

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

RECREATION AND OPEN SPACE ELEMENT

PART II. GOALS, OBJECTIVES, AND POLICIES

Prepared for:

The City of Eustis
City Commission
and
Local Planning Agency

By:

The East Central Florida Regional Planning Council
Winter Park, Florida

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RECREATION AND OPEN SPACE 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 an inventory of existing public recreation and park facilities in the Eustis Planning Area and an analysis of factors which affect current and future needs, including demographic characteristics, growth patterns, and community opinion.

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

This Part II report sets forth goals, objectives, and policies which will serve to guide actions with respect to the provision of recreation facilities and preservation of open space in developed and developing areas of the community.

GOALS, OBJECTIVES, AND POLICIES

The City of Eustis seeks to promote a system of parks and permanent open spaces for recreational use, protection of natural resources, and provision of urban buffers. These parks and open space areas will help define neighborhood areas, separate potentially incompatible land uses, and provide opportunities to enjoy the outdoors, both physically and visually. Eustis strives to be known as a community of parks and open spaces in which residents and visitors can use and have visual access to local lakes, woodlands, and wetlands. Developers will be encouraged to set aside parklands and open spaces through property owner association mechanisms and dedications to the city and county. Recreation facilities will be provided through public and private means for all age groups.

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: Ensure adequate open space for recreational use by all citizens and conservation of natural amenities.

OBJECTIVE 1.1: (FACILITIES) Provide recreational facilities in accordance with current and projected demand.

Measurable Target A: There will be no occurrences where the adopted recreational level of service is not met.

Policy 1.1.1: The city herein adopts recreation level of service standards reflecting minimum land requirements for certain classifications of parks and recreation sites rather than standards for specific types of recreation facilities because of the variable nature of facility needs throughout the community. These level of service standards shall ensure that adequate lands are set aside for active and/or passive recreational use and protection of natural features in developed and developing areas.

Policy 1.1.2: The city's adopted recreation level of service standards for certain classes of parks and recreation sites are as follows:

<u>Class</u>	<u>Service Area</u>	<u>Standard</u>
Neighborhood Park	Neighborhood (section of city)	1 acre per 1,000 people
Community Park	Citywide	2 acres per 1,000 people
Special Use Facility* (e.g., boat ramp)	Neighborhood or Citywide	No standard; location, size, and frequency will depend on presence or accessibility of natural resources.

*can be separate or included in a neighborhood or community park

Policy 1.1.3:

The city shall use the existing levels of service for recreation facilities summarized in Table 1 for planning and developing future parks and recreation sites. Neighborhood parks shall include one or more of the following types of improvements as determined on a case-by-case basis by neighborhood needs and the size and physical characteristics of an individual site:

- shuffleboard court
- basketball court
- tennis court
- multi-purpose field
- picnic area with tables
- children's play equipment area
- open area for passive use

Community parks may include combinations of these facilities in larger quantities, plus, as appropriate, the following:

- community building
- swimming pool
- fishing pier

Policy 1.1.4:

The city shall continue to use its long-range program developed prior to 1992 to fund development, operations, and maintenance of the public parks and recreation system.

OBJECTIVE 1.2:

(ACCESS) Make recreational facilities and important open space resources available to and accessible by the general public, including the physically impaired and economically disadvantaged.

Measurable Target B: All existing city recreational facilities will continue to be accessible to the physically handicapped.

Measurable Target C: No new city recreational facility shall be constructed unless it will be accessible to the physically handicapped.

Measurable Target D: Each year, the city's Recreation Department shall update, and make available to the public, a listing and map of recreational sites and facilities along with the conditions regarding public access and use of each site and facility.

Policy 1.2.1: The city shall locate and invest primarily in acquiring and developing recreation sites which are accessible by a variety of means of transportation, including automobile, public transit, bicycle, and foot to the largest number of community residents. This will include sites which relate well with the adopted bicycle and sidewalk plans, as well as to major population concentrations.

Policy 1.2.2: The city shall require that new recreational facilities are designed to facilitate access by the physically handicapped and that existing facilities shall remain accessible.

Policy 1.2.3: The city shall continue to implement community recreational programs to serve the economically disadvantaged and physically impaired populations in the Eustis area including special programs for the elderly and school-age populations in existing community buildings and parks. Information on these programs shall be published in the city newsletter and posted in key locations around the community. The city shall seek outside funding support to assist in paying for these programs.

Policy 1.2.4: The city shall complete acquisition of public access rights and development of an urban waterfront park along the Lake Eustis shoreline by the year 2005 to serve as a catalyst for economic growth and revitalization in downtown Eustis.

Policy 1.2.5: The city shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and initiating a plan beginning in FY 2001 for developing and improving water access facilities in the Eustis area, including boat ramps, viewing areas, and nature trails. This plan shall identify opportunities on Lake Eustis and other water bodies in the Eustis Planning Area that shall include recommended parking provisions and other access criteria.

Policy 1.2.6: The city shall provide for bicycle racks and/or storage facilities at all recreation sites.

Private recreation facilities permitted under the Land Development Regulations shall also meet this criterion.

Policy 1.2.7: Each year, the city's Recreation Department shall publish and distribute and/or post a listing and map of recreational sites and facilities, including conditions regarding public access and use, to better inform the local residents of recreational opportunities in the area.

OBJECTIVE 1.3: (PUBLIC-PRIVATE COORDINATION) Provide for ongoing coordination of public and private resources to meet recreational demands in accordance with the policy listed below.

Measurable Target E: A report shall be presented to the Eustis City Commission by year-end 2001 regarding opportunities for joint public/private recreation facilities.

Policy 1.3.1: The city staff shall meet with private providers in the Eustis area and Lake County recreation officials and report by year-end 2001 on opportunities for joint public/private development and/or use of existing and potential recreation facilities, including the nature of any operating arrangements between the public and private sectors.

OBJECTIVE 1.4: (OPEN SPACE) Conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Conservation elements.

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

Policy 1.4.1: 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 1.4.2: 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 1.4.3: 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 1.4.4: 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 1.4.5: 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 city or county Conservation Element
- requirements of the Land Development Regulations provide insufficient protection
- grants are available to help defray acquisition costs

Policy 1.4.6: 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.

Table 1. 1999 Levels of Service for Public Parks and Recreation Facilities in the Eustis Planning Area

Type of Park or Facility	<u>Existing Acreage or Number</u>		<u>LOS (No. per 1,000 Pop.)*</u>	
	City	Planning Area	City	Planning Area
<u>Parks</u> **	97.55 acres	97.55 acres ***	6.55	4.90
<u>Recreation Facilities</u>				
Baseball Field	4	4	1/3,722	1/4,977
Softball Field	5	5	1/2,978	1/3,982
Football Field	2	2	1/7,445	1/9,954
Basketball Court	7	7	1/2,127	1/2,844
1/2 Basketball Court	1	2	1/14,889	1/9,954
Volleyball Court	1	1	1/14,889	1/19,909
Racquetball Court	6	6	1/2,482	1/3,318
Tennis court	8	8	1/1,861	1/2,489
Shuffleboard Court	25	25	1/596	1/796
Multi-purpose Track	2	2	1/7,445	1/9,954
Gymnasium	4	4	1/3,722	1/4,977
Swimming Pool	2	2	1/7,445	1/9,954
Playground	8	8	1/1,861	1/2,489
Community Building	4	6	1/3,722	1/3,318
Museum	2	2	1/7,445	1/9,954
Band Shell	1	1	1/14,889	1/19,909
Gazebo	7	7	1/2,127	1/2,844
Fishing Pier	5	5	1/2,978	1/3,982
Boat Ramp	10	11	1/1,489	1/1,810
Staging Dock	2	2	1/7,445	1/9,954
Boat Slip	20	20	1/744	1/995
Pavilion	4	5	1/3,722	1/3,982
Lake Walk	1	1	1/14,889	1/19,909
Public Restroom	5	5	1/2,978	1/3,982

* based on 1999 estimated city and planning area populations of 14,889 and 19,909, respectively

** lands in public ownership only (i.e., city, county or state), but excluding county fairgrounds

*** because the county recreation facilities within the Eustis Planning Area are special facilities, only the city park acreage of 97.55 acres was used in this calculation

Sources: City of Eustis Recreation Department; East Central Florida Regional Planning Council