

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

**SANITARY SEWER, SOLID WASTE,  
STORMWATER MANAGEMENT, POTABLE WATER, AND  
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

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

Prepared for:

The City of Eustis  
City Commission  
and  
Local Planning Agency

By:

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POTABLE WATER, AND NATURAL GROUNDWATER  
AQUIFER RECHARGE 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. It includes reviews of existing water supply, waste disposal, and drainage conditions and facilities, including current problems, operating arrangements, system capacities, and planned improvements.

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 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 on Lake County, except as may be provided by interlocal agreements presently in effect or subsequently adopted.

Goals, objectives, and policies, including level of service (LOS) standards, are set forth in this section to guide provision of adequate facilities and protection of basic resources on which these services depend.

**GOALS, OBJECTIVES, AND POLICIES**

The City of Eustis seeks to serve existing and projected development with central water and sewer services where practicable, and to limit growth in areas where it is not feasible to provide central services. In addition to meeting all applicable state and county health and environmental standards, these services will be provided at adequate levels of service to residents and businesses relative to capacity and flow.

In addition, the city seeks to improve local drainage conditions and to mitigate non-point pollution impacts on surface water and groundwater resources, particularly local lakes and high aquifer recharge areas. Adequate collection and safe disposal of solid and hazardous wastes are also matters to be addressed.

Several objectives and policies set forth below will be implemented through the Land Development

Regulations, the revision of which is currently scheduled for completion in early 2000.

**GOAL 1:** (SEWAGE DISPOSAL) Provide adequate and environmentally acceptable means for sewage disposal.

**OBJECTIVE 1.1:** (FACILITIES) On an ongoing basis, improve and maintain public sewer systems to provide adequate services to existing and future development in accordance with the five-year Capital Improvements Program and consistent with the Future Land Use Element.

**Measurable Target A:** By year-end 2002, the city will have implemented all wastewater projects in the 1997-2002 Capital Improvements Program.

**Measurable Target B:** The city shall have sufficient wastewater treatment capacity to treat all wastewater generated through the end of 2005.

**Policy 1.1.1:** The city herein adopts minimum level of service (LOS) standards for sewage collection and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rules 62-600, 62-610, and 62-640, FAC and which also provide the following:

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

**Policy 1.1.2:** Update the city's master sewer system plans at least every five years to identify problems, define needs, and establish priorities for system improvement and expansion.

**Policy 1.1.3:** At all times, the spreading of sludge, reuse thereof, and spraying of effluent from wastewater treatment systems operated by or in the City of Eustis or its planning area shall comply fully with all applicable state and county standards and procedures.

**Policy 1.1.4:** On a continuing basis, decisions regarding the extension of sewer services into unsewered areas, including areas outside present corporate limits will 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 sewer system can accommodate the external demand without loss of level of service to existing users

**OBJECTIVE 1.2:** (DEFICIENCIES) On an ongoing basis, take actions to alleviate problems and correct deficiencies in existing sewer service areas, in accordance with the five-year Capital Improvements Program.

**Measurable Target C:** By year-end 2002, the city will have implemented all wastewater-related renewal and replacement projects in the 1997-2002 Capital Improvements Program.

**Policy 1.2.1:** On an ongoing basis, review pre-existing plans and performance data for the existing sewer system and identify deficiencies, priorities, and improvement costs.

**Policy 1.2.2:** Each year, continue implementation of the annual renewal and replacement program for system improvements to address identified deficiencies.

**Policy 1.2.3:** Each year, recommit the existing funding source for this renewal and replacement program.

**OBJECTIVE 1.3:** (CONSERVATION OF CAPACITY) On an ongoing basis, take actions to maximize current sewer system capacities through effective growth management and capacity conservation regulations and practices as provided for in the policies listed below.

**Measurable Target D:** The city shall continue to require sewer capacity to be purchased for each approved development. This capacity shall not be transferable to another project.

**Policy 1.3.1:** On an ongoing basis, direct development to areas which can be efficiently served by public sewer systems in conformance with Policy 1.1.1 in the Future Land Use Element and in accordance with the criteria listed in Policy 1.1.4 of this element.

**Policy 1.3.2:**

On an ongoing basis, correct any remaining infiltration and inflow problems or other conditions which may compromise the capacity of the existing sewer system through the renewal and replacement program referenced in Policy 1.2.2 of this element.

**Policy 1.3.3:**

Maintain the sewer capacity reservation program as part of the development approval process to discourage long-term holding and speculation in land. The program shall continue to be nonrefundable and shall continue to not allow the transfer of capacity reservation to another project.

**Policy 1.3.4:**

(Use of Septic Systems) On an ongoing basis, 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 authority provided by Rule 64E-6, FAC or where public sewer service is unavailable and is not included in the five-year Capital Improvements Program at the time of application.
- 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 sharing 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  | - Fellowship         |
| - Brighton           | - Montverde          |

**GOAL 2:** (POTABLE WATER) Provide adequate and environmentally acceptable means for potable water supply.

**OBJECTIVE 2.1:** (FACILITIES) On an ongoing basis, improve and maintain water systems to provide adequate services to existing and future development in accordance with the five-year Capital Improvements Program and consistent with the Future Land Use Element.

**Measurable Target E:** By year-end 2002, the city will have implemented all water-related projects in the 1997-2002 Capital Improvements Program.

**Measurable Target F:** The city shall have sufficient water capacity to provide all potable water needed through the end of 2005.

**Policy 2.1.1:** The city herein adopts minimum level of service (LOS) standards for public water supply and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-555, FAC and which also provide the following:

- minimum average daily flow (ADF) – 140 gallons per capita per day
- maximum day instantaneous demand – 1.0 gallons per minute per single-family unit and 0.7 gallons per minute per unit for multi-family dwellings and mobile homes
- fire flows – minimum of 600 gallons per minute in single family residential

areas and 1,500 gallons per minute in multi-family and nonresidential areas at a residual pressure of 20 pounds per square inch

**Policy 2.1.2:** On a continuing basis, decisions regarding the extension of water services into areas not having service, including those outside present corporate limits, will 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 2.1.3:** Update the city's master water plans every five years to identify problems, define needs, and establish priorities for systems improvement and expansion.

**OBJECTIVE 2.2:** (DEFICIENCIES) On an ongoing basis, take actions to alleviate problems and correct deficiencies in existing water service areas, in accordance with current water facilities plans and the five-year Capital Improvements Program.

**Measurable Target G:** By year-end 2002, the city will have implemented all water-related renewal and replacement projects in the 1997-2002 Capital Improvements Program.

**Policy 2.2.1:** On an ongoing basis, review pre-existing plans and performance data for the existing water system to identify deficiencies, priorities, and improvement costs.

**Policy 2.2.2:** Each year, continue implementation of the annual renewal and replacement program for system improvements to address water pressure problems and other deficiencies.

**Policy 2.2.3:** Each year, recommit the existing funding source for this renewal and replacement program.

**OBJECTIVE 2.3:** (CONSERVATION OF CAPACITY) On an ongoing basis, take actions to maximize

current water system capacities and encourage conservation of potable water resources through effective growth management and capacity conservation regulations and practices as specified below.

**Measurable Target H:** The city shall continue to mandate the installation of low volume plumbing fixtures in new and renovated buildings, consistent with the requirements of the State Water Conservation Act.

**Measurable Target I:** The city shall continue to require water capacity to be purchased for each approved development project. This capacity shall not be transferable to another project.

**Measurable Target J:** Each time water consumption restrictions covering the city are instituted by the St. Johns River Water Management District, the city shall enforce these restrictions.

**Policy 2.3.1:** The city's building code shall continue to require the installation of low volume plumbing fixtures in new and renovated buildings, consistent with requirements of the State Water Conservation Act (Chapter 553.14, FS).

**Policy 2.3.2:** On an ongoing basis, implement a leak detection and correction program for the city's water system and schedule needed improvements through the annually updated five-year Capital Improvements Program.

**Policy 2.3.3:** On an ongoing basis, cooperate with the St. Johns River Water Management District in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

**Policy 2.3.4:** Review local water consumption trends no less frequently than biannually and, as needed, adjust the city's water use rate structure accordingly to maintain per capita consumption at or below previous levels.

**Policy 2.3.5:** Following the upgrade of the city wastewater treatment plant to the tertiary treatment level, by year-end 2001, expand programs using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent.

**GOAL 3:** (STORMWATER MANAGEMENT) Provide for adequate control of stormwater runoff.

**OBJECTIVE 3.1:** (RUNOFF MANAGEMENT) On a continuing basis, take actions to improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element.

**Measurable Target K:** Each development project approved by the city shall meet the retention/detention, rate of discharge, and volume of discharge levels of service adopted by the city.

**Measurable Target L:** Expenditures for stormwater retrofit projects funded through the stormwater utility and other sources.

**Policy 3.1.1:** On an ongoing basis, implement the recommendations of the 1990 Stormwater Facilities Study which identifies stormwater runoff problems, structural and non-structural improvements needed, their priorities, and preliminary costs.

**Policy 3.1.2:** The city herein adopts level of service (LOS) standards principally applicable to new development, based on results and recommendations of the 1990 Stormwater Facilities Study as follows:

- Rate of Discharge. The post-development peak rate of discharge shall not exceed predevelopment conditions based on a 50-year, 24-hour storm for areas having positive drainage outfall, and a 100-year, 24-hour storm for areas which do not have positive drainage outfall.
- Volume of Discharge. The post-development volume of discharge shall not exceed predevelopment conditions based on a 100-year, 24-hour storm for certain drainage basins identified in the 1990 Stormwater Facilities Study. Volumes of discharge for other basins may meet lesser requirements to be determined.
- Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the St. Johns River Water Management District (SJRWMD) per Rule 40C-42, FAC and by the Lake County Subdivision Regulations in unincorporated sections of the planning area.

**Policy 3.1.3:**

On a continuing basis, maintain the stormwater utility to provide a dedicated local revenue source for financing drainage improvements recommended in the 1990 Stormwater Facilities Study.

**Policy 3.1.4:**

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

- determination of those basins, subbasins, and waterbodies in the Eustis area to be included
- improvement of existing drainage in unincorporated sections of the planning area
- establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators

**Policy 3.1.5:**

Based on facts and needs determined using the process outlined in Policy 3.1.4, the city will participate, on an ongoing basis, in the correction of existing drainage deficiencies, including remediation of surface water pollution from urban runoff, consistent with the requirements of Rule 62-40.420, FAC through the following actions:

- establishment of Best Management Practices (BMPs) applicable to existing areas of development
- improvement of facilities as recommended in the 1990 Stormwater Facilities Study
- implementation of projects recommended in the 1996 SR 19 Stormwater Management Feasibility Study

**Policy 3.1.6:**

On an ongoing basis, implement Best Management Practices (BMPs) to improve surface

water quality through the Land Development Regulations and through public improvements as scheduled in the annually updated five-year Capital Improvements Program commensurate with the availability of funds through the stormwater utility, grants from other levels of government, and other sources. Such BMPs, based on recommendations contained in the 1990 Stormwater Facilities Study, shall include, where appropriate:

- reverse berms in areas where existing drainage facilities outlet directly into lakes
- dry retention/detention basins for soils with good percolation
- wet retention/detention basins for soils with high water table characteristics and poor percolation
- construction of roadway swales
- exfiltration trenches
- use of wetland systems
- use of grass inlets
- multi-component sedimentation/filtration retention/detention ponds

**Policy 3.1.7:**

On a continuing basis, implement a phased multi-year program of improvements needed to mitigate existing runoff impacts and remedy existing deficiencies as outlined in the SR 19 Stormwater Feasibility Study and any future stormwater studies, commensurate with available local, state, and federal funding. The city will aggressively seek outside support in the form of grants from the Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Lake County Water Authority for the implementation of this program.

**Policy 3.1.8:**

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

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

**OBJECTIVE 3.2:** (NATURAL SYSTEMS) On an ongoing basis, protect natural drainage systems from encroachment or disturbance, consistent with the retention of natural features and open space as outlined in the Conservation Element and the Future Land Use Element.

**Measurable Target M:** The percentage of linear feet of drainageways with a dedicated right-of-way of at least 25 feet from the top of the bank.

**Measurable Target N:** The number of known cases in which setbacks or buffers do not meet the standards outlined in Policy 3.2.1.

**Measurable Target O:** There shall be no new major subdivisions or developments requiring site plan approval that do not submit erosion control and runoff management plans.

**Measurable Target P:** There shall be no filling or reconfiguration of natural drainageways, unless such is recommended to achieve a specific beneficial purpose listed in the 1990 Stormwater Facilities Study or an updated stormwater facilities study.

**Policy 3.2.1:** On an ongoing basis, protect natural drainage areas and channels identified in the 1990

Stormwater Facilities Study through the following standards and requirements:

- require dedication of drainage corridors as easements or public open space measuring not less than 25 feet from top of bank
- minimum setback for on-site waste disposal systems – 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
- erosion control and runoff management plans shall be required for all adjacent major subdivisions and development requiring site plan approval
- no filling or reconfiguration of these natural drainage will be permitted, except as may be recommended to achieve a specific beneficial purpose listed in the 1990 Stormwater Facilities Study or an updated stormwater facilities study

**Policy 3.2.2:** Maintenance improvements to identified natural drainage features will be carried out in accordance with the adopted recommendations of the 1990 Stormwater Facilities Study or an updated stormwater facilities study.

**GOAL 4:** (SOLID AND HAZARDOUS WASTES) Provide for adequate collection and disposal of solid and hazardous wastes.

**OBJECTIVE 4.1:** (SOLID WASTE) On an ongoing basis, ensure that adequate resources are available for the collection and disposal of solid waste.

**Measurable Target Q:** Number of complaints received concerning solid waste service each year.

**Policy 4.1.1:** (Level of Service) The city herein adopts level of service (LOS) standards for solid waste collection and disposal services and facilities which are in conformance with all applicable state and county environmental health standards and regulations. Until a locally applicable generation rate is determined by the county from reliable data,

averages estimated by the former Florida Department of Environmental Regulation will be utilized as an LOS standard. This standard is 7.0 pounds per capita per day.

**Policy 4.1.2:** (Collection) On a continuing basis, require mandatory collection for residential units and provide for at least one weekly pick-up of normal solid waste as provided for in Chapter 11 of the City Code.

**Policy 4.1.3:** (Disposal) On a continuing basis, meet the requirements of interlocal agreements with Lake County, including City Resolution 88-40, which provide for disposal of solid waste at the resource recovery facility in Okahumpka, without reference to minimum or maximum generation rates (i.e., LOS). Participate in multi-jurisdictional planning efforts to ensure the provision of adequate waste disposal capacity to meet this LOS or adjust the LOS accordingly to reflect available capacity. Continue to implement a source separation and recycling program to maintain waste quantities within capacities of disposal facilities.

**OBJECTIVE 4.2:** (RECYCLING) On an ongoing basis, carry out the local waste reduction and recycling program to reduce the amount of landfilled solid waste by 30 percent according to the time frame established by the 1988 Solid Waste Management Act.

**Measurable Target R:** Number of tons of recycled materials collected annually.

**Policy 4.2.1:** The City Code shall continue to require local source separation for waste recycling to correspond to the specifics of the Lake County recycling program.

**Policy 4.2.2:** On an ongoing basis, support Lake County in educating the public to avoid products which are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel. Continue to solicit guidance from Lake County on actions which the city and its citizens can undertake.

**Policy 4.2.3:** On an ongoing basis, support Lake County in educating the public regarding the problems, health hazards, and additional costs that result from littering and illegal dumping. Citizens will be encouraged to report violations to the county. Continue to

solicit guidance from Lake County on actions which the city and its citizens can undertake.

**OBJECTIVE 4.3:** (HAZARDOUS WASTES) On an ongoing basis, coordinate with Lake County to implement a program to regulate sources and disposal of hazardous wastes, consistent with federal and state guidelines and requirements, through the Land Development Regulations and collection and disposal activities.

**Measurable Target S:** The quantities of hazardous wastes collected by the City in its semiannual Amnesty Days.

**Policy 4.3.1:** (Water Quality) By year-end 2001, adopt local regulations relating to the storage and disposal of hazardous materials consistent with applicable federal, state, and county regulations and procedures. These regulations will apply, at a minimum, to the following:

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

**Policy 4.3.2:** On a continuing basis, the city shall use its business and occupational license application and renewal requirements to provide a means for inspecting and ensuring the safety of above-ground hazardous materials storage, including petroleum products, paints, batteries, and other chemical products. The city shall also continue to coordinate with Lake County and the Florida Department of Environmental Protection regarding underground storage of hazardous materials. This policy is intended to supplement and complement applicable state and county regulations governing on-site storage of hazardous materials.

**Policy 4.3.3:** On an ongoing basis, the city shall cooperate with Lake County in implementing its used

oil and battery collection programs according to procedures and timetables adopted by Lake County.

**GOAL 5:** (NATURAL GROUNDWATER AQUIFER RECHARGE) Preserve the quality and quantity of significant groundwater resources.

**OBJECTIVE 5.1:** Continue to protect the integrity of groundwater resources in the community through the implementation of design (performance and technical) standards and operating standards including Best Management Practices (BMPs) regarding water consumption and location of development in relation to high recharge areas and designated wellhead protection areas.

**Measurable Target T:** Number of variances granted each year from the impervious surface area requirements outlined in Policy 5.1.1.

**Policy 5.1.1:** 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 the Future Land Use 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 5.1.2:**

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.