continue to regulate the use of septic systems for on-site waste

disposal as follows:

- On-site subsurface waste disposal methods may be used only where permissible by state and local agencies having jurisdiction under Florida Statute, including the requirements of Chapter 64E-6, F.A.C., or where public sewer service is unavailable and is not included in the five-year Capital Improvements Program at the time of application.
- 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.
- The maximum gross density for use of on-site subsurface waste disposal methods in areas with central water service is four dwelling units per acre and 10,000 square feet for individual lots. The maximum gross density for use of on-site subsurface waste disposal methods in areas without central water service is 1.5 dwelling units per acre and 25,000 square feet for individual lots.
- 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 permissible by state and local agencies having jurisdiction under Florida Statute.

- | | |
|----------------------|----------------------|
| - Anclote | - Manatee |
| - Iberia | - Felda |
| - Oklawaha | - Placid |
| - Pelham | - Ocoee |
| - Pompano | - Iberia and Manatee |
| - Anclote and Myakka | - Swamp |
| - Placid and Myakka | - Emeraldalda |

- Myakka and Placid
- Brighton
- Fellowship
- Montverde

Policy 4.2.8:

(Wetlands) On a continuing basis, applications for development shall be reviewed for the presence of and impact on wetlands, as defined herein. The criteria and conditions below shall apply to proposed development, as indicated, except where more restrictive standards are required by other regulatory authorities and except that nothing herein shall be construed as precluding applications for permits for allowable activities in wetlands from the St. Johns River Water Management District, the Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers, whichever has jurisdiction.

These conditions apply to all functioning wetlands, as defined by the St. Johns River Water Management District, regardless of the size of the wetland.

- minimum setback for an on-site waste disposal system – 50 feet
- minimum setback for impervious surface areas greater than 1,000 square feet – 25 feet
- minimum upland buffer for retention of native vegetation – ten feet
- minimum setback for underground storage tanks and unprotected above-ground outdoor storage of hazardous materials – 100 feet
- grading of land and design of drainage infrastructure shall comply with level of service standards in the Stormwater Management Subelement to retain stormwater runoff on site, except where use of wetlands is part of stormwater management plan approved by agencies having jurisdiction
- there shall be no net loss of wetlands function

Natural wetlands functions include water quality improvement, stormwater retention, flood management, wildlife habitat, aesthetics, and aquifer recharge.

Land uses in or immediately adjoining wetlands which result in significant degradation

of wetlands functions must provide adequate mitigation: creation, preservation, restoration, donation, or isolation, to assure no net loss of function.

When loss of wetlands function results from the cumulative impacts of more than one development, each developer must assure that adequate mitigation for the impact of that development is provided.

For purposes of applying these criteria and requirements, wetlands shall be defined in accordance with definitions established by the St. Johns River Water Management District or Florida Department of Environmental Protection, whichever is more encompassing. The city shall use all reasonably available data and mapping of soils, vegetation, and flooding conditions, including information contained in this Comprehensive Plan and support documents, to determine the possible presence and extent of wetlands which meet the above definition. Applicants for development approval on areas suspected of containing wetlands will be requested to verify or deny such presence and, if wetlands are present, to delineate them on site plans and subdivision maps. Where encroachment or disturbance of wetlands is proposed by the applicant, permits from agencies having regulatory jurisdiction shall be a requirement of development approval by the city. U.S. Army Corps of Engineers definitions of wetlands shall apply under this policy only where Corps of Engineers permits are required.

(Jurisdictional Wetlands). Issuance of a Management and Storage of Surface Waters (MSSW) permit pursuant to Rule 40-4 or 40C-40, FAC or a stormwater permit issued pursuant to Rule 40C-42, FAC provides assurances necessary for compliance with subsections detailed in this policy provided the stormwater management system is constructed in accordance with the permit.

Policy 4.2.9:

On an ongoing basis, require applications for major subdivisions and developments requiring site plan approval to identify habitat areas potentially impacted by proposed

development and include a plan and procedures for avoiding or mitigating potential impacts. Criteria and requirements will include:

- use of native vegetation in landscape plans and limitations on tree removal, in accordance with the city's landscape and tree protection regulations and the minimum open space standards set forth under Objective 1.4 of the Recreation and Open Space Element.
- minimum setbacks of land clearing and building construction activities from high water lines of lakes and waterways, in accordance with the Lake County shoreline protection ordinance, if such is adopted.
- retention of native vegetation and open space for habitat maintenance and wildlife corridors, in accordance with the policies under Objective 1.4 of the Recreation and Open Space Element.

Policy 4.2.10:

(Agricultural Land Use Classification) The city herein establishes an Agricultural (AG) land use classification on the Future Land Use Map 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 the AG areas if the densities do not exceed one dwelling unit per five acres.

Policy 4.2.11:

(Mineral Resources) Extraction of mineral resources may be permitted by special exception in Agricultural (AG) land use areas, provided that:

- compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities
- compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities
- the activity meets all applicable licenses, regulations, and standards and is

permissible by state agencies having jurisdiction

- excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued

Policy 4.2.12:

(Conservation Land Use Classification) The city herein establishes a Conservation (CON) classification on the Future Land Use Map to designate areas in public or protective ownership for the purpose of preserving natural resources in the community. Development within these areas is limited to interpretative features and related facilities for nature study and enjoyment. These related facilities may include nature trails, needed utility services, and shelters. Outdoor recreation facilities may be permitted in disturbed uplands or other non-environmentally sensitive land within the designation.

Policy 4.2.13:

(Conservation Land Use Classification Design Standards) The city herein establishes the following design standards within the Conservation classification:

- a maximum floor area ratio (FAR) of 0.20
- a minimum open space ratio of 0.80
- a maximum impervious surface ratio of 0.20 net buildable area
- a maximum building height of 35 feet

OBJECTIVE 4.3:

(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, as also provided for in the Historic and Scenic Preservation Element.

Measurable Target K: 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 L: 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 M: 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 4.3.1:

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 the historic district 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 this 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 4.3.2:

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 4.3.3:

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 4.3.4: 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.

Policy 4.3.5 When sites or structures are included on the National Register of Historic Places, designated as local Landmarks, or designated as local Historic Districts, the designation shall be entered as an overlay to the Future Land Use map in accordance with State law.

GOAL 5: (PUBLIC AND INSTITUTIONAL USES) Recognize needs for public and institutional uses which support the local population.

OBJECTIVE 5.1: (UTILITIES) The city shall continue to provide for essential utility services and facilities.

Measurable Target N: The number of development projects approved annually for which it has not been shown that water supply, sewage disposal, electric, and telephone services can be provided.

Policy 5.1.1: By year-end 2000, the Land Development Regulations shall require developers to show that proposed developments can be served by providers of essential public, franchised, and regulated utility services, including water supply, sewage disposal, electric, and telephone services, prior to issuance of local development approvals.

Policy 5.1.2: Right-of-way standards adopted as part of the Land Development Regulations and roadway improvement projects shall be designed to accommodate public and regulated

utility distribution lines providing needed local services.

Policy 5.1.3:

By year-end 2000, the Land Development Regulations shall provide for the placement and construction of utility structures and equipment, other than local distribution lines, including but not limited to water storage tanks, sewage treatment plants, electric substations, and telephone switching stations where needs for such facilities can be demonstrated by providers of services. The Land Development Regulations shall ensure compatibility of such facilities with surrounding land uses and natural resources.

OBJECTIVE 5.2:

(EDUCATION, RECREATION, AND RELATED FACILITIES) The city shall continue to provide locations for schools, parks, places of worship, and other public and institutional uses on the Future Land Use Map.

Measurable Target O: Acreage of vacant developable land approved for public and institutional uses on the Future Land Use Map.

Policy 5.2.1:

The city herein designates certain lands for Public and Institutional (PI) use on the Future Land Use Map to indicate their existing governmental ownership or reserved status and future potential as community facility sites. The intensity of development within the PI classification is limited to the following:

- maximum floor area ratio (FAR) of 0.25
- minimum open space requirement of 25 percent of lot area
- maximum impervious cover of 75 percent

Policy 5.2.2:

Public schools shall be allowed in all areas depicted on the Future Land Use Map except those designated Conservation (CON). Schools are subject to the intensity of development as prescribed in the Future Land Use Classification in which they are located.

Policy 5.2.3:

The Land Development Regulations shall provide for the continued placement of defined compatible public and institutional uses in residential and nonresidential areas based on criteria, standards, and review procedures established in current regulations

which are not inconsistent with the adopted Comprehensive Plan and those contained in the Land Development Regulations. These public and institutional uses include social and fraternal organizations, libraries, community centers, parks, recreation facilities, places of worship, and government and utility structures, fixtures, and buildings. The following criteria shall apply:

- Public and institutional uses permitted by right or as conditional uses or special exceptions in specific land use classifications will be subject to site plan review and approval by the city, including a public hearing procedure to determine their compatibility.
- For facilities requiring sites greater than two (2.0) acres in residential classifications, including Residential/Office Transitional (RT), and greater than five (5.0) acres in other classifications, a comprehensive plan amendment procedure will be required. This requirement shall not apply to parks and recreation sites included in approved residential subdivisions and Planned Unit Developments (PUDs). This requirement shall not apply to future public schools located in any allowed Future Land Use Classification.
- Landscape or other buffers, as prescribed in the Land Development Regulations, shall be provided on all lot lines which adjoin residential uses in order to protect these residential uses from encroachment from potentially incompatible uses and thus minimize the potential noise, dust, smoke, and other impacts.
- Minimum lot area for a permitted public or institutional use requiring off-street parking in a residential land use classification shall be one-half acre (0.5) in the Urban Residential (UR), Residential/Office Transitional (RT), and Mixed Commercial Residential (MCR) classifications; one acre (1.0) in the Suburban Residential (SR) and Manufactured Home Community (MH) classifications;

and two acres (2.0) in the Rural Residential (RR) classification.

- Development shall be subject to a maximum floor area ratio (FAR) of 0.25 and a minimum open space requirement of 25 percent of the lot area.

Policy 5.2.4:

The type, extent, schedule, and funding source for necessary public facilities under municipal jurisdiction shall be identified in the city's annually updated five-year Capital Improvements Program. Those improvements related to maintenance of adopted levels of service shall be included in the Capital Improvements Element.

Policy 5.2.5:

That the City, to the extent possible, shall seek to collocate public facilities, such as parks, libraries, and community centers with public schools.

FUTURE LAND USE MAP

Land Requirements

An additional 1,161 acres will be required to support projected growth in the Eustis Planning Area between 1996 and 2010. This represents an average annual demand for 83 acres per year.

The net residential land requirements is 688 acres, over 90 percent of which is expected to be for single family detached housing. The average assumed net density for new residential development in the planning area is 2.96 dwelling units per acre, versus the 3.00 units per acre factor used in the 1988 Comprehensive Plan. A demand for an additional 1,863 housing units is projected for the planning area by 2010.

Needs for additional land for commercial and industrial development and public and institutional land uses in the planning area are based on ratios to residential land needs. These ratios reflect consideration of present land use patterns and the requirements of a balanced community.

<u>Land Use</u>	<u>Ratio to Residential Land Uses</u>	
	<u>Present*</u>	<u>New Growth</u>
Commercial	1:10	1:10
Industrial	1:26	1:20
Public and Institutional	1:5	1:8

*based on 1996 land use survey

In addition, another 283 acres of land would be needed for road rights-of-way. This is based on an assumed factor of 29.2 percent applied against the total land requirement for other urban uses.

There is sufficient developable land in the Eustis area to meet these future needs. Within the 1996 corporate limits were an estimated 2,006 acres of open land, the vast majority of which is developable. In fact, the amount of open land in the city actually increased between 1988 and 1996 due to annexations. This includes a great number of vacant lots for infill development and larger unsubdivided tracts. These tracts are scattered around the community, with the largest parcels located to the north and northwest. Unincorporated sections of the planning area contain another 7,980 acres of agricultural and undeveloped land, the vast majority of which is also developable. Thus, projected new development will require only 11.6% of remaining open land resources in the planning area by the 2010.

There are a number of unincorporated enclave areas surrounded by and adjacent to the Eustis corporate limits to the south and east which are suitable for development and incorporation by the city. An interlocal agreement with Lake County approved in 1999 allows the city 24 months in which it is allowed to annex such areas if each is ten acres or less in size. Progressive annexation of and provision of urban services to these areas east of CR 44A, in the Lake Joanna area, and north of the Eustis bypass is desirable and will help provide for the orderly growth of the Eustis area.

The Future Land Use Map should designate more acreage than required for urban development for two reasons:

- The map designates residential, commercial, and industrial land uses in gross terms, whereas demand estimates are expressed as net amounts. These designations are inclusive of future local rights-of-way and public and quasi-public facilities, such as parks and churches, as may be permitted in residential and nonresidential areas.
- Designation of more land than needed provides market flexibility and reduces costly land speculation which can lead to unreasonably inflated land prices and windfalls to a few owners.

For these reasons, the following minimum designations are recommended:

<u>Land Use</u>	<u>Acres Needed, 1996-2010</u>	<u>Planning Factor</u>	<u>Acres Needed to be Designated, 1996-2010</u>
Residential	688	2.0	1,376
Commercial	69	2.5	173
Industrial	35	2.5	88

Figure 1 shows the Future Land Use Map for the entire Eustis Planning Area. From time to time, usually concurrent with annexations, the city amends the Future Land Use Map to ensure that the land allocation factors established in Policy 1.1.2 relative to residential and nonresidential demand are maintained.

FIGURE 1 – FUTURE LAND USE MAP

**IS LOCATED IN THE POCKET OF THE
INSIDE FRONT COVER OF THIS VOLUME**

Supplemental Resource Maps

Part I of the Comprehensive Plan (see Volume 2 of the three-volume report series) includes several resource maps which supplement the map of land use classifications shown in the Future Land Use Map. In planning public improvements and acting upon development applications, the following maps found in these support documents and repeated herein should be used to help identify sensitive natural and manmade resources.

Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater

Aquifer Recharge Element (Part I)

- Soils (Figure 2)
- Topography and Drainage Basins (Figure 4)
- Designated Well Head Protection Areas (Figure 5)

Conservation Element (Part I)

- Surface Water Features (Figure 1)
- Areas Subject to Flooding (Figure 2)
- Vegetation (Figure 3)

Historic and Scenic Preservation Element (Part I)

- Washington Avenue Historic District (Figure 2)
- National Register of Historic Places Sites (Figure 3)
- Local Landmark Sites (Figure 4)

These maps are part of the Future Land Use Map series, but are only preliminary in nature, in that they are based on data readily available at the time of their preparation.

The Lake County Conservation Element includes policies for completing a detailed resource mapping program. As this information becomes available, the City of Eustis will incorporate the resulting data into its mapping system for more refined planning and development review purposes.

LAND USE CLASSIFICATIONS

Sixteen land use classifications are shown on the Future Land Use Map – four residential, three commercial, two industrial, four mixed-use designations, plus public/institutional, agricultural, and conservation categories.

Residential

Rural Residential (RR). This designation provides for large lot development near or on the periphery of the Eustis urbanized area. Densities of one unit or less per acre are appropriate in areas of steep slope near lakes where soil erosion is a potential problem and in remote locations where provision of urban services are uneconomical. There is no current zoning requirement in the city.

Low density designation is a proven effective means for delaying development until growth can be accommodated in an orderly economical fashion. Mainly, this category is seen as providing a low density estate-type housing environment preferred by a large segment of the local population. Principal locations are near East Crooked Lake, Lake Joanna, Lake Yale, and around certain lakes in the eastern section of the planning area.

Suburban Residential (SR). Areas so designated will accommodate the majority of residential development in the planning area at densities ranging from one to five units per net acre. This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere. It approximately encompasses the city's R-1, R-2, and R-3 zoning districts in terms of density.

Designated areas extend in all directions from the core of the city, including areas along CR 44 to the northwest, along CR 44 to the northeast, in the SR 44 corridor to the east, along Lakeshore Drive on the southwest, and scattered around the lakes to the southeast.

Urban Residential (UR). This designation applies to areas near the downtown core of the city and extending south to and including the cluster of apartment projects along Ardice Avenue. Additional lands in these areas have been included to accommodate further growth of housing at densities of six units per net acre and greater.

The designated Urban Residential area includes older neighborhoods which contain deteriorating and publicly assisted housing immediately northeast and southwest of downtown. These areas are benefiting from targeted redevelopment and upgraded infrastructure. Existing R-4 and R-5 zones are approximately equivalent to

this land use designation. Urban Residential areas have suitable locations for adult congregate living facilities (ACLF) and other group housing facilities.

Manufactured Home Community (MH). This designation applies to specific existing mobile home and recreational vehicle developments which are located largely north of Trout Lake. A smaller mobile home park is situated on Lakeshore Drive just west of downtown. No new transient home developments are specifically provided for on the Future Land Use Map. Existing RMRP and R-M zoning districts are equivalent to this land use designation.

Commercial

General Commercial (GC). Areas so designated are found largely along arterial roads (with much of the land with this designation fronting US 441 and SR 19) and in areas already substantially existing as or approved for commercial development. General Commercial applies primarily to roadside areas consisting of a variety of free-standing uses and small strip centers. Automotive-oriented uses are prevalent in these areas, including service stations and auto sales.

Local Convenience Center (LC). The LC designation is symbolic in nature in that it does not apply to a specific property or land area, but identifies the desirable general location of future commercial development of a particular type and scale. In this case, designations on the Future Land Use Map provide for small clusters of retail and service establishments serving localized areas not otherwise in close proximity to neighborhood shopping centers or existing convenience store locations. Locations include CR 44 at CR 19A and Fish Camp Road.

In effect, LC is an overlay district, which will permit development of local convenience-type uses within 500 feet of an intersection identified by an LC designation. These local convenience areas will consist of attached or free-standing commercial businesses, anchored by a convenience-type grocery store. Maximum commercial development in the 25,000-square-foot range is recommended within the Eustis Planning Area and within the 500-foot radius area.

Neighborhood Commercial Center (NC). The NC designation is similar in concept to the LC designation but with a larger scale of commercial development. This designation is a means for locating future neighborhood-type shopping centers and related commercial and institutional uses consistent with local trade area

demand. It is an alternative to designating a specific parcel or area of land for commercial use. Instead, in this case, commercial development should be limited to approximately 200,000 square feet of building area within the Eustis Planning Area and within one-quarter mile of a designated intersection.

Whereas conventional land use planning can neither anticipate the specific location nor configuration of commercial development, and therefore, tends to show much more land than needed, this "overlay district" concept is a means for managing growth while providing needed flexibility in the commercial marketplace. Gross overdesignating of commercial land along major thoroughfares should be avoided for aesthetic reasons as well as to minimize challenges on the concurrency issue.

It is also desirable to limit any one developer to a certain proportion of maximum commercial buildout and to place a time limit on capacity reservation, much as building permits expire after a period of time. Traffic impact studies should be considered for any commercial developments generating more than 500 trips per day to demonstrate that the proposed development can be handled by the road system. This is reflective of a greater level of site plan review and approval criteria than associated with conventional commercial land use classifications.

Locations of Neighborhood Commercial Centers designated on the Future Land Use Map are on SR 19 north at the Eustis bypass and at the SR 44/CR 44B intersection.

Industrial

Light Industrial (LI). Light industrial development is defined as including those activities which can be carried on within enclosed structures and which do not create a visual or other disturbance or hazard to adjacent properties. Warehousing and wholesale distribution are acceptable forms of light industry, provided that truck access bays and loading operations are effectively screened from view where necessary, truck traffic does not impact local streets, and hours of operation are compatible with adjacent land uses.

No specific LI designations are shown on the Future Land Use Map. Areas having potential for light industrial development, instead, are included under the MCI designation.

General Industrial (GI). This designation is given to those industrial operations which tend to have one or more objectionable characteristics, such as unsightliness, noise, dust, odor, or waste effluent requiring special treatment. Eustis has several industrial and heavy commercial operations located adjacent to the CSX railroad right-

of-way both north and southwest of downtown which would qualify as general industrial land uses. These include a food products manufacturer on the north and ready-mix concrete plant, paint distributor, fruit packer, and body shops southwest of downtown.

Mixed Use

Mixed use categories are those which provide for a combination of principal uses in the following situations:

- where such combinations already exist without significant detriment to either principal use
- where allowance of such combinations recognizes the changing nature of or character of certain areas and maintains the economic viability of existing properties
- where undeveloped property may have more than one potential use

This designation is applied to those largely undeveloped roadside lands where two or more different land uses are possible and there is no clear choice. Mixed Use designation is considered preferable to General Commercial, in that it suggests a less intensive type of development and greater attention to the quality of the roadside environment through more rigorous development standards and site plan review procedures.

Four mixed use categories are designated on the Future Land Use Map and are defined below.

Central Business District (CBD). This category accommodates the mix of commercial, institutional, public, and residential uses found in or otherwise desirable in downtown areas. Programs and regulations will be developed to facilitate revitalization of downtown commercial and medical activity, adequate parking and traffic circulation, and improvement of the general character of downtown Eustis.

Residential/Office Transitional (RT). This category applies to existing older residential uses and properties having residential character which are located adjacent to existing nonresidential development or along certain major roads, including SR 44 (Orange Avenue) and SR 19. The purpose of RT designation is to provide for establishment of business and professional offices and limited retail and service businesses in these areas while maintaining residential character or compatibility. Special regulations governing new nonresidential construction, conversion of residential structures, off-street parking, lighting, and signage will be implemented accordingly.

This designation is similar to the city's current RP zone in that it would allow professional and business

offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas. The concept is that many older residences are impacted by traffic or adjacent nonresidential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.

Principal locations are found along the Orange Avenue and the Bay Street and Grove Street corridors between Ardice Avenue and the merger point north of downtown. This transitional designation should be used sparingly in order to protect the integrity of viable residential areas and to minimize competition with office opportunities in downtown Eustis. Site plan review procedures and performance criteria should be rigorous in order to maintain the essentially residential character of designated areas.

Mixed Commercial Residential (MCR). This category applies primarily to undeveloped areas located adjacent to major roads having both commercial and residential potential. It also applies to certain areas having existing combinations of commercial and residential uses. In both cases, the intent of the MCR designation is to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential development.

Mixed Commercial Industrial (MCI). This category applies primarily to undeveloped areas adjacent to major roads which have both commercial and industrial development potentials. The intent of the MCI designation is to provide for development of light manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high profile locations and in well-planned environments. Shopping centers, automotive-oriented commercial uses, and large free-standing retailers are not permitted in these designated areas. Three locations are designated on the Future Land Use Map:

- SR 19 North
- US 441 West
- CR 44 near SR 19

Public and Institutional (PI)

This category applies to major public and quasipublic properties and other facilities which provide a community service. These include existing school, recreation, and public utility properties and other governmental

facilities. Cemeteries and the Eustis Airport property are also included in this category.

Agricultural (AG)

This designation is found around the perimeter of the planning area to the far northwest near Lake Yale, east of the Dona Vista area, and along the eastern edge of the area. The purpose of this designation is to limit the premature spread of urban growth and conversion of productive agricultural lands until and only if necessary in the future.

Conservation (CON)

Some lands so designated are located adjacent to Trout Lake. These lands have been acquired by the Trout Lake Nature Center, Inc. or are in public ownership and are not developable for urban uses. Other lands with this designation are located at the Hidden Waters Preserve. This land is owned by the Lake County Water Authority and is not developable for urban uses. The Conservation designation reflects the environmental sensitivity and significance of the lands so designated.

MONITORING AND EVALUATION

Comprehensive Plan Jurisdiction

The Eustis Comprehensive Plan covers the existing corporate limits plus an external area of presently unincorporated land in Lake County which, by mutual agreement, is included in the Eustis Planning Area. An interlocal agreement between city and county governments provides for the city to take the lead in planning for this unincorporated area on the expectation that municipal limits will be expanded in the future. Although the county has land use regulatory jurisdiction, the city is afforded courtesy review of development applications in this external area.

Land Development and Concurrency Management Regulations

The city adopted revised its Land Development Regulations (LDRs) subsequent to the adoption of the Comprehensive Plan in 1991. Relatively minor amendments to the LDRs have been made on several occasions since that time. A major revisions of the LDRs is presently underway, with completion expected in early 2000. Similarly, the city established a Concurrency Management System (CMS) in the LDRs after the adoption of the Comprehensive Plan. The CMS is designed to ensure the maintenance of the city's adopted level of service (LOS) standards within permissible deviations. The CMS is updated within this Comprehensive Plan.

Comprehensive Plan Monitoring and Updating

Major updates of the Comprehensive Plan will occur in cycles (determined by the Florida Department of Community Affairs) through the Evaluation and Appraisal Report (EAR) process. In addition to these major reviews and updates, those elements which contribute to the city's Concurrency Management System will be subject to annual review. These include the Traffic Circulation; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge; and Recreation and Open Space elements.

The principal purpose of these updates is to determine progress made relative to the achievement of the goals, objectives, and policies established in the Volume 3 of the Comprehensive Plan and to make any adjustments which the City Commission may deem appropriate.

The Eustis city manager and staff will have principal responsibility for carrying out these actions at the direction of the City Commission, which also serves as the Local Planning Agency for the city.

The annual updates will include the following:

1. **Data and Analysis.** For those elements (Traffic Circulation; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge; and Recreation and Open Space) based on quantitative or measurable data, information will be updated annually to reflect latest conditions and impacts relative to level of service.
2. **Goals, Objectives, and Policies (GOPs).** Each update will evaluate the extent to which the GOPs have been achieved or will identify obstacles to their achievement. If desirable, the GOPs will be revised by plan amendment.
3. **Capital Improvements Element.** The CIE will be reviewed and adjusted annually, if needed, during the annual capital budgeting process. Significant deviations from the adopted CIE will require a comprehensive plan amendment.

Citizen Input

The City of Eustis will pursue the following mechanisms and procedures to ensure opportunities for public understanding of and input to local planning activities and decisions:

- one or more public workshops and/or public hearings by the Local Planning Agency and/or City Commission prior to adoption of the Comprehensive Plan or amendments thereto
- notification to owners of proceedings relating to specific applications for development which may affect their properties
- notification of public workshops and hearings in print media having general circulation in or availability throughout the community
- establishment of specific advisory committees, as provided for in the Comprehensive Plan elements, to advise the city on various policy issues and program operations
- regular publication of information of local interest in the city's newsletter
- making planning documents and related material, including minutes or transcripts of workshops and hearings, available for public inspection in City Hall and the library. Copies may also be purchased at costs to be determined by the city.