

Conservation Element

Amended February 2006

Deleted: 2005 Update

GOAL 1: (AIR AND WATER RESOURCES) Promote the attainment and preservation of clean air and water in the Eustis Planning Area.

OBJECTIVE 1.2: (WATER QUALITY) On an ongoing basis, assist federal, state, regional, and county efforts to improve water quality within prescribed standards and compliance schedules.

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

Measurable Target D: Water quality readings from Lake Eustis, if available.

Measurable Target E: Water quality readings from Lake Yale, if available.

Policy 1.2.1: (Water Quality) The land development review procedures in the Land Development Regulations shall continue to mandate that applicants first meet all applicable permit requirements relating to water quality, including those of the St. Johns River Water Management District and Florida Department of Environmental Protection.

Policy 1.2.2: (Water Quality) By year-end 2010, 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:

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- 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 1.2.3: On a continuing basis, participate in discussions with Lake County, the Lake County Water Authority, and the St. Johns River Water Management District leading to the design and implementation of a program to monitor water quality in key lakes in the planning area and the establishment of joint stormwater runoff management and waste

disposal guidelines and improvement programs.

Policy 1.2.4:

~~Continue to participate in discussions with the Lake County Water Authority, the St. Johns River Water Management District, and/or the Florida Department of Environmental Protection leading to design and implementation of programs to control growth of exotic aquatic weeds in local lakes and waterways.~~

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OBJECTIVE 1.3:

(STORMWATER MANAGEMENT) On a continuing basis, take actions to improve local surface water quality through implementation of Best Management Practices and regulations to minimize potential nonpoint pollution sources in accordance with the policies below.

Measurable Target F: Each development project approved by the city shall meet the retention/detention, rate of discharge, volume of discharge, stormwater recharge and supplemental irrigation levels of service adopted by the city.

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

Policy 1.3.1:

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 1.3.2:

Based on facts and needs determined using the process outlined in Policy 1.3.1 above, 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 2005 Update to the Master Stormwater Plan
- implementation of projects recommended in the 1996 SR 19 Stormwater Management Feasibility Study

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Policy 1.3.3:

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 2002 Master Stormwater Plan and 2005 Update, shall include, where appropriate:

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- 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 1.3.4:

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 Transportation, 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 1.3.5:

The city herein adopts level of service (LOS) standards principally applicable to new development, as follows:

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- **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 1.3.6:

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.

Policy 1.4.2:

In accordance with the final rules resulting from the implementation of the Wekiva Parkway and Preservation Act the city will initiate a phased program to provide public sewer service 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.

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OBJECTIVE 1.5:

(GROUNDWATER PROTECTION) 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.

Regulations affecting high recharge areas will not take effect until such areas are identified as provided for in Policy 2.1.1 of this element and duly recognized by the City of Eustis as environmentally sensitive resource areas.

Measurable Target I: Number of variances granted each year from the impervious surface area

requirements outlined in Policy 1.5.1.

Policy 1.5.1:

Continue to regulate development within designated wellhead protection areas of public water supply wellheads and in high recharge areas 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 this 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 1.5.2:

By year-end _____, 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

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connection to the public sewer system.

OBJECTIVE 1.6: (WATER CONSERVATION) Continue to implement water conservation measures to reduce per capita consumption of potable water supplies and depletion of groundwater resources during times of drought, based on the specific policies and timetables set forth below.

Measurable Target J: 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 K: Each time water consumption restrictions covering the city are instituted by the St. Johns River Water Management District and/or the city water conservation ordinance, the city shall enforce these restrictions.

Policy 1.6.1: 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 1.6.2: 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 1.6.3: 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 1.6.4: 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 1.6.5: Following the upgrade of the city wastewater treatment plant to the tertiary treatment level, by year-end 2005, expand programs using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent.

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Policy 1.6.6 By 2007, the city will establish criteria for reuse of stormwater for irrigation purposes and supplementation of reclaimed water.

GOAL 2: (LAND, VEGETATION, AND WILDLIFE RESOURCES) Protect and conserve environmentally sensitive resources, including soils, wetlands, woodlands, and other resources which provide habitat for endangered, threatened, and rare species of plants and wildlife and other important ecological functions.

OBJECTIVE 2.2: (SOILS) On an ongoing basis, prevent soil erosion by recognizing soil limitations for development and requiring the utilization of Best Management Practices (BMPs).

Measurable Target M: Number of construction projects cited annually by the Code Enforcement Board for not utilizing Best Management Practices for soil conservation.

Policy 2.2.2: (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 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 having jurisdiction under Florida Statute.

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| - 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 |