

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

**CAPITAL IMPROVEMENTS ELEMENT
PART II. GOALS, OBJECTIVES, AND POLICIES**

Prepared for:

The City of Eustis
City Commission
and
Local Planning Agency

By:

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CAPITAL IMPROVEMENTS ELEMENT

PART II. GOALS AND RECOMMENDATIONS

INTRODUCTION

A detailed fiscal analysis on which the goals and recommendations in this report are based is documented in Part I of this element, Fiscal Analysis, contained in Volume 2 of this Comprehensive Plan report series. Part I includes a complete review of current municipal revenue sources, operating expenditures, and capital outlay programs. This Part II report sets forth goals, objectives, and policies to guide capital spending by the city consistent and concurrent with needs for service and demands of growth.

It should be noted that some of 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.

Capital improvement projects associated with those facilities for which level of service (LOS) standards are required pursuant to Rule 9J-5, FAC are also identified herein, together with potential funding sources. A monitoring and evaluation program is also recommended as a basis for ensuring that new development and capital improvements are timed appropriately and that adopted LOS standards are reasonably maintained.

GOALS, OBJECTIVES, AND POLICIES

The City of Eustis seeks to provide existing and future residents and businesses with urban services and public facilities sufficient to meet their needs and expectations. The city also seeks to improve and expand these urban services and public facilities in a fiscally responsible manner, while fostering an efficient pattern and manageable pace

of growth.

GOAL 1: (LEVELS OF SERVICE) Provide urban services and public facilities appropriate to the needs and expectations of the community.

OBJECTIVE 1.1: (ROADS) At all times, maintain minimum level of service (LOS) standards for arterial and collector roads serving the City of Eustis as required by Rule 9J-5, FAC.

Measurable Target A: No roadway segment in the city shall be below its adopted level of service at any time through the end of 2005. If a segment currently is below its adopted level of service, no further level of service degradation shall take place.

Policy 1.1.1: The adopted peak-hour and/or daily minimum level of service (LOS) standards for all segments of the designated arterial-collector system in the Eustis Planning Area are:

<u>Functional Classification</u>	<u>Roadway</u>	<u>LOS Standard*</u>
Major Arterial	US 441 SR 19	C D
Minor Arterial	All	D
Major Collector	All	D
Minor Collector	All	D

NOTE: The level of service standard for any roadway in the Eustis Planning Area which may be designated as part of the Florida Intrastate Highway System, as defined in section 338.001, Florida Statutes, shall be the LOS established by the Florida Department of Transportation by rule.

Policy 1.1.2: The LOS D standard for SR 19 through downtown Eustis is herein adopted by the city. The city will investigate various means to finance and implement improvements and/or change the classification and applicable level of service standards to provide the necessary capacity to accommodate future traffic demands, including completion of the Eustis bypass (third phase) as a continuous route from SR 19 to US 441 in accordance with Policy 1.1.6 of the Traffic Circulation Element.

NOTE: The city does not accept as a solution the removal of on-street parking in the

downtown area to provide for another moving lane in both directions for expedited traffic flow. The city seeks to preserve the character of its downtown area by maintaining on-street parking and promoting lower travel speeds on SR 19 and improving cross-street circulation.

Policy 1.1.3: Where these LOS standards are different from those adopted by Lake County for county-maintained roads in unincorporated sections of the Eustis Planning Area, the city and Lake County shall take action to make LOS standards consistent in this area.

Policy 1.1.4: The city will cooperate with Lake County in the implementation of its Traffic Circulation Element Policy 2-1.3 as it develops, in conjunction with FDOT, the Lake County 2020 Transportation Update based on the Florida Standard Urban Transportation Modeling Structure (FSUTMS) and reflecting county traffic characteristics. One result of the model will be average daily maximum level of service traffic volumes for arterial and collector roadways. Until such time, to be determined by Lake County's timetable, generalized AADT volumes recommended by FDOT shall be used as a basis for planning and evaluation.

OBJECTIVE 1.2: (SANITARY SEWER) 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 B: By year-end 2002, the city will have implemented all wastewater projects in the 1997-2002 Capital Improvements Program.

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

Policy 1.2.1: 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

OBJECTIVE 1.3: (POTABLE WATER) 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 D: By year-end 2002, the city will have implemented all water-related projects in the 1997-2002 Capital Improvements Program.

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

Policy 1.3.1: 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.

OBJECTIVE 1.4: (DRAINAGE) On a continuing basis, take actions to improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element.

Measurable Target F: 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 G: Expenditures for stormwater retrofit projects funded by the stormwater utility and other sources.

Policy 1.4.1: 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 1.4.2: 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 1.4.3:

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 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 1.4.4:

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

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

Policy 1.5.1: (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 1.5.2: (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 1.5.3: (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). The city will 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 1.6: (RECREATION) Provide recreational facilities in accordance with current and projected demand.

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

Policy 1.6.1: 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 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 1.6.2: 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, beach)	Neighborhood or Citywide	No standard; location, size, and frequency will depend on presence or accessibility of natural resources.

*can be separate or included in neighborhood or community park

Policy 1.6.3: The city shall use the existing levels of service for recreation facilities summarized in Table 1 in Volume 3 of the Recreation and Open Space Element in 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 sport 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 1.6.4: 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.

GOAL 2: (SYSTEM IMPROVEMENTS) Improve urban services and public facilities consistent with adopted levels of service and requirements for public health, safety, and welfare.

OBJECTIVE 2.1: (LEVEL OF SERVICE IMPROVEMENTS) Maintain adopted levels of service through improvements to the public facilities specified hereunder.

Measurable Target J: No roadway segment in the city shall be below its adopted level of service at any time through the end of 2005. If a segment currently is below its adopted level of service, no further level of service degradation shall take place.

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

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

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

Policy 2.1.1: By year-end 2005, implement the specific improvements listed in the 1997-2002 Capital

Improvements Program for roads, water supply, wastewater treatment, solid waste, stormwater management, and parks and recreation to be financed from revenue sources in effect at the time improvements are scheduled.

Policy 2.1.2: The city may amend the Capital Improvements Program if it is determined that a change in the nature or schedule of an improvement will not compromise adopted levels of service, based on additional data or analyses made subsequent to the adoption of the Capital Improvements Program.

Policy 2.1.3: Capital improvement projects will be identified and evaluated in terms of their need, priority, and feasibility based on the following criteria:

- mitigation of impacts and remediation of deficiencies and hazards
- cost effectiveness versus alternate solutions or timetables
- funding availability, including local dedicated and general revenue sources and outside grants
- consistency with the City of Eustis Comprehensive Plan
- consistency with the plans and improvements of other jurisdictions.

OBJECTIVE 2.2: (OTHER IMPROVEMENTS) On an ongoing basis, upgrade service in areas having obsolete, inadequate, or poorly maintained public facilities in stages as specified below.

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

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

Measurable Target P: By year-end 2002, all transportation projects in the 1997-2002 Capital Improvements Program will be implemented.

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

Measurable Target R: By year-end 2002, the city will have implemented all parks and recreation projects in the 1997-2002 Capital Improvements Program.

Policy 2.2.1: Continue to implement an annual program to expand and upgrade central water and sewer facilities in older and unserved sections of the city, including dedicated funding sources for this purpose.

Policy 2.2.2: Continue to implement annual programs to improve inadequate local streets and drainage in stages, including dedicated funding sources for these purposes.

Policy 2.2.3: Continue to implement an annual program to improve the state of maintenance of existing public parks and recreation facilities in the city.

Policy 2.2.4: Continue to implement an annual program to improve drainage problems in the city, including a dedicated funding source for this purpose.

Policy 2.2.5: The city may amend the Capital Improvements Program if it is determined that a change in the nature or schedule of an improvement will not compromise adopted levels of service, based on additional data or analyses made subsequent to the adoption of the Capital Improvements Program.

Policy 2.2.6: Capital improvement projects included hereunder will be subject to the same evaluation criteria as in Policy 2.1.3 of this element.

GOAL 3: (RELATION TO LAND USE) Ensure an efficient pattern and manageable pace of development in relation to the provision of public facilities and services so that specific public facilities and services necessary to support development are available concurrent with the impact of development.

OBJECTIVE 3.1: (CONCURRENCY MANAGEMENT SYSTEM) By year-end 2000, the city shall take actions to revise the Land Development Regulations and adopt a concurrency management system that provides procedures to ensure that no development will be permitted unless the facilities and services necessary to support that development commensurate with adopted levels of service (LOSs) are in place or will be in place concurrent with the impacts of development and in accordance with the criteria of Rule 9J-5.0055, FAC.

Measurable Target S: A concurrency management system is adopted as part of the Land Development Regulations by Year-end 2000.

Policy 3.1.1: The following facilities shall be subject to the concurrency provisions stipulated herein.

- roads
- sanitary sewer
- potable water
- stormwater management
- solid waste
- recreation

The LOS standards for each of these facility categories are listed under Objectives 1.1 through 1.6 of this element.

Policy 3.1.2: The concurrency provisions stipulated herein will be applied to proposed development, and the availability of sufficient capacity required to maintain adopted levels of service will be determined prior to the issuance of any development order or permit.

Policy 3.1.3: Each application for a development order or permit shall clearly identify the quantity (square feet, units, etc.), density (units per acre, etc.) and intensity (type of use – commercial, industrial, multifamily, residential, etc.) of land uses in the proposed development.

Policy 3.1.4: Determinations by the city as to whether conditions of concurrency in relation to available infrastructure capacity or agreements to provide same shall be consistent with Rule 9J-5.0055, FAC. This includes the requirement that the issuance of any development order or permit will be conditioned on the availability of public facilities and services at the adopted LOS standards concurrent with the impacts of development, as concurrency is defined in Rule 9J-5.0055, FAC.

Policy 3.1.5: Determinations of vesting status by the city and rights available thereunder for proposed development shall be consistent with the provisions of Chapter 163.3167(8), FS and shall

be consistent with Rule 9J-5, FAC including Rule 9J-5.0055, FAC as to concurrency. The concurrency management system will include an evaluation of infrastructure capacity expected to be required for known development with vested development rights status.

Policy 3.1.6:

Facility capacity shall be reserved for periods corresponding to those for which a development order or building permit is issued and remains valid. A non-refundable fee system will be established to reserve sewer and water capacities for certain specified periods of time within which development must take place or forfeit said reserved capacity and fees.

Policy 3.1.7:

A concurrency management system will be implemented by the city for all development as follows:

- For roads, the city will assist in designing and will participate in an areawide traffic impact evaluation and monitoring program in cooperation with Lake County and adjacent municipal jurisdictions, under which impacts of existing development and unbuilt but approved development will be modeled on a continuing basis in relation to arterial/collector road capacity and adopted LOS to determine capacity available for new development. All proposed new development will be input to this system to determine impacts on LOS.
- For water and sewer systems, relationships to available capacity and impacts on system performance (LOS) will be determined by the city based on its per-unit consumption/discharge records and system performance data.
- For stormwater management, developments designed to meet LOS standards set forth herein shall be deemed to meet concurrency requirements.
- For solid waste collection and disposal, the ability of the city to provide at least weekly collection and adequate disposal of normal solid wastes, as determined by city or county collection and performance data, shall be deemed to meet concurrency requirements.
- For recreation, the city will calculate relationships to LOS standards and existing

capacity in conformance with policies 1.6.1 through 1.6.4 of this element.

Policy 3.1.8:

Concurrency determinations shall be made by the city prior to approval of a development order or permit which contains a specific plan for development, including the densities and intensities of development. For major subdivisions and developments requiring site plan approval, as defined in the Land Development Regulations, the applicant will be required to submit a study which covers all areas with adopted level of service standards (i.e., traffic, recreation, water, wastewater, stormwater, and solid waste) to facilitate concurrency determinations by the city.

Policy 3.1.9:

Impact evaluations shall be prepared according to the city's specifications and requirements. The cost of preparing impact evaluations will be borne solely by the developer.

Policy 3.1.10:

For the purpose of issuing a development order or permit, the following proposed developments are exempt from compliance with the concurrency management system:

- any addition to a single family dwelling
- any addition, expansion, or improvement to any other structure or use where such addition, expansion, or improvement can be shown to have no net increase in the demand for infrastructure
- any replacement of a structure or use by a similar structure or use where such replacement can be shown to have no net increase in the demand for infrastructure
- any change in use which reduces demand for all infrastructure facilities, even if the infrastructure serving the former use of activity was over capacity
- public facilities necessary to ensure the protection of the health, safety, and general welfare of the citizens of the City of Eustis and all public facility construction projects included in the city's Capital Improvements Program required to meet any adopted level of service standard

Policy 3.1.11:

For the purpose of issuing a development order or permit, a proposed development is deemed to have a *de minimis* impact on city facilities and is therefore not subject to

concurrency management system requirements if all of the following conditions are met:

- The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre or, for nonresidential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the *de minimis* exception even if smaller than one quarter acre in size.
- The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for the peak hour of an affected transportation facility.
- The cumulative total transportation impact from the *de minimis* exemptions does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility if the facility does not meet the minimum level of service standard.

Policy 3.1.12:

Proposed redevelopment shall be credited for the existing demand on available capacity. If a redevelopment project generates demand for facilities in excess of the existing demand which it is replacing, a concurrency review shall be required; however the concurrency review shall only address the amount by which the proposed demand generated exceeds the demand of existing development. The development plan for redevelopment must be submitted no more than one (1) year after the prior use is discontinued in order to qualify for a concurrency credit.

Objective 3.2:

(INFRASTRUCTURE DEFICIENCY MAP) The city shall annually prepare an Infrastructure Deficiency Map for the purpose of monitoring and ensuring adherence to adopted level of service standards, for identifying those areas of the city where facility level

of service standards are not being met and where road level of service standards have the potential for not being met, and for aiding in the preparation of the Capital Improvements Program.

Measurable Target T: An infrastructure Deficiency Map is adopted each year.

Policy 3.2.1: The Infrastructure Deficiency Map shall illustrate Infrastructure Deficiency Areas of the city where one or more of the facilities subject to concurrency are currently not meeting the level of service standards established by the city's adopted Comprehensive Plan and, therefore, where development subject to the Concurrency Management System is prohibited. The map shall also illustrate Potential Infrastructure Deficiency Areas of the city where road facilities that are currently operating at an acceptable level of service can be reasonably expected to not meet the adopted level of service within the coming year. The Infrastructure Deficiency Map shall be adopted by the City Commission annually to coincide with the adoption of the annual budget and adoption of the annual update of the Capital Improvements Program, but may be amended more frequently based on additional data or analyses made subsequent to the adoption of the Infrastructure Deficiency Map.

Policy 3.2.2: The Infrastructure Deficiency Map shall be based on an evaluation of the total capacity of each relevant infrastructure facility component and the total actual demand placed on that infrastructure facility component. Total capacity of the facility shall include existing capacity as well as additional capacity from planned infrastructure improvement projects, subject to the limitations of Rule 9J-5.0055(3)(a) through (c), FAC. Total demand shall include actual current use as well as the potential demand generated by projects which have not been developed, but which are considered as vested projects.

Policy 3.2.3: In preparing the Infrastructure Deficiency Map, separate geographical areas shall be identified so as to simplify and facilitate the determination of concurrency. The identification of these areas shall reflect a composite of the areas served by individual

concurrency components. Within each area, the determination of concurrency status shall be based on the status of each of the facilities. Where any one or more facility component does not meet the relevant adopted level of service standard for the geographical area, the area shall be designated as “deficient” on the Infrastructure Deficiency map. In identifying deficiency areas on the Infrastructure Deficiency Map, areas with deficiencies only in park facilities shall be designated for prohibition of residential development and areas with deficiencies in any other facility shall be designated for prohibition of all development.

GOAL 4: (FINANCING) Provide public facilities meeting the adopted level of service standards commensurate with available resources and sound fiscal practice.

OBJECTIVE 4.1: (BUDGETING GUIDELINES) At all times, the Capital Improvements Program shall support the provision of public facilities that meet the adopted level of service standards while conforming to the fiscal guidelines for capital improvements financing and budgeting.

Measurable Target U: Adoption of a Capital Improvements Program that supports the provision of public facilities that meet the adopted level of service standards.

Measurable Target V: Percentage of total bonded indebtedness that is backed by revenue bonds with dedicated funding sources.

Measurable Target W: Percentage of expenditures in each budget used for debt service not funded through dedicated funding sources.

Policy 4.1.1: On a continuing basis, finance all major capital improvements with revenue bonds having dedicated funding sources, where practical, rather than general obligation bonds.

Policy 4.1.2: On a continuing basis, provide for a realistic annual debt service requirement for which payment can be achieved within conservative estimating practices. All debt must be issued in accordance with federal, state, and local municipal bond requirements and must have a final maturity not to exceed 30 years or in accordance with normal municipal bond market trends.

Policy 4.1.3: On a continuing basis, provide a sufficient level of revenues that are required to meet annual

debt service requirements under the stipulations of outstanding bond obligations. A sufficient level of revenues is defined as the required amount of revenues and surplus necessary to pay all annual operational costs and provide a balance of funds to meet the annual debt service requirements of outstanding bond obligations.

OBJECTIVE 4.2: (REVENUE SOURCES) On a continuing basis, ensure that new development bears a fair share of public improvement costs needed to maintain adopted levels of service.

Measurable Target X: Monies raised by each particular impact fee.

Policy 4.2.1: Continue to assess impact fees to raise revenues for water and sewer facilities, roads, and parks and recreation facilities within the City of Eustis. Participation in joint impact fee programs with Lake County and/or other governmental units shall be deemed to meet the requirements of this policy.