AGENDA
Regular City Commission Meeting
6:00 PM - Thursday, October 21, 2021 - City Hall

INVOCATION

PLEDGE OF ALLEGIANCE: COMMISSIONER HAWKINS

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

   2.1 September 9, 2021 - Regular City Commission Meeting
   Staff Report #21-0296 - Html
   09-09-2021 CC MIN - For Approval

3. PRESENTATIONS

   3.1 Recognition of Sgt. Phil Livingston upon his retirement from the Eustis Police Department
   Staff Report #21-0295 - Html

4. APPOINTMENTS

   4.1 Appointment of CRA Review Committee
   Staff Report #21-0288 - Html
   Staff Report - Committee Appointment

5. AUDIENCE TO BE HEARD

6. CONSENT AGENDA

   6.1 Resolution Number 21-79: Approval of Annual Purchases in Excess of $50,000
   Staff Report #21-0286 - Html
   Resolution Number 21-79

   6.2 Resolution Number 21-80: Annexation Agreement and Developers Agreement to Provide Water Service Outside the City Limits (17385 Lakeview Court)
   Staff Report #21-0285 - Html
   Resolution Number 21-80 Baker Outside Water
   Baker - Developers Agreement
   Baker - Annexation Agreement

   6.3 Resolution Number 21-81: Approving a purchase in excess of $50,000 for three Water Department replacement service vehicles
   Staff Report #21-0284 - Html
   Resolution Number 21-81

   6.4 Resolution Number 21-82: Extending the Cash Management and Banking Services contract with TD Bank for an additional two-year term through June 30, 2023

Staff Report #21-0283 - Html
Staff Report Res 21-82 TD Bank 2-Year Contract Extension
Resolution No 21-82TD Bank 2-Year Contract Extension

6.5 Resolution Number 21-84: Interlocal agreement with Umatilla Fire Department
Staff Report #21-0289 - Html
Resolution Number 21-84
Staff Report - Res 21-84 Umatilla auto aid agrmt
Umatilla-Eustis Mutual-Auto Aid Agreement

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

7.1 Resolution Number 21-78: Textile Recycling Collection Bin at 2599 E. Orange Avenue
Staff Report #21-0292 - Html,Staff Report #21-0292 - Html
Staff Report Res. No. 21-78
Resolution Number 21-78
Orla Recycling at AAA Mini Storage BTR App
Orla Reycling - Out of City Business BTR App
ATRS ORLA Contract of Service
Email -Tolley Information For Upcoming Meeting 8-26-21
LL-2019-Annual-Report_Final

7.2 Resolution Number 21-83: Disposal of Surplus Property
Staff Report #21-0293 - Html
Staff Report Resolution Number 21-83
Resolution Number 21-83
Surplus Property Inventory as 10-14-21
Surplus Properties Map 10-14-21
2016-2017 Results Surplus Property Sale and Mow to Own and MTO Program Info
Resolution 16-51 Surplus Properties, Staff Report and Properties List-Map
FS 163.380

FIRST READING

7.3 Ordinance Number 21-22: Comprehensive Plan Text Amendment
Staff Report #21-0281 - Html
Ordinance Number 21-22 Staff Report
Ordinance Number 21-22 Comp Plan Text Amend (2)
Exhibits A thru H Redline-Strikethru 10-21-21
Exhibits A thru H Clean Copy 10-21-21
Exhibit I 2035 Future Land Use Map
Exhibit J Map 19 Proposed for Deletion
Comp Plan Workshop 10-14-21 Staff Report (1)

7.4 Explanation of Ordinances for Property Located at 1704 Virginia Avenue:
Ordinance Number 21-30 - Voluntary Annexation
Ordinance 21-31 - Comprehensive Plan Amendment
Ordinance 21-32 - Design District Assignment
Staff Report #21-0290 - Html
Staff Report Ordinances 21-30, 21-31, 21-32 Annex FLU DD

Ordinance Number 21-30 Annexation
Ordinance Number 21-31 FLUMA
Ordinance No. 21-32 Design Dist

8. FUTURE AGENDA ITEMS

9. COMMENTS

9.1 City Commission

9.2 City Manager

9.3 City Attorney

9.4 Mayor

10. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.

"Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission and the public. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Mary Montez, City Clerk

DATE: October 21, 2021

RE: SEPTEMBER 9, 2021 - REGULAR CITY COMMISSION MEETING

Introduction:
This item is for consideration of the minutes of the September 9, 2021, regular City Commission meeting.

Attachments:
09-09-2021 CC MIN - For Approval

Reviewed by:

MINUTES
Regular City Commission Meeting

6:00 PM - Thursday, September 9, 2021 - Community Building
601 Northshore Drive, Eustis

INVOCATION: A MOMENT OF SILENCE WAS HELD

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 7:22 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Mayor Emily Lee, Commissioner Karen LeHeup-Smith, Commissioner Nan Cobb, Commissioner Willie Hawkins and Mayor Michael Holland

1. AGENDA UPDATE

Ron Neibert, City Manager, announced that Item 5.1 Discussion of possible litigation would be moved up to prior to Presentations, Items 4.5 and 4.6 (Resolutions 21-62 and 21-63) are deleted from the agenda and Item 4.14 (Ordinance 21-22) needs to be continued to a date certain.

2. OTHER BUSINESS

2.1 Discussion regarding possible annexation litigation against Lake County

Commissioner Hawkins reported on discussions he had with the City Manager and County Commission Chairman Sean Parks. He cited a letter sent to the County Commission on October 1, 2020, which detailed some of the issues and was signed by the previous City Commission. He reviewed five issues detailed in the letter as follows: 1) 2015-2016: A complete denial of any proposed annexation rights; 2) 2016: Request for authority to annex enclaves was rejected; 3) 2019: Certain elements of the County negotiated, without the City's involvement, an agreement to unilaterally grant exclusive rights to the City of Mount Dora to provide utilities (in an area where Eustis had been serving for almost 20 years); 4) Continued opposition to Developer Agreements with the requirement of annexation; and 5) There has been concerted and overt actions by elements of Lake County regarding the City's Land Development Regulations.

Commissioner Hawkins then stated that the City received a request from Lake County to provide water to the Fire Department. He added that the City has constantly tried to be a good party when dealing with Lake County. He cited a joint meeting in March at which both parties agreed they would try to come to some resolution and some compromise regarding the east side of the City. He noted joint planning working group meetings and stated his opinion that the County is operating in bad faith. He cited an email from one of the County Commissioners to a constituent from the east side of the City. He then read the email as follows omitting the names: "I am opposed to an application for the annexation and I will be asking the other County Commissioners to express

opposition to the City of Eustis as well. Sadly, the City of Eustis is the agency considering the request and the County Commissioners cannot stop them. If Eustis decides to move forward with this absurd request for annexation, I urge residents to ask Eustis to deny the request."

Commissioner Hawkins continued stating that the park property was deeded over by the County and it was not done as it was supposed to be. He stated the City is constantly being asked to work with the County. He emphasized that the Commission is elected by the citizens and part of their job is for the City to grow; however, the County is handicapping them. He continued stating his belief that the County is acting in bad faith and stated the City needs to stand up to the County. He stated that Eustis is not being allowed to grow; however, every other City has been allowed to grow. He cited the number of homes the City of Leesburg built in the last year versus the number that were built in the City of Eustis.

Commissioner Hawkins then stated that the Commission needs to consider moving forward with a lawsuit and obtaining a summary judgment unless the County wants to do the right thing and pull back the property that was improperly deeded. He expressed his thanks to Commissioner Parks for attending the meeting. He ended stating his belief that the Commission needs to discuss moving forward with litigation.

Mayor Holland requested that County Commission Chair Sean Parks respond.

Chairman Parks emphasized that he is committed to working in good faith with the City. He stated he is dedicated to working through the planning process concerning the Thrill Hill area. He apologized for missing the previous joint planning meeting due to being ill. He stated his belief that they can work through a plan that will work for both the residents and the City within a few months. He emphasized his belief in the Commission's ability to lead the City. He then reported that he recently put forth a proposal to invite all the cities in the County to work together on a new joint planning area. He concluded stating his belief that there are some basic planning principals that they all can agree upon. He stated that he believes the County is working in good faith.

Commissioner Hawkins responded that the County's past actions do not show the County is acting in good faith. He cited instances where the County has purposely tried to keep the City out of things. He further cited the deeding of the park property was not operating in good faith. He stated that trying to bring in a consultant would further slow down the process. He commented on discussion held at the CRA meeting regarding growth and the downtown. He emphasized that at some point the City needs to stand up to the County.

Chairman Parks asked about his reference to hiring a consultant and confirmed he meant for the countywide negotiations. He stated his belief that would not slow down the process and emphasized his intent to continue to meet with the City.

Mayor Holland asked for comment from the other commissioners with the following comments: 1) Commissioner LeHeup-Smith expressed support for researching the possibility of litigation; 2) Commissioner Cobb asked the City Attorney what are the odds and estimated cost.

Derek Schroth, City Attorney, responded that, the big unknown is what the State of Florida is going to do, but absent that issue the City has good odds. He explained the City could initiate the litigation and then the Dept. of Environmental Protection could ratify the conduct or allow the County to convey the property to the Friends of the Wekiva, which would be eligible, while the current grantee is not eligible under the restrictions. Without that issue, the City's chances are good but that unknown is a realistic possibility. He indicated the City really wouldn't have much discretion or influence on that decision which is to take place in February.

Commissioner Cobb commented on previous lawsuits and the cost to the City taxpayers due to property not being annexed into the City. She expressed concern regarding what the State will do and noting the possibility they will allow the County to re-deed the property to another entity.

Vice Mayor Lee asked to have the Thrill Hill annexation ordinances placed on a future agenda sooner. She expressed support for working together with the County to resolve the differences rather than moving toward litigation.

Mayor Holland expressed support for continuing to try to work with Lake County on the issues. He acknowledged the possibility of future litigation but noted the cost to the City. He encouraged people to contact the State regarding the issue with the deed.

Mr. Neibert further commented on the City's various options.

Mayor Holland noted an instance where the City of Mount Dora had a similar situation and was allowed to annex the subject property. He emphasized that one City should not be treated differently than another. He stated that he is hearing a three to two to continue to work with the County but with a reservation to bring the issue of litigation back.

3. PRESENTATIONS

3.1 Presentation by Spencer Follmar on the status of the SpenceTF Project on CR 44

Spencer Follmar, Spence TF, introduced Kristin Rizatto from Flagship Companies Group to provide the quarterly update on the development of the Eustis drive-in theater project. She explained her position with the company and the purpose of her company. She stated that Flagship Companies Group is a "local, diverse, real estate and investment company with land development and general contracting specialties with interests in residential and commercial real estate, self-storage and studio salons." She added that their focus is to invest in real estate sectors where market area metrics indicate demand for new supply and further explained how they achieve their intended results.

Ms. Rizatto then stated that Flagship is actively working through due diligence items and have spent or committed to spend nearly $250,000 on environmental, geotechnical and ecological assessments, land planning and civil engineering and surveying and traffic studies. She added that those reports reveal several major problem areas that require additional assessment, planning, mitigation and engineering. She reviewed the current concept plan and then the Phase II

Environmental Site Assessment Report. She cited background information regarding why the Phase II assessment was required and stated that the presence of the uncontrolled fill on the property is considered an environmental concern.

Ms. Rizatto then reviewed the conclusions and recommendations from the Phase II assessment report citing the following: 1) Excessive debris found in ten out of fourteen test pits; and 2) Two contaminants over target cleanup levels including TRPH (total recoverable petroleum hydrocarbons) and benzopyrene, a carcinogen. However, preliminary testing did not indicate leaching or contamination in the groundwater. She stated the conclusion that additional testing is recommended to establish the scope of contamination and recommendations for remediation.

Ms. Rizatto then reviewed the Ardaman Geotechnical Report and cited the following: 1) There is a high groundwater level with a recommendation to install piezometers to monitor those levels; and 2) Three soil groundwater, geotechnical issues that will require extraordinary costs for development including the presence of debris in the uncontrolled fill areas, the presence of shallow clayey soil and the shallow groundwater conditions. She explained the issues pertaining to the presence of clayey soil and commented on the amount and type of fill that may be necessary.

Ms. Rizatto then reviewed the ecological site assessment performed by Austin Environmental Consultants. She stated the purpose of the assessment was to delineate the jurisdictional wetland boundaries and identify any protected species. She referred to "wetlands and other surface waters" stating that the approximate acreage available will be 45 acres outside of the wetland boundaries. She cited the protected species identified of a possible gopher tortoise burrow. Ms. Rizatto then highlighted the waters ID map, compiled by Austin Environmental, which shows the delineation of the jurisdictional wetland boundaries as well as the ditches that connect several of the larger wetlands. She summarized that there are six major property conditions requiring extraordinary costs for development including the following: 1) an expansive dump site; 2) carcinogenic contamination that needs remediation; 3) floodplain elevation; 4) high groundwater levels; 5) widespread clayey soil; and 6) extreme amount of infill required. She stated they have authorized additional testing with results expected within a few weeks.

The Commission questioned the change from the original presentation consisting of five screens which was then changed to two screens and a storage facility.

Ms. Rizatto responded that when Mr. Follmar brought the idea to Flagship back in January 2021, they looked for a way to fund the project knowing that the drive-in was not a bankable deal. They determined that the property is ideally located within the City to meet the demand for a state-of-the-art storage facility with high-end RV and boat storage. She explained that the development plan uses the storage project, which is bankable, to fund the drive-in project.

The Commission questioned whether or not the storage facility is allowed under the contract with Mr. Neibert responding that at least the two-screen drive-in is required to be constructed first.
Discussion was held regarding the proposed construction of a storage facility with all of the Commissioners expressing concern and questioning the relationship

between SpenceTF and Flagship.

Ms. Rizatto further explained her company is providing the funding for the project. She stated that, while they liked the idea of the project, they had trouble determining the financial feasibility for such a large scale project. She added they tried to find a way to satisfy the contract requirement for the two screens while still providing a bankable asset that can then fund the theater. She emphasized that the movie theater by itself would be very difficult to get bank funding for so they would have to put up the capital themselves. Therefore, they needed some assurances to be able to provide that and was why they recommended construction of the storage facility. She ended stating that the proposal is what Flagship has envisioned since it joined the project.

The Commission commented on the additional change of the additional partner for the project.

Mr. Neibert explained that the contract does not preclude having another use on the property; however, it does require the completion of a two-screen drive-in theater before any other improvements can be made.

Further discussion was held regarding the original proposed project versus what was being proposed at that time with additional objections regarding construction of a storage facility.

The Commission did thank Ms. Rizatto for her presentation and the submittal of the reports.

Ms. Rizatto stated that the next step is installation of the piezometers to assess the groundwater and the contamination assessment for the benzopyrene and the recommendations for remediation. She also indicated that Traffic and Mobility Consultants have completed two traffic methodologies for both uses that have been submitted to Lake County. Able Surveying has been onsite and are working on completion of the survey. After those are completed, then they will determine if any additional testing is required. She stated she would send the completed reports as soon as available.

The Commission asked what would occur if the storage units are removed from the project with Ms. Rizatto indicating that Flagship probably would not be comfortable risking the capital without something to give them a safety net.

Mr. Neibert reiterated that, while other secondary uses may be allowed on the site, it is required that the drive-in be completed prior to that.

The Commission re-emphasized their lack of support for storage facilities.

4. AUDIENCE TO BE HEARD

4.1 Gail Isaac Thomas introduced James Golden Jr. who addressed the Commission regarding the death of his sister. He explained they requested a special event permit; however, they have an issue with the tent. He stated that due to Covid they wanted to be out in the open space in Ferran Park with a suggestion that they use a tent to keep the attendees and deceased in the shade.

Chief Capri reported that he met with the Funeral Director Mr. Hayes and explained that the problem is the requirement for inspections and other safety issues. He stated he recommended that they use the shade structure in front of the bandshell and noted that the PD would be escorting the family. He further explained the safety issues with the size of tent they have requested. He stated they could put up a 10x10 tent but not the larger tent. He cited the various other services the department was providing with no charge.

The Commission recommended that he speak with Mr. Hayes about providing a smaller tent that can meet the safety requirements.

Daniel DiVenanzo introduced Angel Stedman who is opening a new shop in downtown Eustis - LaBelle Ange, a woman's hair salon. He announced her grand opening would be held on Sunday. He then reported that the new chairs for the Commission Room had arrived in the port in South Carolina and they are expected to be in the warehouse by Monday and should be delivered in time for the September 23rd meeting.

5. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

5.1 Resolution Number 21-12: Annexation Agreement and Developers Agreement to Provide Water Service Outside the City Limits (LCBCC Fire Station 39)

Mr. Schroth announced Resolution Number 21-12: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; approving an annexation agreement and developer's agreement to provide for City water service to Lake County, owner of real property located at 24815 Wallick Road (a/k/a Fire Station 39), Sorrento, Florida, outside the City limits.

Lori Barnes, Development Services Director, explained that the annexation and developer's agreements were prepared according to standard City procedures and submitted to Lake County staff in February 2021 for consideration by the County Commission. She stated that on March 9, 2021, the County Commission tabled the item for reconsideration until their first meeting in August. On August 10, 2021, the County Commission approved the developer's agreement only, striking language referencing the annexation agreement, and returned the signed developer's agreement with edits to the City Clerk's office. At the August 19th meeting, the City Commission discussed the possibility of changing the City's policy of requiring annexation agreements for providing outside utilities; however, no decision was made.

Ms. Barnes reminded the Commission stated that, while the language in Ordinance 08-09 may seem to be permissive, there are potential consequences if the City Commission decides to waive annexation agreements associated with outside utilities. She explained the following: 1) It could set a precedent for application of an annexation agreement waiver for other unincorporated property owners; 2) It could result in future unincorporated enclaves; or 3) It could result in a situation where the City has a voluntary annexation application from a property owner that wishes to annex but the enclave created by the lack of an annexation agreement blocks contiguity and therefore the City could not move forward with the requested annexation.

Ms. Barnes then reviewed the Commission's options as follows: 1) The Commission could approve Resolution Number 21-12 with the requested modification from the Lake County Commission to waive the annexation agreement and approve the modified developer's agreement only; 2) The Commission could move to approve the resolution, the annexation and the developer's agreement as originally presented to Lake County and return it back to the County Commission for consideration; or 3) The Commission can deny Resolution 21-12. She noted that the Commission does have another outside utility agreement on the agenda under Resolution 21-68 for an unincorporated property owner in the Dona Vista area.

Mr. Schroth confirmed that the Commission has the discretion to postpone consideration of the item; however, it was his understanding that the fire station was completed and waiting for the utilities.

Mr. Schroth opened the public hearing at 8:34 p.m. There being no public comment, the hearing was closed at 8:34 p.m.

Ms. Barnes stated that the resolution as presented addresses the annexation agreement and developer's agreement as originally prepared. She re-stated their options as follows: 1) Approve Resolution 21-12 as is and send it back to the County Commission for reconsideration; 2) Approve Resolution 21-12 eliminating the annexation agreement requirement and approving the developer's agreement striking the annexation agreement language; or 3) Deny the resolution in its entirety.

The Commission asked how the City considers the annexations with Ms. Barnes explaining that since 2008 the City has required the annexation agreement.

The Commission discussed considering the applications on a case-by-case basis.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve Resolution Number 21-12 without the annexation requirement while making it clear this is not a wholesale waiver of the annexation requirement for future applications.
Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner Cobb and Mayor Holland

Nays: Commissioner LeHeup-Smith and Commissioner Hawkins

Recess: 8:40 p.m. Reconvene: 8:44 p.m.

5.3 Resolution Number 21-55: Textile Recycling Collection Bin at 2601 E. Orange Avenue

Mr. Schroth announced Resolution Number 21-55: A Resolution of the City Commission of the City of Eustis, Florida; approving placement of a textile recycling collection bin at 2601 E. Orange Avenue pursuant to Ordinance Number 21-07; providing for conditions of approval.

Ms. Barnes noted this item was previously considered on August 5th and continued to a date certain of September 9th to allow the applicant to address the

Commission's concerns. She reviewed the application including the proposed bin location noting that the original bin was removed on August 11, 2021, in order to come into compliance prior to Commission consideration of the request. She reviewed the requirements for placement of the donation bins and staff's analysis of the request. She reviewed the relationship between ATRS (American Textile Recycling Services) and Orla Recycled Clothing and stated her belief that the provided contract satisfies the requirement.

Ms. Barnes then addressed Commission's question regarding how much of the proceeds go to Libby's Legacy and stated the applicant has provided Libby's Legacy's 2019 Annual Report which shows ATRS as a donor at the $10,000 to $39,999 dollar amount level. She further reviewed the analysis of the request highlighting the requirements regarding maintenance of the bins and responsibility for keeping area around the bins free of trash and other debris. She stated that Brian Papenfuss and Gary Tolley were present to answer any questions.

The Commission thanked Mr. Tolley for removing the bins until the Commission could consider their application. The Commission expressed further concern regarding lack of a signature by the property owner and the business tax receipt still not matching the applicant name.

Mr. Tolley responded that it was his understanding that everything presented answered the City's questions.

Mr. Papenfuss explained that David is the CEO/Owner of ATRS and Gilbert is the Chief Operating Officer at ATRS. Gilbert is also the president of Orla Recycled Clothing Inc. in this operating market. He explained Orla handles the operations and collections for all of the donation bins. He further explained that when the donations are placed in the bins, at that point they become the property of Libby's Legacy. Libby's then sells the collected items to ATRS and that is how they raise the funding provided to them. He summarized stating that ATRS contracts with Orla Recycled Clothing to handle the local collections.

The Commission responded that the ordinance states that everything has to match with Mr. Papenfuss indicating that all of the paperwork has Orla Recycled Clothing Inc. and that the only thing that has ATRS is the sponsorship with the signature pages.

The Commission then questioned the lack of signature by the property owner with Mr. Papenfuss insisting that the signature on AAA Storage is the property owner.

Discussion was held regarding whether or not the company donates money to Libby's Legacy with Mr. Papenfuss explaining how their contract works stating they are contracted to provide to Libby's Legacy two cents per pound for everything collected whether they are able to make a profit off the collections or not.

Mr. Papenfuss confirmed that they could correct all of the paperwork but stated his impression that, at the last meeting, it was permissible for the representative of the property owner to have a notarized statement regarding their authority. He then asked about the AAA Storage site with the Commission indicating the spelling needed to be corrected.

Mr. Tolley asked if there were any additional questions they would need to address for their next submittal.

Mr. Papenfuss confirmed that all of the bins were removed by August 9th. He noted there are other bins still existing in the City but they are not theirs.

Mr. Schroth stated the Commission could either continue the resolutions or they could just deny them and allow them to re-submit.

Moved by Commissioner Cobb, seconded by Commission Hawkins, to deny Resolution Number 21-55. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.4 Resolution Number 21-56: Textile Recycling Collection Bin at 256 W County Road 44

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to deny Resolution Number 21-56. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.5 Resolution Number 21-57: Textile Recycling Collection Bin at 1905 North Hwy 19

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to deny Resolution Number 21-57. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.6 Resolution Number 21-62: Approving and ratifying a development and acquisition agreement between Waterman Square LLC, the Downtown and East Town Redevelopment Agency and the City of Eustis for the redevelopment of the former Florida Hospital Waterman site

Removed from agenda due to CRA Resolution Number 21-02 being denied by the Community Redevelopment Agency.

5.7 Resolution Number 21-63: Approving and ratifying a parking facility easement agreement with Waterman Square LLC to support the redevelopment of the former Florida Hospital Waterman site

Removed from the agenda due to CRA Resolution Number 21-02 being denied by the Community Redevelopment Agency.

5.8 Resolution Number 21-64: Preliminary Subdivision Plat with Waivers - Royal Brothers Subdivision (Grafton Ridge)

Mr. Schroth announced Resolution Number 21-64: A Resolution of the City Commission of the City of Eustis, Florida; approving a preliminary subdivision plat

(Phase I) with waivers for the Royal Brothers Subdivision, a 77-lot single family residential subdivision, on approximately 14.8 acres on the east side of David Walker Drive, approximately 1,000 feet north of Mount Homer Road.

Ms. Barnes provided an overview of the proposed preliminary subdivision plat for the Grafton Ridge Subdivision. She stated the applicant is S&ME Inc. on behalf of the Royal Brothers and the Unitarian Universalist Congregation of Lake County, Inc. She stated the request is for a 77-lot single-family detached dwelling subdivision and presented a map showing the location on the east side of David Walker Drive. She indicated the site has a future land use designation of Mixed Commercial/Residential with a Suburban Neighborhood design district. She explained the proposed subdivision has a density of 5.2 du/ac with 58% open space and 1.14 acres of parks and 37% impervious surface. She noted the amount of open space exceeds the 25% required and the amount of park space exceeds the required one acre while the impervious surface is less that the maximum of 40%. She indicated they are requesting a modified house lot typology with most of the lots being 40x120 but there would be some waivers for the depth of some of the lots.

Ms. Barnes presented a plan showing the proposed layout of the subdivision. She explained that the 66-ft. wide lot still must be annexed as part of Phase II; however, it is delayed due to the delay in adopting the Property Rights Element. She indicated that there would be certificate of completion given until the required emergency access is constructed. She then stated that the only full access entrance would be off of David Walker Drive and cited various amenities including a dog park and picnic area.

The Commission questioned if a turn lane would be required with Ms. Barnes explaining that the traffic study resulted in a de minimis impact so they were not required to complete a full traffic impact analysis. She added that Lake County has reviewed the project and had some comments that they indicated could be finalized during the final construction plan phase.

Ms. Barnes then presented a plan showing the northeast corner of the subdivision and which reflected a dry retention pond and a plan showing the southeast corner showing the remainder of the lots and the Phase II emergency access only to Seminole Avenue. She indicated there would be a gate only accessible by emergency services.

Ms. Barnes then reported on the modified house lot typology they are requesting citing the various lot sizes resulting from various site constraints. She added that the modified house lot typology is more in keeping with an urban house lot or cottage lot. She indicated that the mixed commercial/residential land use designation could allow a mixed use development at up to 12 du/ac with up to 480,000 square feet of commercial. She cited the surrounding land uses most of which were multi-family developments at 10 or 12 units per acre. She provided some samples of the proposed products noting that the proposed price point will be $250,000 to $300,000.

Ms. Barnes noted that the original advertisement for the subdivision was a 79-lot development; however, due to some changes what is now proposed is a 77-lot development. She stated staff finds the proposal consistent with the

Comprehensive Plan and generally consistent with the Land Development Regulations and stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 9:20 p.m. There being no public comment, the hearing was closed at 9:20 p.m.

Moved by Commissioner Cobb, seconded by Vice Mayor Lee, to approve Resolution Number 21-64. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.9 Resolution Number 21-65: Approving an agreement with the State of Florida, Division of Emergency Management allowing the City of Eustis to participate in the American Rescue Plan Act (ARPA) Local Recovery Funding agreement

Mr. Schroth announced Resolution Number 21-65: A Resolution approving and ratifying an American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement, and related matters; authorizing the Mayor to execute an agreement for funding for the City of Eustis through the American Rescue Plan Act and distributed through the State of Florida; and to authorize Finance to make the appropriate budget amendments necessary once the funding is received.

Mike Sheppard, Finance Director, explained that under the CARES Act funding the City originally received approximately $1.2 to 1.3 million. In February/March of 2021, the federal government decided to do the American Rescue Plan with the City expecting to receive a total of $10,669,685 most of which will be used for two projects. He indicated the contract needs to be approved in order to receive the funding.

Mr. Schroth opened the public hearing at 9:22 p.m. There being no public comment, the hearing was closed at 9:22 p.m.

The Commission cited another city that indicated they were going to allow their Commissioners to select some individual projects with Mr. Sheppard indicating that there are certain criteria for use of the funds with it primarily being earmarked for infrastructure. He indicated that half of the funds would be received in the current fiscal year and the other half in the next fiscal year.

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve Resolution Number 21-65. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.10 Resolution Number 21-66: Tentative Millage rate for 2021

Mr. Schroth announced Resolution Number 21-66: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, adopting the tentative millage levy of ad valorem taxes for the City of Eustis, Lake County, for Fiscal Year 2021-2022; providing for an effective date.

Mr. Sheppard stated the resolution would hold the City's millage rate at 7.581. He indicated the City's property values went up approximately 6.97% over the past year some of which was new construction. He stated the proposed rate exceeds the rolled back rate of 7.1548 by 5.96%.

Mr. Schroth opened the public hearing at 9:26 p.m. There being no public comment, the hearing was closed at 9:26 p.m.

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve Resolution Number 21-66. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.11 Resolution Number 21-67: Adopting a tentative budget for Fiscal Year 2021-2022

Mr. Schroth announced Resolution Number 21-67: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, adopting the tentative budget for Fiscal Year 2021-2022; providing for an effective date.

Mr. Sheppard cited the various workshops held on the budget. He provided an overview of the budget summary noting the addition of six new firefighters and increased funding for parks and recreation.

Mr. Schroth opened the public hearing at 9:29 p.m. There being no public comment, the hearing was closed at 9:29 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Hawkins, to approve Resolution Number 21-67. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.12 Resolution Number 21-68: Annexation Agreement and Developers Agreement to Provide Water Service Outside the City Limits (37326 Chicago Avenue, Umatilla)

Mr. Schroth announced Resolution Number 21-68: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; approving an annexation agreement and developer's agreement to provide for City water service to Ray E. Hayes, owner of real property located at 37326 Chicago Avenue, Umatilla, Florida, outside the City limits.

Ms. Barnes explained the applicant's existing well is failing. The agreement will require annexation upon contiguity and also requires abandonment of the well.

Mr. Schroth opened the public hearing at 9:31 p.m. There being no public comment, the hearing was closed at 9:32 p.m.

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve the Resolution Number 21-68. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.13 Resolution Number 21-69: Approval of collective bargaining agreement with Eustis Police Benevolent Association

Mr. Schroth announced Resolution Number 21-69: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, approving a modification of the Collective Bargaining Agreement between the City of Eustis and the Police Benevolent Association for the period October 1, 2021 through September 30, 2024, as set forth in Exhibit "A" and authorizing the City Manager to sign said agreement.

Bill Howe, Human Resources Director, reported on the City and PBA negotiations over the past few months. He reviewed the proposed changes to the agreement as follows: 1) Article 11 - Grooming will permit members of the bargaining unit to grow trimmed beards up to 1/2"; 2) Article 23 - Compensation will provide bargaining unit members a 3% wage increase each year for the next three years; 3) Increases the minimum and maximum of the pay ranges for sworn officers during each of the next three fiscal years; 4) Changes how Field Training Officers are compensated to be a flat rate of $20 for each Daily Observation Report completed; and 5) Increases the footwear allowance from $100 to $125 annually. He added that the new agreement is for a three year period from October 1, 2021 through September 30, 2024.

Mr. Schroth opened the public hearing at 9:33 p.m. There being no public input, the hearing was closed at 9:34 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Hawkins, to approve Resolution Number 21-69. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.14 Ordinance Number 21-23: Amendment to Chapter 118, Construction Standards, of the Land Development Regulations

Mr. Schroth read Ordinance Number 21-23 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida, amending the Land Development Regulations, Section 118 Construction Standards; providing for codification, severability and an effective date.

Mr. Schroth opened the public hearing at 9:34 p.m. There being no public comment, the hearing was closed at 9:35 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Hawkins, to adopt Ordinance Number 21-23 on second reading. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

5.15 Ordinance Number 21-22: Comprehensive Plan Text Amendment

Mr. Schroth stated that based on the Local Planning Agency's decision, the Commission needs to continue first reading to October 21, 2021.

Moved by Commissioner Cobb, seconded by Vice Mayor Lee, to postpone first reading of Ordinance Number 21-22 to a date certain of October 21, 2021. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins and Mayor Holland

6. FUTURE AGENDA ITEMS

6.1 Commissioner Hawkins asked if the City was still going to move forward with the parking garage with Mr. Neibert indicating his intent to bring that up under his report.

Vice Mayor Lee asked to move up consideration of the Thrill Hill annexation ordinances instead of waiting until February.

It was a consensus to wait until after the next JPA working group meeting.

7. COMMENTS

7.1 City Commission

Vice Mayor Lee reported she is working with Horace Jones on a project.

7.2 City Manager

Mr. Neibert indicated he is still obtaining information regarding the possible post office property purchase. He then reported on the progress on the proposed City parking garage with a consensus for staff to continue working on the project and bring it back for consideration.

7.3 City Attorney

Mr. Schroth commented on the Commission's options regarding the SpenceTF contract and stated that the Commission could find him in anticipatory breach. He noted that the $10,000 deposit is nonrefundable; however, the City may want to offer to refund it.

CONSENSUS: It was a consensus of the Commission for Mr. Schroth to bring back consideration of the anticipatory breach.

7.4 Mayor

Mayor Holland cited Patriot's Day as the 20th anniversary of the 9/11 attack. He stated there would be a multi-city and county memorial service in Tavares in front of the old Courthouse on Saturday at 8 a.m. He thanked everyone for their attendance.

8. ADJOURNMENT: 9:42 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.*

MARY C. MONTEZ
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RECOGNITION OF SGT. PHIL LIVINGSTON UPON HIS RETIREMENT FROM THE EUSTIS POLICE DEPARTMENT

Introduction:

Sgt. Phil Livingston joined the Eustis Police Department on October 1, 1996. He recently retired on October 2, 2021, after 25 years with the department. Chief Craig Capri and other department members will be present to recognize Sgt. Livingston for his service to the City.

Reviewed by:

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: APPOINTMENT OF CRA REVIEW COMMITTEE

Introduction:
The City Commission has expressed an interest in forming a committee to discuss the vision for the Community Redevelopment Area (CRA).

Background:
See attached Staff Report.

Attachments:
Staff Report - Committee Appointment

Reviewed by:

Bill Howe, Acting City Manager	Approved - 14 Oct 2021
Mary Montez, City Clerk	Pending

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: OCTOBER 21, 2021

RE: APPOINTMENT OF A CRA REVIEW COMMITTEE

Introduction:
The City Commission has expressed an interest in forming a committee to discuss the vision for the Community Redevelopment Area (CRA).

Background:
At the September 23 and October 7, 2021 City Commission meetings, the City Commission discussed reviewing the vision of Downtown Eustis and the entire CRA. Part of that discussion included the formation of a group to assist with the review of the CRA. It was proposed that each Commissioner nominate a member of the public to serve on that group. Following the October 7 meeting, each Commissioner put forth a candidate to serve on the proposed committee. Below are the proposed appointments:

Mayor Michael Holland – Marie Aliberti
Vice-Mayor Emily Lee – Horace Jones
Commissioner Karen LeHeup-Smith – Christine Cruz
Commissioner Willie Hawkins – Bryan Broomfield
Commissioner Nan Cobb – Tom Popeski

To assist in this review, staff presented to the City Commission via email and hard-copy a series of documents related to the CRA. These included the original 1990 Redevelopment Plan, the 2002 Redevelopment Plan Update, the 2008 Downtown Plan (with accompanying 1-page plan summary), the 2009 East CRA Master Plan summary, the 2016 Redevelopment Plan, the 2018 Boundary Expansion Finding of Necessity, and the 2018 Boundary Expansion Plan. Additionally, staff is providing a presentation on the East CRA Master Plan Presentation (February 24, 2009), results of a public input exercise and accompanying online survey results from June 2017, a breakdown of CRA expenses from 2016 to 2021, and a CRA taxable value analysis from tax year 2020.

As part of this packet, staff will present additional information to the City Commission, including the Eustis Waterfront Redevelopment Plan 1995 and the Eustis Main Street Design Guidelines from 1998.

Staff is proposing the below draft framework for the CRA review process.

- Formation of CRA Committee – October 21 City Commission meeting.
- Organizational Meeting of the CRA Committee – A meeting for introductions, distribution of materials, discussion on process and goals.
- Public Input Meeting – Invite the public to express ideas and desires. This could take the form of the "dot exercise." This could also potentially include two or more meetings at multiple locations. The 2017 process included a follow-up survey to capture additional feedback.
- CRA Committee Meeting – This meeting will be to discuss and process results from the public input meetings.
- Optional 2nd Public Input Meeting – Staff will present what the CRA Committee has accomplished and potentially accept additional public input.
- CRA Committee Meeting for Final Recommendations – The CRA Committee will make final recommendations to the City Commission potentially to be incorporated in the CRA Plan.
- Potential Commission Approval – Determine if the 2016 CRA Plan should be amended to include the new findings.

Upon finalizing the Committee appointments, staff will work with City Commission and Committee members to set the date and time for the organizational meeting.

Budget and Staffing Impact:

Staff will be involved in facilitating the review process. Additionally, the review process may prompt future budget priorities, but it is not possible to estimate those impacts at this time.

Prepared by:
Tom Carrino, Interim City Manager

Documents Sent to Commission via Email and Hard-copy
Eustis Waterfront Redevelopment Plan 1995
Eustis Main Street Design Guidelines

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-79
APPROVAL OF ANNUAL PURCHASES IN EXCESS OF $50,000

Introduction:
The City Purchasing Ordinance requires that City Commission approve any purchase exceeding $50,000. Resolution Number 21-79 authorizes twelve annual purchases in excess of $50,000 each for products and services that are essential to the daily operations of the Water, Wastewater, and Public Works departments.

Background:

1. The Water Department uses Neptune Technology's water meters, meter heads and rebuild kits for their day-to-day operations. Sunstate Meter and Supply is the sole authorized Neptune Distributor for sales, service and warranty of Neptune water products and AMR systems for the State of Florida (sole source letter available upon request). The estimated cost based on previous years' purchases for these products was over $50,000 and is included in the approved budget for the 2021-2022 fiscal year.

2. Sulfides and other gasses create noxious odors and are extremely detrimental to the equipment and infrastructure in the wastewater collection system. The City has utilized Evoqua Water Technologies to provide odor control monitoring, reporting and chemical services since February 2015. Evoqua Water Technologies is the contracted supplier, piggybacked with Manatee County. The cost to provide these services with system monitoring, reporting, and Bioxide distribution is over $50,000, which was included in the approved budget for this fiscal year 2020-2021.

3. The Water Department requires sewer rehabilitation services on an as-needed basis, in order to maintain the City's Sewer System. The City has utilized American-In-Line Inspections to provide sewer rehabilitation services since April 2017. American-In-Line is the contracted supplier, following Contract #007-17 and Amendment #2. The estimated cost based on previous years' purchases for these services is over $50,000 and is included in the approved budget for the 2021-2022 fiscal year.

4. The Wastewater Treatment Plants (WWTP) produce between 3,800 and 4,600 cubic yards of bio-solids (sludge cake) per year and the Florida Department of Environmental Protection (FDEP) requires that wastewater bio-solid residuals be disposed of in accordance with Florida Administrative Code (FAC). This requires bio-solids be hauled and processed by a licensed Residuals Management Facility (RMF). Shelley's Environmental is our contracted vendor via piggyback agreement. The annual cost of sludge hauling is over $50,000, which was included in the approved budget for this fiscal year 2021-2022. The City Purchasing Ordinance requires that City Commission approve any purchase exceeding $50,000.

5. Sodium Hypochlorite is the established and permitted method of maintaining drinking water quality standards and disinfecting wastewater treatment plant effluent in order to meet the water quality provisions set forth in the Safe Drinking Water Act (SDWA) and Florida Department of Environmental Protection (FDEP) water quality standards. Odyssey Manufacturing is the contracted supplier, through a piggyback contract with Bay County Utilities, which expires September 30, 2022. The City of Orange City has recently contracted with Odyssey Manufacturing for the price of $.835 per gallon. The City of Eustis is able to piggyback this contract and have a $.04 per gallon savings. The estimated cost of Sodium Hypochlorite for FY 2020-2021 exceeds $50,000 annually, which was included in the approved budget for this fiscal year, 2021-2022.

6. The Public Works Department expects to spend in excess of $50,000 for tree maintenance services during fiscal year 2021-2022, providing on an as-needed basis: tree trimming, tree removal, stump grinding, emergency tree services, stacking or removal of cut trees and certified arborist evaluations within the City's right-of-way. Tip Top Tree Experts is the service provider on contract. They have agreed to honor their current price through January 28, 2022. The estimated cost of their services is over $50,000, which was included in the approved budget for this fiscal year.

7. The Public Works Department has always utilized temporary labor services to some extent to allow for the adjustment of workforce capabilities for various projects. The Department utilizes the laborers for a range of tasks when deemed safe and cost effective. The proposed vendor is People Ready based on the low quote of $18.27/hour for semi-skilled labor. The cost of these services will exceed $50,000 and was included in the approved budget for the 2021-2022 fiscal year.

8. The Public Works Department expects to spend in excess of $50,000 for lime rock to complete the fiscal year 2021-2022 resurfacing projects and other projects, which may arise throughout the fiscal year. There were two responses out of three requests. The proposed vendor is Dixie Lime & Stone Company. The second vendor is Cemex, which will be used for occasional shortage of product or competitive pricing.

9. The Public Works Department requires the rental of a milling machine, with crew, to mill various City streets, as part of the 2021-2022 street resurfacing plan. The lowest of three quotes received was from Turtle Southeast. The estimated cost for this service is over $50,000 to meet this year's resurfacing schedule, which was included in the approved budget for this fiscal year. Staff is requesting to award the contract to Turtle Southeast.

10. The Public Works Department requires the application of an asphalt-rejuvenating agent (resealing) on various streets as part of the 2021-2022 street maintenance plans. Pavement Technology, Inc. is the contracted service provider, piggybacked with Volusia County. The estimated cost of their services is over $50,000 per year, which was included in the approved budgets for the prior and current fiscal years.

11. The Public Works Department uses two different quality of mulch during the year. Cypress Landscaping Mulch is used for general purposes throughout the City's landscaping. For children's playground mulch a better quality is used, ADA Approved Certified Engineered Wood Fiber Playground Mulch. Yard Stop Landscaping of Mount Dora is the lowest quote out of three vendors with a proposed cost of $18.00 per cubic yard for Cypress Mulch and $24.00 per cubic yard for playground mulch. The purchase of mulch was included in the approved budget for this fiscal year.

12. At the request of Eustis City Commission, the Eustis Purchasing Department advertised Bid #005-20 for mowing and grounds maintenance services to assist with the burden of maintaining all the properties within the City; providing a full range of grounds maintenance to the public parks, medians, soccer field, and other City of Eustis owned properties within the City limits. Helping Hand Lawncare, Inc. submitted the lowest bid and was awarded the contract. Staff has an approved budget of $100,000 for fiscal year 2021-2022 for Mowing and Grounds Maintenance Services.

The City purchasing policies require that the Commission approve any purchase that exceeds $50,000.

Recommended Action:
Staff recommends approval of this resolution.

Policy Implications:
N/A

Alternatives:
1. Approve the Resolution.
2. Deny the Resolution.

Discussion of Alternatives:
1. Alternative 1 approves Resolution Number 21-79 and authorizes blanket purchase orders for the twelve expenditures listed above.

Advantages:
- The City can proceed with uninterrupted treatments & maintenance processes.
- The City will continue to provide quality reclaimed and drinking water to its citizens.
- The City will carry on with its daily schedules to keep our city clean, the roads and sidewalks safe and maintained, the trees healthy and our parks appealing.

Disadvantages:
- There are no disadvantages to approving the resolution.

2. Alternative 2 denies Resolution Number 21-79
   Advantages:

- There is no advantage to denying the resolution because the products and services are required to keep the City running smoothly.

   Disadvantages:

- FDEP could intervene to ensure that quality standards are met with our water and wastewater treatment operations.
- The cost to maintain operations and process requirements could increase.

Reviewed By:
Rick Gierok, P.E., Director of Public Works

Prepared By:
Sally Mayer, Administrative Assistant – Public Utilities

Attachments:
Resolution Number 21-79

- Quote Comparisons Available Upon Request

Budget Impact:
The funds for the proposed purchases have been included in the approved Fiscal Year 2021/2022 budget.

Attachments:
Resolution Number 21-79

Reviewed by:

Bill Howe, Acting City Manager	Approved - 15 Oct 2021
Mary Montez, City Clerk	Pending

RESOLUTION NUMBER 21-79

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AUTHORIZING TWELVE EXPENDITURES IN EXCESS OF $50,000 EACH FOR PRODUCTS AND SERVICES THAT ARE ESSENTIAL FOR THE PUBLIC UTILITIES AND PUBLIC WORKS DAILY OPERATIONS FISCAL YEAR 2021-2022.

WHEREAS, the Public Utilities and Public Works Departments have need of essential services and products for daily operations which require expenditure greater than $50,000 each annually; and

WHEREAS, City Purchasing Ordinance requires the City Commission to approve any purchase exceeding $50,000; and

WHEREAS, the City's Fiscal Year 2021/2022 approved budget includes adequate funding in various accounts for these products and services; and

WHEREAS, the Public Utilities and Public Works Departments solicited quotes for sodium hypochlorite, wastewater odor control, water meters & related equipment, sludge hauling, sewer rehabilitation, asphalt, concrete, lime rock, tree maintenance services, mulch, street milling, asphalt resealing, temporary labor services, and mowing & grounds maintenance services in accordance with the City's purchasing policies for lowest bids; and

WHEREAS, Odyssey Manufacturing (sodium hypochlorite), Evoqua Water Technologies (odor control), Neptune Technology Group (water meters), American-In-Line, Shelley's Environmental, Dixie Lime & Stone Co. (lime rock), Cemex (lime rock), Tip Top Experts (tree maintenance), People Ready (temporary labor), Turtle Southeast (milling services), Yard Stop Landscaping (mulch), Pavement Technology, Inc. (asphalt resealing) and Helping Hand Lawncare are the lowest bidders for their field of service.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

(1) That the Public Utilities and Public Works Departments are hereby authorized to spend in excess of $50,000 each for sodium hypochlorite, odor control, water meters, sewer rehabilitation services, sludge hauling, lime rock, tree maintenance, street milling, asphalt resealing, mulch, temporary labor services, and mowing & grounds maintenance for multiple projects funded within the existing budgets; and
(2) That the City Manager is authorized to execute all agreements necessary to provide said products and services with the above listed vendors.

DONE AND RESOLVED, this 21st day of October 2021, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-79 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Mary C. Montez, City Clerk

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-80: ANNEXATION AGREEMENT AND DEVELOPERS AGREEMENT TO PROVIDE WATER SERVICE OUTSIDE THE CITY LIMITS (17385 LAKEVIEW COURT)

Introduction:
Resolution Number 21-80 approves an Annexation Agreement and Developer's Agreement for Potable Water for property outside the City limits, located at 17385 Lakeview Court, Umatilla.

Background:
See attached resolution and agreement documents.

Recommended Action:
The administration recommends approval of Resolution Number 21-80.

Alternatives:
1. Approve Resolution Number 21-80
2. Deny Resolution Number 21-80

Attachments:
Resolution Number 21-80 Baker Outside Water
Baker - Developers Agreement
Baker - Annexation Agreement

Reviewed by:

Bill Howe, Acting City Manager	Approved - 14 Oct 2021
Mary Montez, City Clerk	Pending

RESOLUTION NUMBER 21-80

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; APPROVING AN ANNEXATION AGREEMENT AND DEVELOPER'S AGREEMENT TO PROVIDE FOR CITY WATER SERVICE TO MICHAEL AND CARLA BAKER, OWNERS OF REAL PROPERTY LOCATED AT 17385 LAKEVIEW COURT, UMATILLA, FLORIDA, OUTSIDE THE CITY LIMITS.

WHEREAS, Michael and Carla Baker, legal owners of record, requested water service for real property located 17385 Lakeview Court, Umatilla, Florida, outside the City limits, more particularly described as:

Tax Parcel Identification Numbers: 25-18-26-0003-000-01900
Alternate Key Number: 3834031

That part of the East 1/2 of the Southwest 1/4 of Section 25, Township 18 South, Range 26 East, Lake County, Florida, described as follows: From the Northeast corner of Lot 120 in Third Addition to Three Lakes Sub. as recorded in Plat Book 14, Page 65, Public Records of Lake County, Florida, run South 89º45'13" East 50.03 feet to a concrete monument located on a line which is parallel with and 50 feet East of, when measured at right angles to the East line of said Third Addition of Three Lakes Sub.; thence Southerly along said parallel line 709.08 feet to a concrete monument; thence North 89º18'26" East 500 feet to an iron pipe and the Point of Beginning; thence South 01º04'41" West 1,198.23 feet, more or less, to the North line of the Meadow Subdivision as recorded in Plat Book 22, Page 28, Public Records of Lake County, Florida, and a point hereby designated as point "A"; return to the Point of Beginning and run North 89º18'26" East 250 feet to an iron pipe; thence South 01º04'46" West 1,197.42 feet, more or less, to said North line of the Meadow Subdivision; thence Westerly along said North line 250 feet, more or less, to said point "A" and LESS Road Right of Way in OR Book 2696, Page 2092.

WHEREAS, the City of Eustis has water service available to serve the subject property; and

WHEREAS, the City currently provides water service to other properties in the immediate area of the subject property; and

WHEREAS, the Property does not currently meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes; and

WHEREAS, the Owner of the Property has requested, and the City has agreed, subject to the terms, conditions and limitations hereinafter set forth, that the City shall provide water service to the Property; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water service to the subject property; and

WHEREAS, Ordinance Number 08-09 requires a written developer's agreement approved by the City Commission on terms and conditions agreeable to the City

Commission; the terms of which may include, but not be limited to, an obligation to annex into the City if not already annexed; and

WHEREAS, the attached Annexation Agreement and Developer's Agreement for Potable Water constitutes a legal contractual agreement between the City of Eustis and Michael and Carla Baker, owners of record of the subject property and all successor owners, in accordance with Ordinance Number 08-09.

NOW, THEREFORE, BE IT RESOLVED by the Eustis City Commission as follows:

SECTION 1. That both the Annexation Agreement between the City of Eustis and Michael and Carla Baker, attached herein and signed by said owners on _____ _____, is hereby approved, and the Mayor is authorized to execute the agreements on behalf of the City.

SECTION 2. That this Resolution shall be effective immediately upon adoption.

DONE AND RESOLVED this 21st day of October 2021 in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida, but I have not performed an independent title examination as to the accuracy of the legal description.

_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-80 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Mary C. Montez, City Clerk

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
City of Eustis Development Services
4 North Grove Street
Eustis, Florida 32726

Tax Parcel Identification Numbers: 25-18-26-0003-000-01900

Alternate Key Number: 3834031

DEVELOPER'S AGREEMENT
POTABLE WATER, RECLAIM WATER AND WASTEWATER

This Agreement is made and entered into effective this 21st day of October, 2021 by and between THE CITY OF EUSTIS, FLORIDA, a Florida Municipal Corporation (hereinafter referred to as "City" or "Utility") and MICHAEL AND CARLA BAKER, and their successors and assigns (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer is the fee simple owner of approximately 6.5 acres of real property situated in Lake County, Florida, described with particularity in Exhibit "A" attached hereto and made a part hereof, which property is hereinafter referred to as the "Property"; and

WHEREAS, the Developer intends to develop and improve the Property by construction a single-family home. This property requires one (1) equivalent residential dwelling unit "ERUs" requiring central potable water (hereinafter referred to as the Development); and

WHEREAS, Utility is the owner and operator of potable water production and distribution facilities ("Water Facilities"); and

WHEREAS, Developer has requested connection to said Water Facilities and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of the Development; and

WHEREAS, the Utility has potable water available along Lakeview Court in close proximity to the project; and

WHEREAS, Utility has determined that it will have sufficient capacity in the Water Facilities to serve and sustain the operation of the Development for forty years after the date of this Utility Agreement; and,

WHEREAS, Utility has agreed to make its potable water service available to the Development by means of connection to and use of the Water Facilities on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing which is incorporated herein and other good and valuable consideration, the receipt of which is acknowledged by the parties, Developer and Utility agree as follows:

1. **EXCLUSIVE SERVICE TO THE PROPERTY.** Developer hereby agrees and covenants that the Development shall be served exclusively by Utility's Water Facilities. Developer further agrees that this Agreement shall be a covenant binding upon and running with title to the Property. Utility hereby agrees to make potable water services available to the Development hereafter constructed on the Property for the rates and under the conditions set forth in this Agreement. Utility agrees that such services shall be made available through Utility's existing Water Facilities so long as Utility is not prevented by law or governmental regulation from providing such water service for any reason. Utility represents and warrants that it has sufficient capacity in its Water Facilities to serve the Development. Utility further agrees that the potable water service to be provided hereunder shall meet the current standards or requirements, as the case may be, of all state, local, and federal governmental agencies having jurisdiction over Utility; provided, however, that Utility shall not be responsible for any failure to meet or comply with said

standards or requirements to the extent that such failure shall be occasioned by defect in the construction of any facilities constructed by Developer; and further, the acceptance of any such facilities by Utility shall not be an admission of, or acceptance of such responsibility. Utility hereby agrees to provide water services to the written request for such service to Utility. Both parties acknowledge that the Developer shall be responsible for all off-site or on-site improvements necessary to connect the Development to the City's water lines adjacent to the Property.

2. **PAYMENT BY DEVELOPER OF CITY OF EUSTIS WATER IMPACT FEES.**

A. Developer shall be responsible for payment of the Utility's water impact fees for water volumes reserved under this agreement. Utility's water impact fee is $854.00 per equivalent residential dwelling unit (ERU). Payment of said fee shall be made at time of building permit submittal for a water meter as follows:

1 Single-family units X $854.00= $854
0 Amenity units X $854.00 = $0
TOTAL POTABLE WATER $854

3. **IMPROVEMENTS.** In order to provide potable water services, certain improvements will need to be constructed.

A. **OFF-SITE IMPROVEMENTS.** Developer agrees to construct and to transfer ownership and control to the Utility as a contribution-in-aid-of-construction any necessary off-site installations of improvements from Developer's Property to the Utility's existing Water Facilities. Developer shall install all of the offsite installations at its sole expense and in accordance with the plans, specifications and other pertinent documents approved by the Utility and the County, except that in no event shall Developer be required to oversize lines to the benefit of others' properties without prior agreement for reimbursement on behalf of such other properties.

B. **ON-SITE IMPROVEMENTS.** The Developer, at its expense and without cost or expense to the City, will design, permit, and construct all on-site improvements associated with water service in accordance with the City's regulations. Nothing herein, however, shall relieve the Developer of the responsibility of obtaining and complying with any permit or approval necessary from any regional, state, or national governmental authority, as required by law. When the Property is developed, Developer shall construct and install therein, at its own cost and expense, any applicable meters and service connections necessary to serve the Development.

4. **RATES AND CHARGES.** The rates to be charged by Utility for water service to the Development hereafter built on the Property shall be those rates and charges made by Utility to its customers which are from time to time approved by the Eustis City Commission or by any other governmental regulatory body from time to time having jurisdiction over such matters. Utility reserves the right to withhold or disconnect service to any active customer, or to refuse to give or provide new or additional services to any active customer, at any time the charges are not paid on a current basis within twenty-five (25) days after the same are billed , provided that written notification of such delinquency has been made by Utility to such customer; and provided that the failure of an active customer to pay sums due Utility shall not affect Developer's rights under this Agreement. Moreover, the service to the Development shall be subject to such other regulations from time to time lawfully imposed on Utility with respect to the operations of its water systems, and except as limited by such regulations, the amounts of utility deposits, billing practices and times, liability for damage to Utility's property and rate changes shall be exclusively within the discretion and control of Utility.

5. **WATER METERS.** It is hereby agreed by the parties hereto that water meters shall be installed as Utility shall deem to be necessary to serve the Development. Utility shall have the right to designate the number, type, quality and size of said meters. The cost for said water meters and the labor charges associated with their

installation shall be paid to Utility by Developer prior to installation of each such meter. Said sum shall be due and payable prior to the time of installations of said meters. All water meters so installed shall remain the property of Utility.

6. **MANDATORY ANNEXATION.** Pursuant to the Annexation Agreement adopted by Resolution No 21-80, Developer has petitioned for voluntary annexation of the Property; said agreement binds future property owners to the terms and conditions contained therein.

7. **AGREEMENT BINDING ON SUCCESSORS IN TITLE.** Developer agrees that this Agreement shall be a covenant binding upon and running with title to the Property, and any successor owner of the Property shall be obligated to adhere to the terms and conditions of this Property. Utility agrees that any successor in title to the Property shall enjoy all the rights, obligations, and privileges provided in this Agreement.

8. **WATER CONSERVATION.** Developer agrees to employ water conservation measures in development of the property. To encourage potable water conservation and adherence to all current requirements upon the property, such measures shall include, but not be limited to:

   a. Installation of low flush toilets which utilize 1.6 gallons or less per flushing cycle.
   b. Installation of shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 2.5 gallons per minute at 60 psi.
   c. No swimming pool filter backwash water, or any other swimming pool wastewater shall be discharged to the sanitary sewer system.
   d. Installation of spring-loaded/automatic shutoff fixtures in all public restrooms, including lavatory fixtures.

9. **SALE TO GOVERNMENTAL ENTITY.** In the event Utility shall hereafter sell the utility facilities, or any part thereof serving the Property, to the State of Florida, Lake County or a duly constituted municipality, or any agency or entity under such

State's, County or municipality's control, supervision or direction, Developer agrees that with respect to potable water service to the Property, the rules and regulations of such purchaser, and not the provisions of this contract, shall control, and that, upon assignment of this Agreement to the Purchaser, Utility shall be relieved of all further obligations hereunder pertaining to the provision of potable water service, provided that potable water services to the Development are not diminished or reduced in any way. Notwithstanding the foregoing, Utility shall be required to uphold the terms and conditions related to all land use matters set forth herein.

10. **NOTICES.** Payments required to be made under the terms hereof and notices permitted, or required to be made under the terms hereof, shall be delivered to the parties at the respective addresses:

Utility:
City Manager
City of Eustis
Post Office Box 68
Eustis, FL 32727-0068

With a copy to:
Derek A. Schroth, Esq.
Bowen|Schroth
600 Jennings Ave.
Eustis, FL 32726

Developer:
Michael and Carla Baker
2641 Limerick Circle
Grand Island, FL 32735

Any notices required or permitted hereunder shall be considered properly made if in writing and mailed by United States Mail, postage prepaid, to the addresses set

forth herein. Developer agrees to notify the Utility upon conveyance of the Property and provide all contact information regarding the new owner and developer.

11. **EFFECTIVE DATE.** This Agreement shall be effective upon adoption of Resolution No. 21-80.

12. **TERM.** The term of this Agreement shall be for a period of ten (10) years from the date hereof, and shall from year to year renew automatically thereafter.

13. **OTHER ESSENTIAL TERMS.**

A. Time is hereby made of essence of this Agreement in all shall inure to the benefit of and be binding upon the heirs, successors, personal representatives and assigns of the parties hereto and shall run with the land. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Lake County, Florida. This Agreement shall be effective upon proper execution by both parties hereto. This Agreement shall be executed in several counterparts each of which if properly executed by both parties shall be considered an original. In the event of a default of this agreement, the remedy of rescission is available to either party in addition to all other remedies provided by law. In the event of a default of this Agreement, the City may terminate water service to the Property or assert any other remedy available to the City under Federal or Florida law. In the event the City Commission determines, in its sole discretion, that the Property is not developed in conformity with the attached site plan and drawing, the City may, in addition to terminating water service, file an action for specific performance to judicially compel compliance with the attached site plan and drawing. The Developer shall execute this Agreement within 30 days after the date the City executes this Agreement. Should developer fail to execute this Agreement within 30 days after the City executes this Agreement, this Agreement, at the City's sole discretion and option, may be rescinded and voided in its entirety by the City of Eustis, provided notice of same is given to the Developer. The payment described in this paragraph must be made by the

Developer to the City within 30 days after the date Developer receives both final subdivision and final engineering approvals from Lake County, but prior to recording of a final plat, and not to be later than thirty-six months from the date of this Agreement. Should payment not be made as described above, the City, in its sole discretion and option, may rescind and void the Agreement. Developer, its agents, successors, assigns, employees, investors, and heirs hereby completely release the City of Eustis from any and all claims, both known and unknown, which may have accrued prior to the date this Agreement was signed.

B. The attached Exhibits A and B are part of this Agreement as though fully set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names and their seals to be hereunto affixed, by their proper officers thereunto duly authorized, on the day and year first above written.

"UTILITY" CITY OF EUSTIS, FLORIDA

_____

Michael Holland, Mayor/Commissioner

This 21st day of October, 2021.

ATTEST:

_____

Mary Montez, City Clerk

Approved as to form and legality:

_____

Derek A. Schroth, City Attorney

"DEVELOPER"

Michael Baker

Carla Baker

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of October, 2021 by Michael and Carla Baker, who are personally known to me or produced FL ID as identification or by means of ☒ physical presence or ☐ online notarization.

Heather Croney

Print Name: Heather Croney

Heather Nicole Croney
Notary Public
State of Florida
Comm# HH080715
Expires 3/25/2025

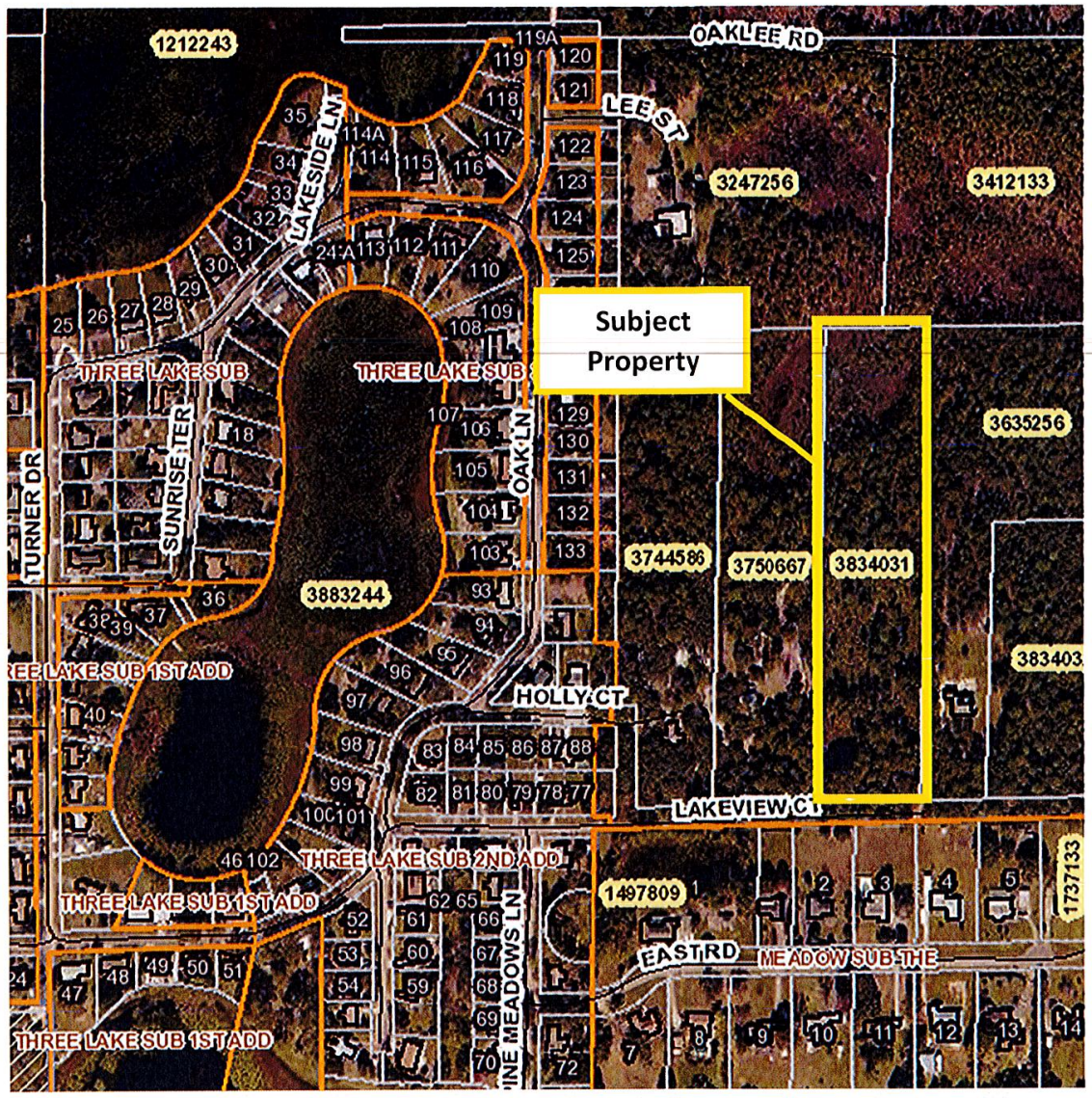
Notary Public, State of Florida Commission No: HH080715

My Commission Expires: 3/25/2025

Exhibit A
Legal Description

That part of the East 1/2 of the Southwest 1/4 of Section 25, Township 18 South, Range 26 East, Lake County, Florida, described as follows: From the Northeast corner of Lot 120 in Third Addition to Three Lakes Sub. as recorded in Plat Book 14, Page 65, Public Records of Lake County, Florida, run South 89°45'13" East 50.03 feet to a concrete monument located on a line which is parallel with and 50 feet East of, when measured at right angles to the East line of said Third Addition of Three Lakes Sub.; thence Southerly along said parallel line 709.08 feet to a concrete monument; thence North 89°18'26" East 500 feet to an iron pipe and the Point of Beginning; thence South 01°04'41" West 1,198.23 feet, more or less, to the North line of the Meadow Subdivision as recorded in Plat Book 22, Page 28, Public Records of Lake County, Florida, and a point hereby designated as point "A"; return to the Point of Beginning and run North 89°18'26" East 250 feet to an iron pipe; thence South 01°04'46" West 1,197.42 feet, more or less, to said North line of the Meadow Subdivision; thence Westerly along said North line 250 feet, more or less, to said point "A" and LESS Road Right of Way in OR Book 2696, Page 2092.

Exhibit B
Location Map


Subject Property
OAKLEE RD
LEE ST
LAKESIDE LN
THREE LAKE SUB
SUNRISE TER
OAK LN
TURNER DR
HOLLY CT
LAKEVIEW CT
THREE LAKE SUB 2ND ADD
THREE LAKE SUB 1ST ADD
PINE MEADOWS LN
EAST RD
MEADOW SUB THE
1212243
3247256
3412133
3635256
3744586
3750667
3834031
3883244
1497809
1737133

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
City of Eustis Development Services
4 North Grove Street
Eustis, Florida 32726

Tax Parcel Identification Numbers: 25-18-26-0003-000-01900
Alternate Key Number: 3834031

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this 21st day of October 2021, by and between the CITY OF EUSTIS, a Florida municipal corporation, whose mailing address is 10 North Grove Street, Eustis, Florida 32726 (the "City") and MICHAEL AND CARLA BAKER whose mailing address is 2641 Limerick Circle, Grand Island, Florida 32735 (the "Owners").

W I T N E S S E T H:

WHEREAS, the Owners own certain real property located at 17385 Lakeview Court, Umatilla, Florida, 32784, Tax Parcel Identification Number 25-18-26-0003-000-01900, as more particularly described in Exhibit "A," and shown on the location map in Exhibit "B," attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, the city water service is available to the property; and

WHEREAS, the Owners of the Property have requested, and the City has agreed, subject to the terms, conditions and limitations hereinafter set forth, that the City shall provide water service to the Property; and

WHEREAS, in consideration of the City providing water service to the Property, the Owner desires to voluntarily petition the City to annex the Property pursuant to Section 171.044, Florida Statutes; provided, however, at this time the City cannot annex the Property because the Property does not currently meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes; and

WHEREAS, the parties acknowledge and agree that this Agreement constitutes a petition for the voluntary annexation of the Property pursuant to Section 171.044, Florida Statutes; and

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

SECTION 1. Recitals.

The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

SECTION 2. Annexation.

A. The Owners and the City acknowledge and agree that this Agreement constitutes a petition for the voluntary annexation of the Property pursuant to Section 171.044, Florida Statutes. The Owners and the City further acknowledge and agree that the petition cannot be processed at this time because the Property does not meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes. The Owners and the City agree that at such time any portion of the Property described in Exhibit "A" becomes contiguous to the City of Eustis, or the City becomes lawfully able to annex said Property, the Property may be annexed.

B. The City shall have the right, but not the obligation, to process this petition for voluntary annexation without further action and/or request of the Owners. Provided, however, that the petition shall not be processed by the City unless and until a determination is made by the City, in its sole and absolute discretion, that the Property meets the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes, or such other provisions of the Florida Statutes as may then be applicable to voluntary annexations, or the City through other means becomes lawfully able to annex said Property.

C. The Owners acknowledge and agree that this Agreement does not in any way obligate or require the City to annex the Property or grant to the Owners any particular land use designation that may be requested in connection with such annexation.

D. The Owners acknowledge and agree that any land use granted to the Owner in connection with the Property shall be consistent with the terms and conditions of the Eustis Comprehensive Plan as it may be amended from time to time.

SECTION 3. Water Service.

A. Subject to the terms, conditions and limitations set forth in this Agreement, the City agrees to provide water service to the Property upon compliance by the Owner with all applicable regulations of the City and the payment all fees, costs and expenses associated therewith. The Owners shall execute all agreements for water as required by the City in connection with the provision of water service to the Property, including but not limited to a Developer's Agreement.

B. This Agreement does not in any way reserve any water capacity or guarantee the availability thereof.

SECTION 4. Agreement Runs with the Land.

In consideration of the City providing water service to the Property, the Owners and the City acknowledge and agree that this Agreement is irrevocable and, further, this Agreement and all other rights and obligations of the parties hereunder are intended to and shall run with the Property, and shall bind, and inure to the benefit of, the parties hereunder and their respective successors in title.

SECTION 5. Representations.

A. The Owners hereby warrant and represent to the City that the Owners currently own fee title to the Property and have full power and authority to enter into this Agreement and that the Property is free and clear of all liens and encumbrances, with the exception of a traditional home mortgage.

B. The City makes no representations or warranties with regard to this Agreement and reserves the right to process the Owners' petition for voluntary annexation in its sole and absolute discretion.

SECTION 6. Notices.

Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owners, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

SECTION 7. Defaults and Remedies.

IN THE EVENT THE OWNERS FAIL TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE ANY WATER SERVICE PROVIDED TO THE PROPERTY. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF WATER SERVICE AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH WATER SERVICE BY THE CITY.

OWNERS' INITIALS: _____ _____

Michael Baker **Carla Baker**

SECTION 8. Indemnification.

A. The Owners hereby agree to indemnify and save the City harmless from and against all losses, costs, expenses, claims, damages, judgments, liabilities and causes of action whatsoever (collectively, "Claims") including reasonable attorneys' fees and paralegal fees both at trial and at appellate levels, arising out of or alleged to have arisen out of this Agreement or been occasioned, in whole or in part, by the exercise of the City of its rights granted hereunder. The Owners shall use their best efforts to promptly notify the City in writing of any Claim and shall provide the City with information regarding the Claim as the City may reasonably request, but the failure to give such notice or provide such information shall not diminish the Owners' obligations under this Section.

B. No Claim whatsoever shall be made or asserted against the City by the Owners for or on account of anything done or as a result of anything done or omitted to be done in connection with this Agreement.

SECTION 9. Effective Date

This Agreement shall be effective upon adoption of Resolution No. 21-80

SECTION 10. Recording.

The Owners acknowledge and agree that the City shall record this Agreement in the Public Records of Lake County, Florida.

SECTION 11. Miscellaneous.

A. **ANY FUTURE OWNER OF THE PROPERTY SHALL TAKE TITLE TO THE PROPERTY SUBJECT TO THIS AGREEMENT AND BY ACCEPTING A DEED OF CONVEYANCE TO THE PROPERTY, AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT.**

B. The Property shall be deemed a single parcel and any sub parcels of the Property which are created by subdivision or by any other means shall be subject to the terms and conditions of this Agreement, subsequent sale and individual Ownership notwithstanding.

C. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Lake County, Florida.

D. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

E. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns and legal representatives.

F. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

G. In the event a third party institutes a legal proceeding against the City and/or the Owners, regarding the enforceability of this Agreement or any other matters arising out of or related to this Agreement, the annexation of the Property or the provision of water service, then in such event the Owners shall pay all costs, fees, charges, and expenses of the City relative thereto, including but not limited to attorney's fees and paralegal fees at both the trial and appellate levels.

H. In addition to each and every remedy now or hereafter existing at law or in equity, the parties hereto expressly agree that City shall have the right to enforce this Agreement by an action for specific performance.

I. As from time to time requested by the City, the Owners agree to execute such additional documents as may be necessary in order to effectuate the provisions of this Agreement.

J. This Agreement embodies and constitutes the entire understandings of the parties with respect to the subject matter hereof and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement.

K. The attached Exhibits A, and B are part of this Agreement as though fully set forth in this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed as of the day and year first written above.

CITY OF EUSTIS, FLORIDA

_____
Michael Holland, Mayor/Commissioner

This 21st day of October, 2021.

ATTEST:

_____
Mary Montez, City Clerk

Approved as to form and legality:

_____
Derek A. Schroth, City Attorney

"OWNERS"

Michael Baker

Carla Baker

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of October 2021 by Michael and Carla Baker, who are personally known to me or produced FL ID as identification or by means of ☒ physical presence or ☐ online notarization.

Heather Nicole Croney
Notary Public
State of Florida
Comm# HH080715
Expires 3/25/2025

Print Name: Heather Croney

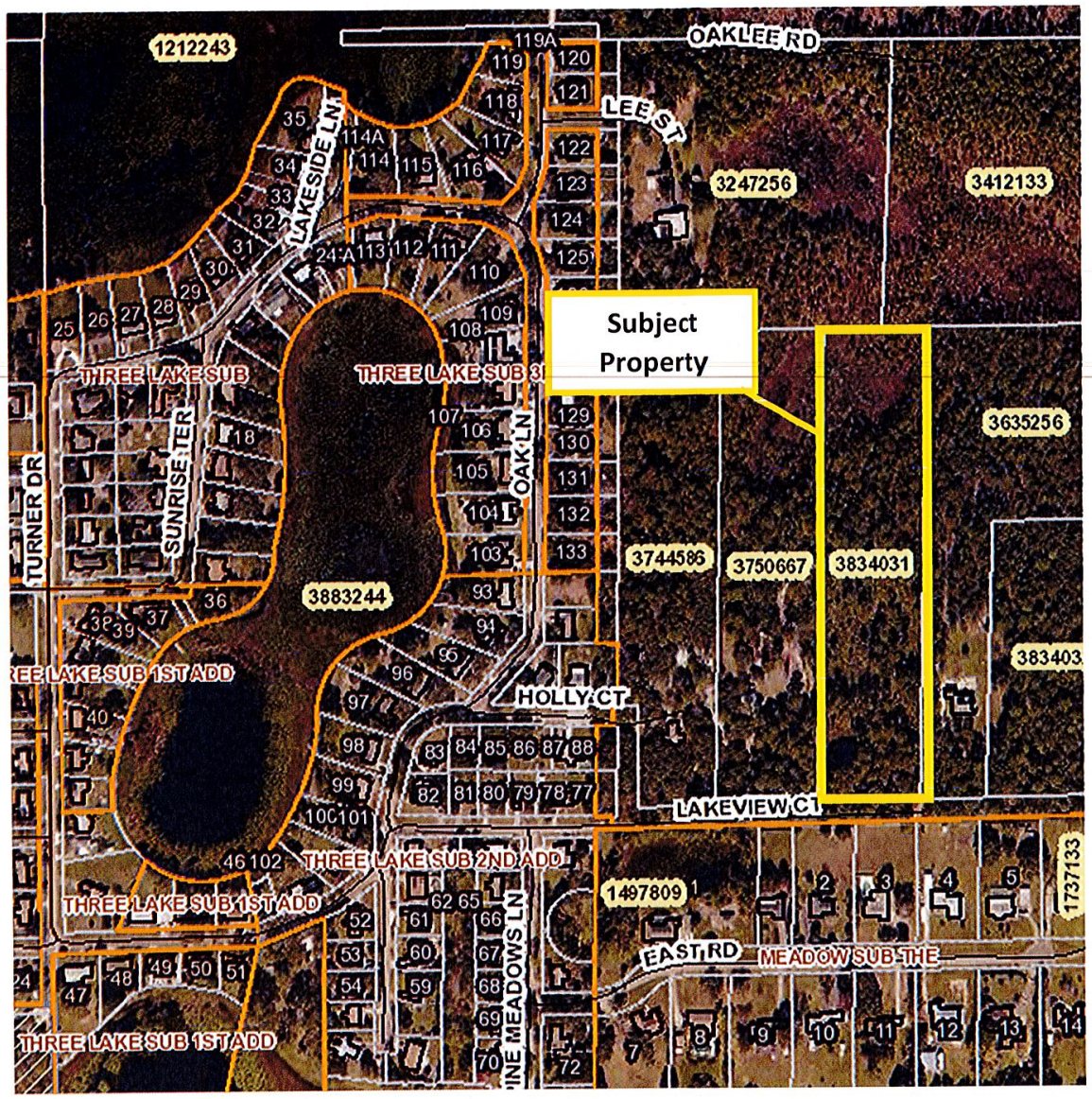
Notary Public, State of Florida Commission No: HH080715

My Commission Expires: 3/25/2025

Exhibit A
Legal Description

That part of the East 1/2 of the Southwest 1/4 of Section 25, Township 18 South, Range 26 East, Lake County, Florida, described as follows: From the Northeast corner of Lot 120 in Third Addition to Three Lakes Sub. as recorded in Plat Book 14, Page 65, Public Records of Lake County, Florida, run South 89º45'13" East 50.03 feet to a concrete monument located on a line which is parallel with and 50 feet East of, when measured at right angles to the East line of said Third Addition of Three Lakes Sub.; thence Southerly along said parallel line 709.08 feet to a concrete monument; thence North 89º18'26" East 500 feet to an iron pipe and the Point of Beginning; thence South 01º04'41" West 1,198.23 feet, more or less, to the North line of the Meadow Subdivision as recorded in Plat Book 22, Page 28, Public Records of Lake County, Florida, and a point hereby designated as point "A"; return to the Point of Beginning and run North 89º18'26" East 250 feet to an iron pipe; thence South 01º04'46" West 1,197.42 feet, more or less, to said North line of the Meadow Subdivision; thence Westerly along said North line 250 feet, more or less, to said point "A" and LESS Road Right of Way in OR Book 2696, Page 2092.

Exhibit B
Location Map


Subject Property
OAKLEE RD
LEE ST
LAKESIDE LN
SUNRISE TER
TURNER DR
OAK LN
HOLLY CT
LAKEVIEW CT
EAST RD
MEADOW SUB THE
THREE LAKE SUB
THREE LAKE SUB 1ST ADD
THREE LAKE SUB 2ND ADD
1212243
3247256
3412133
3635256
3744586
3750667
3834031
3883244
1497809
1737133

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-81: APPROVING A PURCHASE IN EXCESS OF $50,000 FOR THREE WATER DEPARTMENT REPLACEMENT SERVICE VEHICLES

Introduction:
Resolution Number 21-81 approves an expenditure in excess of $50,000 for three replacement service vehicles that are essential to the daily operations of the Water Department.

Background:
The approved fiscal year 2021-2022 budget includes funds for the purchase of three replacement service vehicles for the Water Department.

The three new vehicles are replacing timeworn, unreliable equipment that has been scheduled for replacement.

Three quotes were obtained for each new vehicle. All pricing was quoted following either Sourcewell Contract, Florida Sheriff's Association Contract, or Florida State Contract. All vehicles are to be purchased through piggybacking the Sourcewell Contract.

Replacement Vehicle	Price
2022 Chevrolet Colorado Double Cab – Sourcewell	$24,574
2022 Chevrolet Colorado Double Cab – Sourcewell	$24,574
2022 Ford F-350 One Ton Service Truck – Sourcewell	$44,124

Recommended Action:
Staff recommends approval of Resolution Number 21-81.

Policy Implications:
Not applicable

Alternatives:
1. Approve Resolution Number 21-81
2. Deny Resolution Number 21-81

Discussion of Alternatives:
1. Alternative 1 approves the Resolution.
   Advantages:
   - The City will avoid expensive maintenance and repair on worn out vehicles.
   - The City staff will have safe, reliable vehicles to use while performing daily responsibilities.

   Disadvantages:
   - Fiscal impact of the purchase.

2. Alternative 2 denies the Resolution.
   Advantages:
   - The City would not expend $93,272.

   Disadvantages:
   - The safety of City Staff is at risk if they continue to drive old, worn out vehicles.
   - Vehicle breakdowns could cause disruption in work schedules.

Reviewed By:
Brandon Pennington, Water Superintendent
Greg Dobbins, Deputy Director of Public Utilities, Water/Wastewater
Rick Gierok, P.E., Director of Public Works/City Engineer

Prepared By:
Melissa Fuller, Sr. Staff Assistant – Water Department

Attachment(s):
Resolution Number 21-81

Available Upon Request
Quotes

Budget Impact:
$114,500 was included in the approved Fiscal Year 2021-2022 budget for the purchase of these three vehicles. The total cost of these three vehicles is $93,272, which falls within our budget. There will be additional costs for outfitting these vehicles, but sufficient funds are remaining.

Attachments:
Resolution Number 21-81

Reviewed by:

Bill Howe, Acting City Manager	Approved - 14 Oct 2021
Mary Montez, City Clerk	Pending

RESOLUTION NUMBER 21-81

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING A PURCHASE IN EXCESS OF $50,000 FOR THREE WATER DEPARTMENT REPLACEMENT SERVICE VEHICLES.

WHEREAS, three replacement service vehicles are needed in the Water Department for daily operations; and

WHEREAS, the City's approved 2021-2022 budget includes funds for the purchase of three replacement service vehicles; and

WHEREAS, the City of Eustis Purchasing Department obtained quotes in accordance with the City's purchasing policies through utilizing piggyback options on government contracts.; and

WHEREAS, Alan Jay Fleet Sales is currently offering the lowest price on all three replacement service vehicles; and

WHEREAS, the City of Eustis Purchasing Ordinance requires that the City Commission approve any purchase in excess of $50,000.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Lake County, Florida, that:

(1) The City Commission hereby authorizes a purchase in excess of $50,000 for three replacement service vehicles for the Water Department; and

(2) The City Commission hereby authorizes the Purchasing Department to complete the transaction in accordance with this resolution; and

(3) That this resolution shall become effective immediately upon passing.

DONE AND RESOLVED, this 21st day of October, 2021, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document has been reviewed and approved as to form and legal content, for use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-81 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Mary C. Montez, City Clerk

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-82: EXTENDING THE CASH MANAGEMENT AND BANKING SERVICES CONTRACT WITH TD BANK FOR AN ADDITIONAL TWO-YEAR TERM THROUGH JUNE 30, 2023

Introduction:
Resolution Number 21-82 extends the contract with TD Bank for cash management and banking services for an additional two year term through June 30, 2023.

Background:
See attached Staff Report.

Recommended Action:
Staff recommends approval of Resolution Number 21-82.

Attachments:
Staff Report Res 21-82 TD Bank 2-Year Contract Extension
Resolution No 21-82TD Bank 2-Year Contract Extension

Reviewed by:

Bill Howe, Acting City Manager	Approved - 15 Oct 2021
Mary Montez, City Clerk	Pending

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

Date: October 21, 2021

RE: RESOLUTION NUMBER 21-82
EXTENDING THE CASH MANAGEMENT AND BANKING SERVICES CONTRACT WITH TD BANK FOR AN ADDITIONAL TWO-YEAR TERM THROUGH JUNE 30, 2023

Introduction:
On July 2, 2015, the City entered into a contract with TD Bank to provide cash management and banking services. TD Bank has offered to extend the contract for an additional two years upon mutual consent of both parties. They have further extended an offer to extend the agreement through June 30, 2023. The terms of the contract for services will remain the same as the original agreement.

Recommended Action:
Staff recommends approval of Resolution Number 21-82 extending the cash management and banking services contract with TD Bank for the additional two years through June 30, 2023.

Background:
On April 27, 2015, the City issued an RFP to determine optimum cash management and banking options. As the most responsive and responsible bidder, TD Bank was awarded the contract based upon the following criteria: the bank must be a Qualified Public Depository under state law, the cost of services and compensating balances, interest rate guaranteed on available balances, and responsiveness to the customer.

During the three-year course of the contract, TD Bank has successfully fulfilled the commitments in its proposal and has exceeded the City's expectations concerning the criteria mentioned above. TD Bank maintains its status as a Qualified Public Depository; it has kept costs to the City minimal and in line with the proposal, and it holds the required compensating balance at the stated level of $3.6 Million, which optimizes the City's interest earnings potential. TD Bank has also exceeded expected average yield (.10%) and estimated annual interest earning potential ($65,170).

The last bid had 5 bids including TD Bank. BB&T is no longer inside the City. A compensating balance is a minimum deposit that must be maintained in a bank account. The requirement in the bid was the amount required to be non-interest bearing to cover the cost of normal fees charged by the bank. The following was submitted regarding compensating balances. The combination of fees and interest earning was the motivating factor in the determination of TD Bank as the bank of choice –(Located in all 50 States).

- CenterState (now South State) Bank had a compensating Balance requirement 118% higher than TD Bank – Located in 5 Southeast states)
- SeaCoast Bank had a compensating Balance Requirement 25% higher than TD Bank - (45 Branches in 15 Counties in Florida).
- SunTrust Bank had a compensating Balance Requirement of 29 $ higher than TD Bank – (Located in 16 States in the Southeast). They were purchased by BB&T in December 0f 2019 and is now Truist Bank.
- Wells Fargo and Bank of America has not submitted a bid to the City in 2015 nor in any previous bid proposals.

Florida Statues 280 addresses Security for Public Deposits. A qualified public depository may not accept or retain any public deposits required to be secured unless it deposits with the Chief Financial Officer eligible collateral. This protects the City and any other sub political entities under the Stat of Florida. Each year the City files a Public Depositor Annual Report to the Chief Financial Officer of the State of Florida. TD Bank maintains their records in compliance with Florida Statutes 280.

With regard to customer service, TD Bank has been extremely helpful and responsive and has provided exemplary service across the board and for all matters. TD Bank also collaborated with the City to significantly increase account security and fight against fraud through enrollment in the positive pay program. This program has already protected the City on more than one occasion.

Members of the Corporate office and Local office have kept in contact and are accessible when needed and proactive in notifying the City of any issues.

Alternatives:

1) Approve Resolution 21-82 and extend the contract with TD Bank for two more years.
2) Reject Resolution 21-82 and provide further direction to staff.

Discussion of Alternatives:

1) Alternative 1 extends the contract now in place with TD Bank for cash management and banking services through June 30, 2023.

   Advantages:

   - The City benefits from valuable continuity with a quality, proven, and trusted banking institution.
   - The City will continue to benefit from normal interest earnings as a result of relatively low compensating balances and the competitive interest yields provided by TD Bank.
   - The City will continue to benefit from exceptional customer service and a banking partner that is committed to security of the City's assets. TD Bank has proven to be proactive in notifying the City of any unusual transactions.
   - The City will not experience a disruption in the day-to-day operations of the City's finance and banking functions.
   - COVID has hampered many services and the benefit to try and obtain higher interest rates if any are minimal at best. The economy and banks are not offering higher rates to public entities partially due State of Florida Depository requirements which protect the City funds.

- The cost and personnel efforts associated with changing banks can cause protentional disruptions keeping two account going for Operations.
- The extension will give the economy to improve before any changes are considered.

Disadvantages:

- None

2) Alternative 2 does not extend the contract now in place with TD Bank.

Advantages:

- None

Disadvantages:

- The contract with TD Bank will lapse and the City may no longer be eligible for the favorable terms, programs, and security measures it currently enjoys.
- The City may have to receive less favorable banking fee terms should we go out to bid.
- Interest revenue may decrease without the competitive yields and low compensating balances unique to the current contract.

Budget Impact:
There is no budget impact that would result from this action.

Prepared by:
Mike Sheppard, Finance Director

Reviewed by:
Nelly Harnisch, Deputy Finance Director

RESOLUTION NUMBER 21-82

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA EXTENDING THE CASH MANAGEMENT AND BANKING SERVICES CONTRACT WITH TD BANK FOR AN ADDITIONAL TWO-YEAR TERM THROUGH JUNE 30, 2023.

WHEREAS, on July 2, 2015 the City of Eustis awarded its cash management and banking services functions to TD Bank for a three-year term from July 20, 2015 and has been extended through June 30, 2021; and

WHEREAS, the Contract in place with TD Bank has agreed to extend the same terms from the original contract through June 30, 2023 upon consent of both parties; and

WHEREAS, services through provided by TD Bank have been exemplary and highly beneficial to the City in terms of banking, cash management, interest earnings, and reporting and monitoring and access for local delivery of daily deposits; and

WHEREAS, staff recommends exercising the option to extend the contract for an additional two-year term through June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Eustis, Lake County, Florida does hereby approve and authorize the City Manager to extend the contract with TD Bank for cash management and banking services for the additional two-year term through June 30, 2023.

DONE AND RESOLVED this 21st day of October, 2021, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida, but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-82 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Mary C. Montez, City Clerk

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-84
INTERLOCAL AGREEMENT WITH UMATILLA FIRE DEPARTMENT

Introduction:
Resolution Number 21-84 approves the proposed automatic aid agreement between the Eustis and Umatilla Fire Departments.

Background:
See attached Staff Report.

Recommended Action:
Staff recommends approval of Resolution Number 21-84.

Attachments:
Staff Report - Res 21-84 Umatilla auto aid agrmt
Resolution Number 21-84
Umatilla-Eustis Mutual-Auto Aid Agreement

Reviewed by:

Bill Howe, Acting City Manager	Approved - 14 Oct 2021
Mary Montez, City Clerk	Pending

RESOLUTION NUMBER 21-84

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AUTHORIZING AND DIRECTING THE CITY MANAGER OF THE CITY OF EUSTIS TO COMPLETE AN INTERLOCAL AGREEMENT WITH THE CITY OF UMATILLA TO PROVIDE FOR AUTOMATIC ASSISTANCE FOR FIRES AND MUTUAL AID FOR ALL OTHER TYPES OF EMERGENCY INCIDENTS.

WHEREAS, the City of Eustis strives to provide the best service to its citizens by the members of tis Fire Department; and

WHEREAS, the City of Eustis has determined that a partnership with other area cities will benefit its citizens;

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Eustis, Florida, hereby directs and authorizes the City Manager to complete an Interlocal Agreement with the City of Umatilla to provide the closest, most appropriate, equipment and personnel through automatic aid for response to fires and to mutually assist for all other types of emergency incidents.

DONE AND RESOLVED this 21st day of October, 2021, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

_____

Michael L. Holland
Mayor/Commissioner

ATTEST:

_____

Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-84 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Mary C. Montez, City Clerk

City of Eustis
Fire Department
100 West Norton Avenue • Eustis, Florida 32726 • (352) 357-6585

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, ACTING CITY MANAGER

DATE: OCTOBER 21, 2021

RE: RESOLUTION NUMBER 21-84
INTERLOCAL AGREEMENT WITH UMATILLA FIRE DEPARTMENT

Introduction:
Resolution Number 21-84 approves the proposed Automatic Aid Agreement between the Eustis and Umatilla Fire Departments.

Recommended Action:
Approval of Resolution Number 21-84, authorizing and directing the City Manager of the City of Eustis to complete an interlocal agreement with the City of Umatilla to allow the firefighting agencies of each municipality to provide the closest most appropriate equipment and personnel to respond to each other for any emergency.

Background:
The Eustis Fire Department currently utilizes an interlocal automatic aid agreement with the City of Umatilla which allows for the immediate assistance in case of a structure fire or other major incident. The proposed agreement is designed to expand automatic aid to cover all emergencies and enable both fire departments to provide the closest, most appropriate, response of personnel and equipment. The Umatilla City Council will be considering the same proposed interlocal automatic aid agreement.

Alternatives:
1. Approve Resolution Number 21-84.
2. Deny Resolution Number 21-84.

Discussion of Alternatives:
Alternative 1: Approve Resolution Number 21-84.

Advantages 1:

1. Approving the agreement will allow for automatic response with the intent of providing the closest most appropriate personnel and equipment for all emergency incidents.
2. Automatic aid adds more personnel and equipment to a major incident response in the shortest amount of time by allowing Dispatch to utilize automated software to best determine the closest most appropriate apparatus and personnel.

3. Automatic aid adds personnel and equipment to each major incident without requiring the City to purchase additional equipment or hire additional employees.
4. Interlocal agreements both mutual and auto aid are required by Insurance Services Office/Public Protection Classification (ISO/PPC).
5. This agreement is different from other agreements in that Umatilla Fire has a single response unit which is Basic Life Support. The agreement still adjusts for the most appropriate unit to respond and for the firefighting portion of the agreement, everything is in parity with county wide practice.
6. This agreement also requires a 5 year renewal as the format of Umatilla Fire may change and this would facilitate editing and updating of the document should a change occur and this document be overlooked.

Disadvantages 1:

1. Apparatus may travel outside the City of Eustis to respond to incidents. This may create an increase in maintenance and fuel costs.
2. There may be times and situations where units from the other city will be responding into our City without Eustis Fire representation. However, this will be reciprocal as Eustis Fire units will be responding outside the city limits as closest unit.

Discussion of Alternatives:
Alternative 2: Deny Resolution Number 21-84.

Advantages 2:

1. There will be a savings in fuel and maintenance costs as units will not be traveling outside city limits unless specifically called for.
2. Eustis units will always be the primary units responding to incidents within the City of Eustis.

Disadvantages 2:

1. The Eustis Fire Officers will be required to formally request assistance specifically from Umatilla Fire Department when needed. This will create a delay in response for both cities.
2. Mutual Aid agreements will have to be drafted in lieu of this agreement as required for ISO/PPC.

Community Input:
None sought; however, there will be an opportunity for input under Audience to be Heard.

Budget/Staff Impact:
Minimal fuel and vehicle maintenance costs.

Prepared by:
Fire Chief Michael Swanson / October 14, 2021

MUTUAL AID AGREEMENT FOR FIRE PROTECTION AND OTHER EMERGENCY SERVICES BETWEEN THE CITY OF UMATILLA AND THE CITY OF EUSTIS

THIS AGREEMENT is made and entered into this _____ day of October, 2021, by and between the City of Umatilla and City of Eustis to provide for automatic and mutual assistance for fires and other types of emergency incidents as described under the terms of this agreement.

WITNESSETH:

WHEREAS, an informal agreement for mutual assistance in fire protection and response to other emergencies has existed between the City of Umatilla and the City of Eustis; and,

WHEREAS, it is the desire of the parties to this agreement to continue and improve the nature and coordination of emergency assistance to incidents that threaten loss of life or property within the geographic boundaries of their respective jurisdictions; and,

WHEREAS, it is further the determination of each of the parties hereto that the decision to enter into this Mutual Aid Agreement constitutes a fundamental governmental policy of the parties hereto which is automatic in nature, and includes the determination of the proper use of the resources available with respect to the provision of governmental services and the utilization of existing resources of each of the parties hereto, including the use of equipment and personnel; and,

WHEREAS, it is the desire of the parties to initiate a "Mutual Aid Agreement" for fire department and other emergency services as set forth below:

NOW, THEREFORE, IT IS AGREED:

1. The parties hereto acknowledge that this Agreement is being entered into pursuant to applicable Florida law.

2. The parties agree to dispatch their respective assigned fire department units on a mutual basis, if such units are available. Each jurisdiction agrees that, when requested, the closest available, most appropriate unit(s), regardless of jurisdictional boundaries, will respond.

3. It is agreed that the scope of this agreement includes mutual assistance in responding to fires, medical emergencies, hazardous conditions, rescue and extrication situations and other types of emergency incidents that are within the standard scope of services provided by fire departments in the usual and customary Mutual Aid Agreement.
    A. Automatic notification shall be defined in MUTUAL AID AGREEMENT FOR FIRE PROTECTION AND OTHER EMERGENCY SERVICES BETWEEN THE CITY OF UMATILLA AND THE CITY OF EUSTIS: **APPENDIX A**

4. This agreement shall encourage the development of cooperative procedures and protocols including, but not limited to, communications coordination, training, health and safety, and other activities that will enhance the ability of the fire departments to fulfill their missions.

5. It is expressly understood and agreed that the party first to respond to the scene may serve as initial incident commander exercising command and control functions within the other's jurisdiction until relieved by an official from the primary jurisdiction having authority. The initial responding party will then fall under the chain of command of the jurisdiction having authority.

6. Nothing in this agreement shall limit the ability of either of the parties to participate in more specific contracts for services, mutual assistance or automatic response; nor shall this prohibit any party from providing emergency assistance to another jurisdiction which is not a participant in this agreement.

7. The City of Umatilla and the City of Eustis shall retain ownership of any equipment or property it brings to the performance of this agreement, and each shall retain ultimate control of its own employees.

8. Participants in this Mutual Aid Agreement do further agree to the following standard service criteria as the primary response system elements of this Mutual Aid Agreement:

    A. This Mutual Aid Agreement allows the closest, most appropriate emergency response unit to an emergency to be dispatched when requested-regardless of jurisdiction where the emergency occurs or the jurisdictional affiliation of the response unit.

    B. All participants will use standard procedures for efficient management of the emergency and for the safety of firefighters.

    C. It is the desire of the Mutual Aid participants to explore other opportunities for joint training, including entry level training, mini academies, refresher training and systems training. By training together and using common procedures, participants have a higher level of confidence in each other.

    D. Participants shall use standardized apparatus response criteria. Lake EMS Dispatch can tailor the response to specific types of incidents by jurisdiction or part of a jurisdiction.

    E. Participants agree that mutual aid is reciprocal. While mutual aid does not ensure that a municipality will receive the exact same amount of assistance as it gives, it does mean that all participants will provide some assistance outside its jurisdictional boundaries and that the level of service delivered with the Mutual Aid Agreement will be comparable.

9. No term or provision of this Agreement is intended to, or shall, create any rights in any person, firm, corporation or other entity not a party hereto, and no such person or entity shall have any cause of action hereunder.

10. It is specifically agreed by both parties that for a particular incident, neither party shall be reimbursed by the other party for any costs incurred pursuant to this agreement. In the event of Declared Disasters, participants may apply for reimbursement from County, State, and Federal agencies.

11. In the event a party shall sustain a loss or damage to its equipment or injury to any of its personnel while responding to an incident or training in that jurisdiction of the other party, unless a result of the negligent actions of the other party, such loss shall be the sole responsibility of the party responding to the incident, and the other party shall not have any liability for such damage or injury. Should the loss or damage be the result of negligence or the negligent actions of the other party, the party responding shall retain all rights available for compensation under the laws of the State of Florida.

12. If one party wishes to terminate this agreement for any reason or no reason, with or without cause, 2 months (60 days) notice in writing of intention to terminate shall be given to the other involved.

13. No term or provision in this agreement is intended to create a partnership, joint venture or agency arrangement between the Cities.

14. This Mutual Aid Agreement shall be reviewed and renewed by the parties, with appropriate signatures and authorization, every five years or as deemed necessary. Failure to review and/or renew this Mutual Aid Agreement within five years after signing shall result in its mutual termination.

IN WITNESS WHEREOF, the parties to hereto have executed this Agreement in duplicate original, the day and year first above written.

ATTEST:

_____
City of Umatilla Clerk

CITY OF UMATILLA, FL

_____
City of Umatilla Mayor

This ___ day of _____, _____

Approved as to form and legality:

_____
City of Umatilla Attorney

ATTEST:

_____
City of Eustis Clerk

Approved as to form and legality:

_____
City of Eustis Attorney

CITY OF UMATILLA, FL

_____
City of Eustis Mayor

This ___ day of _____, _____

MUTUAL AID AGREEMENT FOR FIRE PROTECTION AND OTHER EMERGENCY SERVICES BETWEEN THE CITY OF UMATILLA AND THE CITY OF EUSTIS:

APPENDIX A

The following types of incidents will constitute an Automatic notification to the other for mutual response:

1. Structure Fires in all types of occupancies

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-78
TEXTILE RECYCLING COLLECTION BIN AT 2599 E. ORANGE AVENUE

Introduction:
Resolution Number 21-78 approves placement of a textile recycling collection bin at 2599 E. Orange Avenue pursuant to Ordinance Number 21-07.

Background:
See attached Staff Report.

Recommended Action:
The administration recommends approval of Resolution Number 21-78.

Alternatives:
1. Approve Resolution Number 21-78
2. Deny Resolution Number 21-78

Attachments:
Staff Report Res. No. 21-78
Resolution Number 21-78
Orla Recycling at AAA Mini Storage BTR App
Orla Reycling - Out of City Business BTR App
ATRS ORLA Contract of Service
Email -Tolley Information For Upcoming Meeting 8-26-21
LL-2019-Annual-Report_Final

Reviewed by:

Bill Howe, Acting City Manager	Approved - 15 Oct 2021
Mary Montez, City Clerk	Pending

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: OCTOBER 21, 2021

RE: RESOLUTION NUMBER 21-78
ORLA RECYCLED CLOTHING, INC. – TEXTILE RECYCLING
COLLECTION BIN AT AAA MINI STORAGE 2599 E. ORANGE AVE.

Introduction:
Resolution Number 21-78 approves placement of a textile recycling collection bin at 2599 E. Orange Avenue pursuant to Ordinance Number 21-07.

Recommended Action:
The administration recommends approval of Resolution Number 21-78.

Applicant's Request:
The applicant request approval for a textile recycling collection bin at AAA Mini Storage.

Considerations/Analysis :

Ordinance Number 21-07 c. Placement, operation. and maintenance of textile recycling collection bins. Textile recycling collection bins ("bins") shall be governed as follows:

(i) Bins shall be placed only on:

(1) City-owned property with approval by Resolution of the City Commission through a franchise agreement

The location subject to this request is not City-owned property.

or Developed parcels that are (1) approved for non-residential use, including commercial, office, industrial and community services uses,

The location subject to this request is property developed as a mini-warehouse facility.

(2) are not located within the Central Business District or Community Redevelopment Area,

The location subject to this request is not in the CBD or CRA.

(3) expressly approved in writing from the property owner permitting such use (such written approval shall be produced to the City within two business days of the City's demand),

- ***The City's business tax receipt (BTR) process requires property owner permission for mobile vendors, which textile collection bins most closely resemble compared to permanent business locations.***

- ***The applicant has submitted a BTR application for placement of a bin at 2599 E. Orange Ave.***

- ***The applicant has provided an authorization form signed by the property owner, (Michael Coffman, President of AAA Mini Storage, Inc.; see corporation documents attached to BTR application).***

(4) as expressly approved by the City Commission by Resolution and

The applicant is requesting approval of the City Commission.

(5) owned or operated by a business with a valid and active, at all times, City of Eustis business tax receipt.

The applicant has submitted a BTR application for the out of city business and the bin placement location. Issuance is pending City Commission approval.

(ii) Bins shall be placed in a manner which do not to impair traffic, pedestrian, or emergency service vehicle movement within the site and which does not negatively affect
protected trees or utility services. The placement of textile recycling collection bins shall require site plan approval from the City Commission.

Please see aerial map attached to the resolution showing existing onsite improvements and proposed bin location (Exhibit A). The bin placement does not appear to impede traffic, pedestrian or emergency vehicle movement within the site; neither protected trees nor utility services are at issue.

(iii) Bins shall be no larger than seven (7) feet in any dimension.

The proposed bin is 4.37 feet wide (front/back), 3.83 feet side, and 6.83 feet tall. (See Exhibit B to the resolution).

(iv) Bins shall be placed no less than five hundred (500) feet from any other bin unless located at least two hundred (200) feet from any public street right-of-way and not readily visible from any residential use. In no case shall more than one (1) bin be placed on a
single parcel unless a variance is requested and granted by the City.

Not applicable.

(v) Bins shall not be located within fifty (50) feet of any a public street right-of-way.

The proposed bin location is 51.6-feet from the public right of way. See aerial map with measurement (Exhibit A to the resolution).

(vi) Bins shall be constructed of steel with a rust-resistant coating and weigh at least five hundred (500) pounds empty.

The applicant has represented the bin is of steel construction, powder coated and weigh 700 pounds. (See Exhibit B to the resolution).

(vii) Each bin shall provide the name, address and telephone number of the bin's owner in weather-resistant lettering no smaller than one (1) inch high and provide other information as may be required by Florida Statutes. Bins shall contain no advertising other than as related to the franchised textile recycling collection organization or business.

The proposed bin labelling/signage is shown on Exhibit B. A phone number "call 866-900-9308 for special recycling," is shown on the bin, which number appears to be registered to the owner of the bin (ATRS) (See "ATRS Orla Contract for Service"). The signage on the bin also represents Libby's Legacy Breast Cancer foundation.

(viii) Bins shall be painted a uniform color, maintained in good appearance, and be emptied no less than once per fourteen (14) days or immediately upon any bin having textiles not contained in the bin (i.e., on top of the bin, on the ground near the bin or placed
on something near the bin rather than contained in the bin).

The proposed bin is orange. Conditions requiring maintenance in good appearance and frequency of service are contained in the draft resolution.

(ix) The franchisee or property owner shall be responsible for ensuring that the area within twenty (20) feet of any bin shall be kept free of trash, debris, discarded items or abandoned textiles not in the bin.

Conditions requiring ensuring the area is kept free of trash, etc. are contained in the draft resolution.

(x) No more than four (4) bins are permitted within the City limits unless the City Commission expressly approves more than four (4) bins.

The applicant has requested approval of one (1) bin; no other applications for bins have been approved by the City Commission to date.

Community Input

The community will have an opportunity for input at the October 21, 2021 City Commission meeting.

Budget / Staff Impact:
There is no staff impact associated with item beyond regular review time. The business and each bin location is subject to an annual business tax of $80.

Alternatives:
1. Approve Resolution Number 21-78
2. Deny Resolution Number 21-78

Discussion of Alternatives:
1. Alternative 1 approves the resolution.
   Advantages:
   - The applicant could move forward with its proposed textile recycling bin which the applicant states may benefit a not-for-profit company.

   Disadvantages:
   - The proposed bin location and application may not be consistent with the Commission's intent.

2. Alternative 2 denies the resolution.
   Advantages:
   - The Commission could request additional information or revisions to the proposed plan.

   Disadvantages:
   - The denial could result in litigation.

Prepared By: Lori Barnes, AICP, Development Services Director

Attachments:
- Resolution Number 21-78 with Exhibit A & B
- Business Tax Receipt Applications
- ATRS Orla Contract of Service

RESOLUTION NUMBER 21-78

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING PLACEMENT OF A TEXTILE RECYCLING COLLECTION BIN AT 2601 E. ORANGE AVENUE PURSUANT TO ORDINANCE NUMBER 21-07; PROVIDING FOR CONDITIONS OF APPROVAL.

WHEREAS, Orla Recycled Clothing, Inc./American Textile Recycling Service has made an application for a textile recycling collection bin on approximately 9.65 acres located at 2599 E. Orange Avenue, as shown on Exhibit A, property more particularly described as:

Alt. Key: 3764684

Parcel Id Nos.: 07-19-27-0002-000-06300

BEG AT SE COR OF LOT 123 CRICKET LAKE VILLAGE FIRST ADD PB 30 PG 65, RUN N'LY ALONG E LINE OF LOT 123 A DIST OF 150 FT TO SE COR OF CRICKET LAKE VILLAGE SECOND ADD PB 30 PG 66, CONT N'LY ALONG E LINE OF SAID SUB 448.19 FT, S 89-21-09 E ALONG S'LY LINE OF OAKS AT SUMMER GLEN PB 60 PG 90 A DIST OF 638.54 FT, S 0-52-33 W 586.99 FT TO N'LY R/W LINE OF SR 44, S 89-39-32 W 625.67 FT TO POB--LESS S 5 FT OF THE FOLLOWING DESCRIBED PROPERTY FOR RD R/W: FROM SE COR OF LOT 123 OF CRICKET LAKE VILLAGE FIRST ADD PB 30 PG 65 RUN N 0-24-19 ALONG E LINE OF SAID LOT 123 A DIST OF 150 FT TO SE COR OF CRICKET LAKE VILLAGE, SECOND ADD PB 30 PG 66, CONT N 0-24-19 W 213 FT FOR POB, CONT N 0-24-19 W 235.19 FT, S 89-21-09 E 362.09 FT, S 0-24-19 E 591.63 FT TO N R/W LINE OF SR 44, S 89-39-32 W ALONG SAID R/W LINE 362.03 FT, N 0-24-19 W TO POB--LOTS 122, 123 IN EUSTIS, CRICKET LAKE VILLAGE 1ST ADD PB 30 PG 65 ORB 1885 PG 1760 ORB 1968 PGS 1452 1455 ORB 1992 PG 110 ORB 3865 PG 1250 ORB 4248 PG 91

WHEREAS, the property has a Land Use Designation of Mixed Commercial/ Residential and a Design District Designation of Suburban Corridor; and

WHEREAS, the property is developed for commercial use as a mini-storage facility; and

WHEREAS, the proposed bin location meets the locational criteria per Ordinance Number 21-07; and

WHEREAS, the City Commission finds the proposed textile recycling bin as demonstrated by the provided Business Tax Receipt application and submittals, including Exhibit A and B, is consistent with Ordinance Number 21-07.

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

Section 1: That the textile recycling collection bin on property at 2599 E. Orange Avenue in the location shown on the attached Exhibit A is hereby approved.

Section 2: That the textile recycling collection bin approval shall be subject to the Orla Recycled Clothing, Inc./American Textile Recycling Service complying with

the following conditions:

A. Bins shall be maintained in good appearance, and be emptied no less than once per fourteen (14) days or immediately upon any bin having textiles not contained in the bin (i.e., on top of the bin, on the ground near the bin or placed on something near the bin rather than contained in the bin).

B. The area within twenty (20) feet of any bin shall be kept free of trash, debris, discarded items or abandoned textiles not in the bin.

C. A valid Eustis Business tax receipt shall be maintained at all times, and

D. All other conditions set forth in Ordinance 21-07.

DONE AND RESOLVED this 21st day of October 2021, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

_____

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-78 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____

Mary C. Montez, City Clerk

EXHIBIT A

AAA Mini Storage Inc
2599 E Orange Ave, Eustis

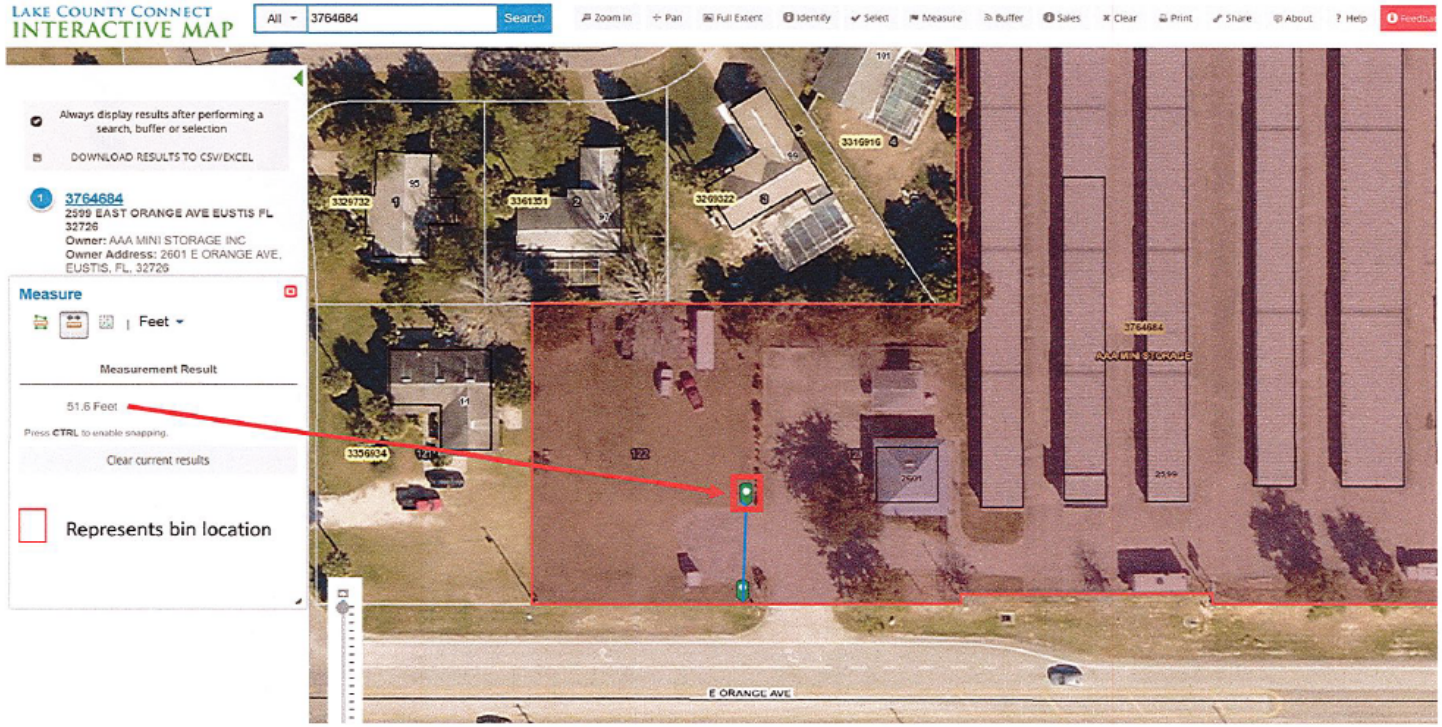
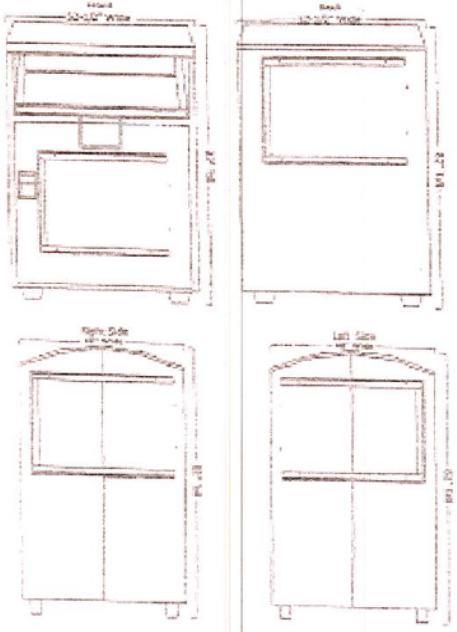


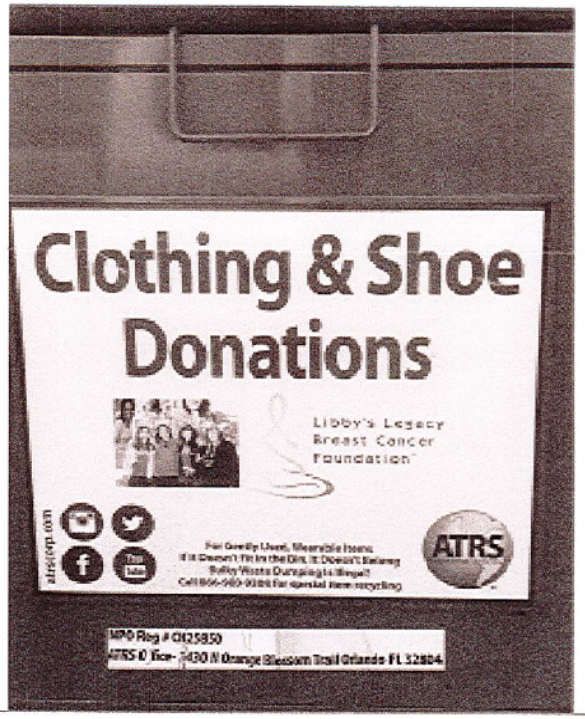
Exhibit B

Bin Dimensions



Bin Image

Steel Construction, Powder Coated, 700lbs



City of Eustis
Business Tax Receipt Application
4 North Grove Street
Eustis, FL 32726
Phone: (352) 483-5460

Office Use Only	AK # 3764684		
Date	10/8/21	By	LB
Customer #			
BTR #			
BTR Code	BLVENDOR		
Invoice #1		$	
Balance	Tax FIF	$	
Invoice #2		$	

Business Information ☐ **Home-Based Business? (See Pages 3-4 for restrictions)**

Business Name (DBA)
Orla Recycled Clothing, Inc.

Business Address (Physical Location) including suite number if applicable
AAA Mini Storage, 2599 E Orange Ave, Eustis, FL 32726

Mailing Address (if different from physical location)	City	State	Zip Code
3430 N Orange Blossom Trail,	Orlando,	FL	32804

Business Telephone Number	Business Fax Number
407-615-9688	
Email Address	**Previous Business Location (if applicable)**
brianp@atrsonline.com	

Ownership Information (Corporation/Corporate Officers/Individuals/Partners)

Business Owner Name (Corporation Name or Sole Proprietor)
Orla Recycled Clothing, Inc.

Federal Employer Identification Number (FEIN)	State License Number
81-1622482	SS43226

Corporate Officer or Individual - First Name	Middle Initial	Last Name	Suffix (Jr, Sr, III)
Gilbert	J	Regalado	

Title	Social Security Number	Birth Date
CP	[redacted]	12/27/1978

Driver's License Number	DL State	DL Expiration Date
14686521	Texas	12/27/2023

Residence Address	City	State	Zip Code	Residence Phone Number
19206 Anthueium Ct	Katy	TX	77449	281-827-6085

Corporate Officer or Individual - First Name	Middle Initial	Last Name	Suffix (Jr, Sr, III)

Title	Social Security Number	Birth Date

Driver's License Number	DL State	DL Expiration Date

Residence Address	City	State	Zip Code	Residence Phone Number

Office Use Only

Planning		Building		Fire		Copy to PD	

Business Activity (Detailed Description is Mandatory)		
Describe Primary Business Activity in Detail Professional solicitor of clothes and shoes (Bin Operator) for Libby's Legacy Breast Cancer Foundation. We place bins in communities, which are sponsored by local business to collect donations of such items.		
Describe Additional Business Activity in Detail		
Number of Game Machines, Trade Machines (i.e. washer/dryer) and/or Vending Machines		No. of Employees
Date Business will Begin at this Location	Alcoholic Beverages ☐ Sold ☐ Served	State Alcoholic Bev. License #
Name of Business Previously Occupying this Location	Type of Business Previously Occupying this Location	

BUSINESS TAX RECEIPT REQUIREMENTS (Excerpts from Chapter 86, Eustis Code of Ordinances)

(a) No person shall engage in any business, profession, occupation, trade, or industry within the City without first having procured a BTR from the Finance Director, or designee, except that Special Events need only meet the requirements Article IV., Chapter 18 of the City of Eustis Code of Ordinances.

(b) Any sign, advertisement, building occupancy of non-residential property, directory listing or activity, including storage of equipment, indicating that a business, calling, profession or occupation is operating at a location within the City shall be prima facie evidence that the person is liable for a BTR. Any sign, advertisement, directory listing of activity, storage of commercial equipment indicating a home occupation is operating at a residential location within the City shall be prima facie evidence that the person is liable for a BTR.

(c) All City-franchised operations shall be required to maintain a BTR even if the office is not located within the City limits.

(d) Businesses/organizations/persons providing evidence of exemption in accordance with Chapter 205 of the Florida Statutes shall not be subject to the business tax as outlined in Section 86- 233. However, they shall be subject to the requirements of Section 86-223, including application filing, application fee, approval of business location and building permit and/or life safety inspections and associated fees as applicable. One of the following must be submitted to support a request for an exempt status: a) A copy of the letter from the Internal Revenue Service, which specifies the exempt status of the organization; b) A copy of the nonprofit charter certificate issued by the state; c) A copy of the state sales tax exemption certificate; d) Certification by reputable physician that the applicant is disabled; e) Proof that applicant is 65 years of age or older; f) Proof of widowhood and existence of minor dependents; g) Proof of veteran 's status or widow/widower of veteran status, such as a certificate of honorable discharge

Each BTR shall be issued for, and apply to, only one place of business within the City. If a person operates a business at more than one location, a separate receipt shall be required for each business location. Any person operating two or more unrelated businesses at a single location shall be required to have a separate BTR for each individual business. **The application fee for each BTR is $10.00 paid at time of application. The business tax is additional, based on the business type. A fire inspection fee of $25.00 applies to all non-residential locations (may apply to home business-fire inspector discretion).**

Home Occupations: A BTR shall not be issued until the Development Services Director, or designee, approves the business type proposed as a home occupation. Home Occupation BTRs shall not be issued for businesses that are not permitted by Section 109-4.2(g)(8) of the City of Eustis Land Development Regulations. The applicant must acknowledge and provide his/her signature on an agreement to comply with the special conditions for home occupations contained in Section 109-4.2(g) of the City of Eustis Land Development Regulations. If the proposed home occupation involves potentially combustible or harmful materials, an inspection and approval by the Fire Department may be required ($25.00 inspection fee applies).

All Other Businesses, Occupations, and Professions: A BTR shall not be issued for any business until the Development Services Director, or designee, has approved the business type in the location thereof and verified compliance with the City of Eustis Land Development Regulations. The Eustis Fire Department must inspect and approve each proposed business location/site for life safety compliance prior to issuance of a BTR. Payment of the $25.00 fire inspection fee is required prior to issuance of the BTR. A BTR shall not be issued for any business location/site until final inspections on any outstanding or required building permits are performed and approved by the Building Official, or designee.

Display Business Tax Receipt: It shall be the duty of all persons carrying on any business, profession, or occupation to keep

4) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.

5) No equipment, tools, or process shall be used in such a home occupation that creates interference with neighboring properties due to noise, vibration, glare, fumes, odors, or electrical interference.

6) Fabrication of articles commonly classified under the terms arts and handicrafts shall be deemed a home occupation provided no retail sales are made at the home.

7) Outdoor storage of materials and/or equipment shall not be permitted.

8) The following shall not be considered home occupations: Beauty shops, barber shops, studio for group instruction, public dining facility or tea room, photographic studio, fortune telling or similar activity which would rely on impulse buying, outdoor repair, food processing, retail sales, nursery school, or kindergarten.

9) The giving of individual instruction to one person at a time, such as an art or music teacher, shall be deemed a home occupation; individual instruction as a home occupation for those activities listed in paragraph 8 shall be prohibited.

10) A home occupation shall be subject to all applicable city/county occupational licensing requirements, fees, and other business taxes.

Other: Section 115-5(c)(16) Off Street Parking and Loading: Work and other trailers, both open and enclosed, including but not limited to lawn care and U-Haul types, etc., shall be parked behind the street building setback line.

I, _____the applicant/owner of this Home Occupation BTR, acknowledge the above home business restrictions and will comply.

Signature: _____ Date:_____

I understand that submitting this application does not allow me to operate or engage in any business within the City of Eustis until the Finance Director, or designee, issues a Business Tax Receipt. I further understand that anyone who operates a business without having obtained a Business Tax Receipt shall be subject to a penalty of 25% of the tax due plus a surcharge of $100. This shall be in addition to any court costs, attorney fees, etc. and general penalties per the Florida Statutes and Sec. 1-14 and Chapter 2, Article III of the Eustis Code of Ordinances. (Sec. 86-227).

I acknowledge that the issuance of a Business Tax Receipt is contingent upon compliance with all ordinances, regulations, and provisions of the City of Eustis. Should any structure or conditions be found in conflict with the building codes and fire safety requirements, that department shall set forth its objections and requirements for corrections. It is then my responsibility to correct the deficiency and request a re-inspection within 20 days. The City of Eustis will not issue the Business Tax Receipt until those corrections are made in compliance of all City codes and all applicable fees are paid.

I certify that all information contained herein is true and correct to the best of my knowledge and belief. I understand that I must comply with all City of Eustis codes; failure to correct any conditions in violation is punishable under the code.

Signature: G Regalado

Print Name: Gilbert J Regalado

Witness Signature: Brian C Papenfuss

Print Witness Name: Brian Papenfuss

Date: 10/8/21

Emergency Contact Information on Page 5 is required by Law as stated in the City of Eustis Code of Ordinances, Chapter 26, Section 26-29

City of Eustis – Confidential Form
Emergency Contact Business or Residence Alarm Information for Police & Fire Departments

Business Owner Name (Corporation Name or Sole Proprietor)			
Orla Recycled Clothing, Inc.			
Business Address (Physical Location) including suite number if applicable			Business Telephone Number
AAA Mini Storage, 2599 E Orange Ave, Eustis, FL 32726			407-615-9688
Mailing Address (if different from physical location)	City	State	Zip Code
3430 N Orange Blossom Trail,	Orlando	FL	32804
Owner (Corporate Officer or Individual)			Telephone Number

Types of Alarm(s) (Check All that Apply)

Fire	Yes	No	Burglar	Yes	No
☐ Smoke Detectors	☐ Manual Pull Stations	☐ Lockbox		☐ Local Only	☐ Monitored
☐ Kitchen Hood System	☐ Standpipe System	☐ Heat Detectors			
☐ Sprinkler System	Other:				

Annunciator Panel Location	
Burglar/Fire Alarm Panel Location	
Fire Alarm Co.	Burglar Alarm Co.
Address	Address
Phone Number	Phone Number
Monitoring Company/Local Only	Monitoring Company/Local Only
Phone Number	Phone Number

Additional Information or Comments

The authorization listed below only recognizes the donation bin on the premises and not the building or other structures on the property.

Person(s) on Call with Authority to Enter Premises - LIST AT LEAST 2 CONTACT PERSONS

Name	Telephone Number
Brian Papenfuss	407-615-9688
Gary Tolley	321-663-3709

Signature of Business Owner/Applicant D Rogalado Date 10/8/21

PROPERTY RECORD CARD

General Information

Name:	AAA MINI STORAGE INC	**Alternate Key:**	3764684
Mailing Address:	2601 E ORANGE AVE EUSTIS, FL 32726-4456 *Update Mailing Address*	**Parcel Number:**	07-19-27-0002-000-06300
		Millage Group and City:	000E (EUSTIS)
		2020 Total Certified Millage Rate:	21.3461
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	2599 EAST ORANGE AVE EUSTIS FL 32726 *Update Property Location*	**Property Name:**	AAA MINI STORAGE *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	BEG AT SE COR OF LOT 123 CRICKET LAKE VILLAGE FIRST ADD PB 30 PG 65, RUN N'LY ALONG E LINE OF LOT 123 A DIST OF 150 FT TO SE COR OF CRICKET LAKE VILLAGE SECOND ADD PB 30 PG 66, CONT N'LY ALONG E LINE OF SAID SUB 448.19 FT, S 89-21-09 E ALONG S'LY LINE OF OAKS AT SUMMER GLEN PB 60 PG 90 A DIST OF 638.54 FT, S 0-52-33 W 586.99 FT TO N'LY R/W LINE OF SR 44, S 89-39-32 W 625.67 FT TO POB--LESS S 5 FT OF THE FOLLOWING DESCRIBED PROPERTY FOR RD R/W: FROM SE COR OF LOT 123 OF CRICKET LAKE VILLAGE FIRST ADD PB 30 PG 65 RUN N 0-24-19 W ALONG E LINE OF SAID LOT 123 A DIST OF 150 FT TO SE COR OF CRICKET LAKE VILLAGE, SECOND ADD PB 30 PG 66, CONT N 0-24-19 W 213 FT FOR POB, CONT N 0-24-19 W 235.19 FT, S 89-21-09 E 362.09 FT, S 0-24-19 E 591.63 FT TO N R/W LINE OF SR 44, S 89-39-32 W ALONG SAID R/W LINE 362.03 FT, N 0-24-19 W TO POB--LOTS 122, 123 IN EUSTIS, CRICKET LAKE VILLAGE 1ST ADD PB 30 PG 65 ORB 1885 PG 1760 ORB 1968 PGS 1452 1455 ORB 1992 PG 110 ORB 3865 PG 1250 ORB 4248 PG 91		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MINI -WAREHOUSE (4810)	0	0		420354	SF	$0.00	$605,310.00

Click here for Zoning Info **FEMA Flood Map**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on September 26, 2021.
Site Notice

I, Michael Coffman, President of AAA Mini Storage Inc. and owner of the property at 2599 East Orange Ave (see attached Property Record Card and corporation documents) authorize Orla Recycled Clothing Inc. to place a textile/recycling bin on the aforementioned property.

Signature: _____ Date: 10/5/21

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
AAA MINI STORAGE, INC.

Filing Information

Document Number	P94000071292
FEI/EIN Number	59-3269845
Date Filed	09/28/1994
State	FL
Status	ACTIVE

Principal Address

2601 E ORANGE AVE
EUSTIS, FL 32726

Changed: 01/17/2001

Mailing Address

2601 E ORANGE AVE
EUSTIS, FL 32726

Changed: 01/17/2001

Registered Agent Name & Address

COFFMAN, MICHAEL H.. P
2601 E. ORANGE AVENUE
EUSTIS, FL 32726

Name Changed: 03/03/2009

Address Changed: 03/03/2009

Officer/Director Detail

Name & Address

Title P

COFFMAN, MICHAEL H
2601 E. ORANGE AVENUE
EUSTIS, FL 32726

Title S

COFFMAN, DEBORAH
2601 E ORANGE AVE
EUSTIS, FL 32726

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	04/08/2020
2021	02/10/2021

Document Images

02/10/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
02/08/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
01/26/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
03/01/2005 -- ANNUAL REPORT	View image in PDF format
02/20/2004 -- ANNUAL REPORT	View image in PDF format
01/09/2003 -- ANNUAL REPORT	View image in PDF format
01/11/2002 -- ANNUAL REPORT	View image in PDF format
01/17/2001 -- ANNUAL REPORT	View image in PDF format
01/25/2000 -- ANNUAL REPORT	View image in PDF format
02/08/1999 -- ANNUAL REPORT	View image in PDF format
01/21/1998 -- ANNUAL REPORT	View image in PDF format
09/05/1997 -- ANNUAL REPORT	View image in PDF format
08/09/1996 -- ANNUAL REPORT	View image in PDF format
04/11/1995 -- ANNUAL REPORT	View image in PDF format

AAA Mini Storage Inc
2599 E Orange Ave, Eustis

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation
ORLA RECYCLED CLOTHING INC

Filing Information

Document Number	F17000004517
FEI/EIN Number	81-1622482
Date Filed	10/09/2017
State	DE
Status	ACTIVE

Principal Address

3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Mailing Address

10739 W LITTLE YORK RD SUITE 100
HOUSTON, TX 77041

Registered Agent Name & Address

REGALADO, GILBERT J
3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Officer/Director Detail

Name & Address

Title CP

REGALADO, GILBERT J
3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	03/24/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format

04/26/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
10/09/2017 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CONSUMER SERVICES
(850) 410-3800

THE RHODES BUILDING
2005 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32399-6500

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

February 10, 2021 **Refer To: SS43226**

ATRS D&D, LLC
10739 W LITTLE YORK RD STE 100
HOUSTON, TX 77041-4074

RE: ATRS D&D, LLC
REGISTRATION #: SS43226
EXPIRATION DATE: March 4, 2022

Dear Sir or Madam:

The above-named professional solicitor has complied with the registration requirements of Chapter 496, Florida Statutes, the Solicitation of Contributions Act, and has posted a $50,000 surety bond as required by Section 496.410, F.S. The registration is valid for one year.

For your information, no less than 15 days before commencing each solicitation campaign or event, a Notice of Commencement of Solicitation must be provided to the Division, on the Division's form.

Thank you for your cooperation. If you have any questions, please contact this office.

Sincerely,

Kayla Creech
Regulatory Consultant
850-410-3769
Fax: 850-410-3804
E-mail: kayla.creech@fdacs.gov

RLI®
SURETY
222 Las Colinas Blvd W, 2100n
Irving, TX 75039
Phone: (972) 241-7737
Fax: (309) 683-1630

Atrs D & D, LLC
3430 N Orange Blossom Trl
Orlando, FL 32804-3411

November 18, 2020

RE: Bond Renewal: LSM0701435
Principal: Atrs D & D, LLC

Obligee: Fl Dept. Of Agriculture & Consumer Services
Description: Professional Solicitor

Dear Principal:

This letter will confirm our receipt of your premium payment and notification of your bond renewal. Your bond premium is paid through January 8, 2022.

For questions please contact:
The Securance Corporation
3100 S. Gessner, Suite 560
Houston, TX 77063

(713) 977-6606

Thank you for placing your bond business with us.

Sincerely,

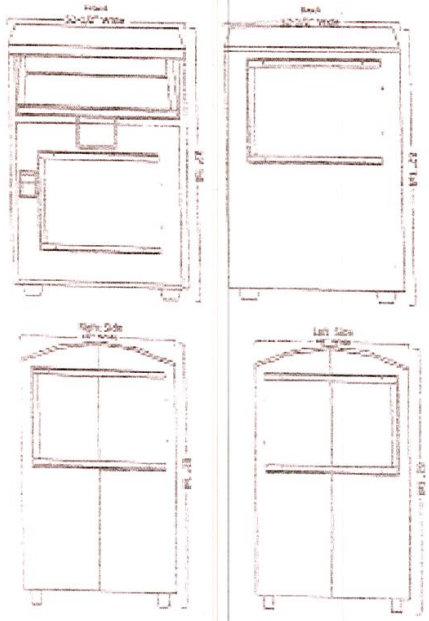
Cherie L Montgomery

Cherie L. Montgomery
RLI Surety - Dallas

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

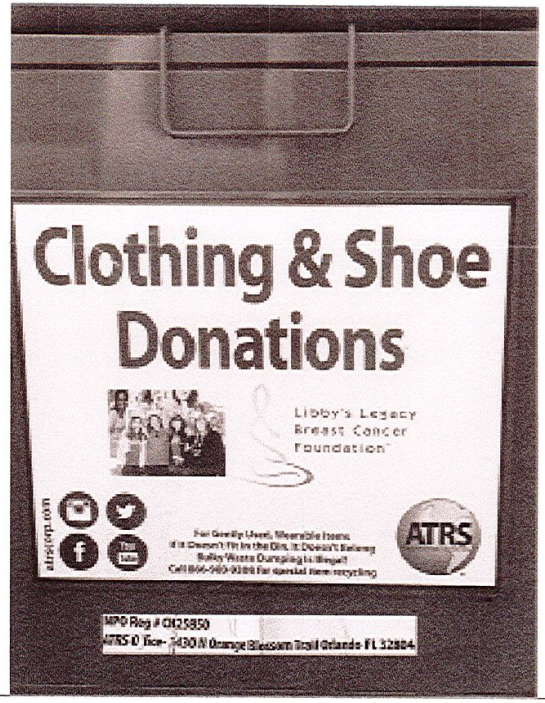
L0007816

Bin Dimensions



Bin Image

Steel Construction, Powder Coated, 700lbs



City of Eustis
Business Tax Receipt Application
4 North Grove Street
Eustis, FL 32726
Phone: (352) 483-5460

Office Use Only	AK # OUT OF CITY		
Date	10/8/21	By	LB
Customer #			
BTR #			
BTR Code	BLVENDOR		
Invoice #1			$
Balance	Tax FIF		$
Invoice #2			$

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Mailing Address (if different from physical location) | City | State | Zip Code

Business Telephone Number
407-615-9688

Business Fax Number

Email Address
brianp@atrsonline.com

Previous Business Location (if applicable)

Ownership Information (Corporation/Corporate Officers/Individuals/Partners)

Business Owner Name (Corporation Name or Sole Proprietor)
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Federal Employer Identification Number (FEIN)
81-1622482

State License Number
SS43226

Corporate Officer or Individual - First Name	Middle Initial	Last Name	Suffix (Jr, Sr, III)
Gilbert	J	Regalado	

Title	Social Security Number	Birth Date
CP	[redacted]	12/27/1978

Driver's License Number	DL State	DL Expiration Date
14686521	Texas	12/27/2023

Residence Address	City	State	Zip Code	Residence Phone Number
19206 Anthueium Ct	Katy	TX	77449	281-827-6085

Corporate Officer or Individual - First Name	Middle Initial	Last Name	Suffix (Jr, Sr, III)

Title	Social Security Number	Birth Date

Driver's License Number	DL State	DL Expiration Date

Residence Address	City	State	Zip Code	Residence Phone Number

Office Use Only

Planning		Building		Fire		Copy to PD	

Business Activity (Detailed Description is Mandatory)		
Describe Primary Business Activity in Detail Professional solicitor of clothes and shoes (Bin Operator) for Libby's Legacy Breast Cancer Foundation. We place bins in communities, which are sponsored by local business to collect donations of such items.		
Describe Additional Business Activity in Detail		
Number of Game Machines, Trade Machines (i.e. washer/dryer) and/or Vending Machines		No. of Employees
Date Business will Begin at this Location	Alcoholic Beverages ☐ Sold ☐ Served	State Alcoholic Bev. License #
Name of Business Previously Occupying this Location		Type of Business Previously Occupying this Location

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(b) Any sign, advertisement, building occupancy of non-residential property, directory listing or activity, including storage of equipment, indicating that a business, calling, profession or occupation is operating at a location within the City shall be prima facie evidence that the person is liable for a BTR. Any sign, advertisement, directory listing of activity, storage of commercial equipment indicating a home occupation is operating at a residential location within the City shall be prima facie evidence that the person is liable for a BTR.

(c) All City-franchised operations shall be required to maintain a BTR even if the office is not located within the City limits.

(d) Businesses/organizations/persons providing evidence of exemption in accordance with Chapter 205 of the Florida Statutes shall not be subject to the business tax as outlined in Section 86- 233. However, they shall be subject to the requirements of Section 86-223, including application filing, application fee, approval of business location and building permit and/or life safety inspections and associated fees as applicable. One of the following must be submitted to support a request for an exempt status: a) A copy of the letter from the Internal Revenue Service, which specifies the exempt status of the organization; b) A copy of the nonprofit charter certificate issued by the state; c) A copy of the state sales tax exemption certificate; d) Certification by reputable physician that the applicant is disabled; e) Proof that applicant is 65 years of age or older; f) Proof of widowhood and existence of minor dependents; g) Proof of veteran 's status or widow/widower of veteran status, such as a certificate of honorable discharge

Each BTR shall be issued for, and apply to, only one place of business within the City. If a person operates a business at more than one location, a separate receipt shall be required for each business location. Any person operating two or more unrelated businesses at a single location shall be required to have a separate BTR for each individual business. **The application fee for each BTR is $10.00 paid at time of application. The business tax is additional, based on the business type. A fire inspection fee of $25.00 applies to all non-residential locations (may apply to home business-fire inspector discretion).**

Home Occupations: A BTR shall not be issued until the Development Services Director, or designee, approves the business type proposed as a home occupation. Home Occupation BTRs shall not be issued for businesses that are not permitted by Section 109-4.2(g)(8) of the City of Eustis Land Development Regulations. The applicant must acknowledge and provide his/her signature on an agreement to comply with the special conditions for home occupations contained in Section 109-4.2(g) of the City of Eustis Land Development Regulations. If the proposed home occupation involves potentially combustible or harmful materials, an inspection and approval by the Fire Department may be required ($25.00 inspection fee applies).

All Other Businesses, Occupations, and Professions: A BTR shall not be issued for any business until the Development Services Director, or designee, has approved the business type in the location thereof and verified compliance with the City of Eustis Land Development Regulations. The Eustis Fire Department must inspect and approve each proposed business location/site for life safety compliance prior to issuance of a BTR. Payment of the $25.00 fire inspection fee is required prior to issuance of the BTR. A BTR shall not be issued for any business location/site until final inspections on any outstanding or required building permits are performed and approved by the Building Official, or designee.

Display Business Tax Receipt: It shall be the duty of all persons carrying on any business, profession, or occupation to keep

their Business Tax Receipts required by this article conspicuously displayed in their respective places of business. If the business is of a mobile nature, the tax receipt should be kept on their person.

REQUIRED REVIEWS & INSPECTIONS

The City performs inspections and reviews to ensure that you, your staff, and your customers will have and continue to have a safe environment in which to conduct business. The inspection process includes the following:

Development Services **(352) 483-5460** **4 N. Grove Street, Eustis FL 32726**

Applicants submit applications for new and relocating businesses to Development Services. This department reviews the location to ensure the proposed business activity is permitted in the land use district assigned to the physical business location, parking availability, and accessibility to roads. A conditional use permit, including City Commission approval, may be required depending on the business activity or land use designation of the property. A home business is a conditional use and must meet specific criteria (See Page 4) in order to receive administrative approval.

Building Department **(352) 483-5462** **111 E. Orange Avenue, Eustis FL 32726**

The Building Department reviews applications based on the type of business and the construction type of the proposed location. Building Department staff may require an inspection to ensure compliance with the Florida Building Code. Indicating the type of business that previously occupied the location (on Page 2) may help expedite the review process.

Will improvements or remodeling be completed at this location? (check all that apply): ☐ Mechanical ☐ Plumbing ☐ Electrical ☐ Demolition ☐ Non-Structural Walls ☐ Structural Walls ☐ Remodeling or Other _____

Fire Department **(352) 357-6585** **100 W. Norton Avenue, Eustis FL 32726**

The Fire Department must inspect and approve each proposed business location/site for life safety compliance prior to issuance of a Business Tax Receipt. Payment of the fire inspection fee of $25 (and re-inspection fees, if necessary) is payable at the time of BTR issuance. Businesses that are exempt from the business tax are still required to have the life/safety inspection prior to opening. Home occupations generally do not require inspection; however, the Fire Department reserves the right to require an inspection if the business type, storage of materials, etc. warrants.

It is your responsibility to schedule the fire inspection before your business opens. The business establishment must be set-up like it is ready to open for the inspection to be completed. Information regarding the inspection can be found on the Pre-Inspection Checklist at http://www.eustis.org/forms/fire_preinspection.pdf

Police Department **(352) 483-5400** **51 E. Norton Avenue, Eustis FL 32726**

The Police Department requires emergency contact information and alarm system information (if applicable), which the applicant provides on Page 5 of this application form.

Please Note: City Code Sec. 78-57 requires all occupants or owners of improved real property in the City to have solid waste collection and disposal services as provided by the City through its designated franchise. Owners/occupants of commercial property must contact Waste Management (352) 787-4416 directly to obtain solid waste collection and disposal information and services.

HOME OCCUPATION REGULATIONS

The City permits Home Occupations in residential districts under certain conditions. All Home Occupations must be in accordance with Chapter 109, Eustis Land Development Regulations, as follows:

A Home Occupation: Is clearly incidental and subordinate to the use of the dwelling unit as a residence; is conducted only by members of the family residing in the dwelling unit and entirely within the principal structure; does not offer products for sale from the premises; does not alter or change the residential character or exterior appearance of the dwelling unit and no evidence of the use is visible or audible from the exterior of the residential property; does not generate traffic in excess of that customary at residences and where no commercial vehicles are kept on the premises or parked overnight on the premises unless otherwise permitted by these regulations.

1) The use of the residence for a home occupation shall be clearly incidental and subordinate to its use as a residential structure by the occupants and shall under no circumstances change the residential character of the structure.

2) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal structure, at a position no more than two feet from the main entrance of the residence.

3) No home occupation shall occupy more than 35 percent of the total floor area of the dwelling unit.

4) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.

5) No equipment, tools, or process shall be used in such a home occupation that creates interference with neighboring properties due to noise, vibration, glare, fumes, odors, or electrical interference.

6) Fabrication of articles commonly classified under the terms arts and handicrafts shall be deemed a home occupation provided no retail sales are made at the home.

7) Outdoor storage of materials and/or equipment shall not be permitted.

8) The following shall not be considered home occupations: Beauty shops, barber shops, studio for group instruction, public dining facility or tea room, photographic studio, fortune telling or similar activity which would rely on impulse buying, outdoor repair, food processing, retail sales, nursery school, or kindergarten.

9) The giving of individual instruction to one person at a time, such as an art or music teacher, shall be deemed a home occupation; individual instruction as a home occupation for those activities listed in paragraph 8 shall be prohibited.

10) A home occupation shall be subject to all applicable city/county occupational licensing requirements, fees, and other business taxes.

Other: Section 115-5(c)(16) Off Street Parking and Loading: Work and other trailers, both open and enclosed, including but not limited to lawn care and U-Haul types, etc., shall be parked behind the street building setback line.

I, _____the applicant/owner of this Home Occupation BTR, acknowledge the above home business restrictions and will comply.

Signature: _____ Date:_____

I understand that submitting this application does not allow me to operate or engage in any business within the City of Eustis until the Finance Director, or designee, issues a Business Tax Receipt. I further understand that anyone who operates a business without having obtained a Business Tax Receipt shall be subject to a penalty of 25% of the tax due plus a surcharge of $100. This shall be in addition to any court costs, attorney fees, etc. and general penalties per the Florida Statutes and Sec. 1-14 and Chapter 2, Article III of the Eustis Code of Ordinances. (Sec. 86-227).

I acknowledge that the issuance of a Business Tax Receipt is contingent upon compliance with all ordinances, regulations, and provisions of the City of Eustis. Should any structure or conditions be found in conflict with the building codes and fire safety requirements, that department shall set forth its objections and requirements for corrections. It is then my responsibility to correct the deficiency and request a re-inspection within 20 days. The City of Eustis will not issue the Business Tax Receipt until those corrections are made in compliance of all City codes and all applicable fees are paid.

I certify that all information contained herein is true and correct to the best of my knowledge and belief. I understand that I must comply with all City of Eustis codes; failure to correct any conditions in violation is punishable under the code.

Signature: G Regalado

Print Name: Gilbert J Regalado

Witness Signature: Brian A Papenfuss

Print Witness Name: Brian Papenfuss

Date: 10/8/21

Emergency Contact Information on Page 5 is required by Law as stated in the City of Eustis Code of Ordinances, Chapter 26, Section 26-29

City of Eustis – Confidential Form
Emergency Contact Business or Residence Alarm Information for Police & Fire Departments

Business Owner Name (Corporation Name or Sole Proprietor) Orla Recycled Clothing, Inc. Out of City Business	
Business Address (Physical Location) including suite number if applicable 3430 N Orange Blossom Trail, Orlando, FL 32804	Business Telephone Number 407-615-9688
Mailing Address (if different from physical location) City State Zip Code	
Owner (Corporate Officer or Individual)	Telephone Number

Types of Alarm(s) (Check All that Apply)

Fire	Yes	No	Burglar	Yes	No
☐ Smoke Detectors	☐ Manual Pull Stations	☐ Lockbox		☐ Local Only	☐ Monitored
☐ Kitchen Hood System	☐ Standpipe System	☐ Heat Detectors			
☐ Sprinkler System	Other:				

Annunciator Panel Location	
Burglar/Fire Alarm Panel Location	
Fire Alarm Co.	Burglar Alarm Co.
Address	Address
Phone Number	Phone Number
Monitoring Company/Local Only	Monitoring Company/Local Only
Phone Number	Phone Number

Additional Information or Comments

Person(s) on Call with Authority to Enter Premises - LIST AT LEAST 2 CONTACT PERSONS

Name	Telephone Number
Brian Papenfuss	407-615-9688
Name Gary Tolley	Telephone Number 321-663-3709
Name	Telephone Number
Name	Telephone Number

Signature of Business Owner/Applicant E Bazzolado Date 10/8/21

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation
ORLA RECYCLED CLOTHING INC

Filing Information

Document Number	F17000004517
FEI/EIN Number	81-1622482
Date Filed	10/09/2017
State	DE
Status	ACTIVE

Principal Address

3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Mailing Address

10739 W LITTLE YORK RD SUITE 100
HOUSTON, TX 77041

Registered Agent Name & Address

REGALADO, GILBERT J
3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Officer/Director Detail

Name & Address

Title CP

REGALADO, GILBERT J
3430 N ORANGE BLOSSOM TRAIL
ORLANDO, FL 32804

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	03/24/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format

04/26/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
10/09/2017 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CONSUMER SERVICES
(850) 410-3800

THE RHODES BUILDING
2005 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32399-6500

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER NICOLE "NIKKI" FRIED

February 10, 2021 **Refer To: SS43226**

ATRS D&D, LLC
10739 W LITTLE YORK RD STE 100
HOUSTON, TX 77041-4074

RE: ATRS D&D, LLC
REGISTRATION #: SS43226
EXPIRATION DATE: March 4, 2022

Dear Sir or Madam:

The above-named professional solicitor has complied with the registration requirements of Chapter 496, Florida Statutes, the Solicitation of Contributions Act, and has posted a $50,000 surety bond as required by Section 496.410, F.S. The registration is valid for one year.

For your information, no less than 15 days before commencing each solicitation campaign or event, a Notice of Commencement of Solicitation must be provided to the Division, on the Division's form.

Thank you for your cooperation. If you have any questions, please contact this office.

Sincerely,

Kayla Creech
Regulatory Consultant
850-410-3769
Fax: 850-410-3804
E-mail: kayla.creech@fdacs.gov

RLI®
SURETY
222 Las Colinas Blvd W, 2100n
Irving, TX 75039
Phone: (972) 241-7737
Fax: (309) 683-1630

Atrs D & D, LLC
3430 N Orange Blossom Trl
Orlando, FL 32804-3411

November 18, 2020

RE: Bond Renewal: LSM0701435
Principal: Atrs D & D, LLC

Obligee: Fl Dept. Of Agriculture & Consumer Services
Description: Professional Solicitor

Dear Principal:

This letter will confirm our receipt of your premium payment and notification of your bond renewal. Your bond premium is paid through January 8, 2022.

For questions please contact:
The Securance Corporation
3100 S. Gessner, Suite 560
Houston, TX 77063

(713) 977-6606

Thank you for placing your bond business with us.

Sincerely,

Cherie L Montgomery

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Cherie L. Montgomery
RLI Surety - Dallas

L0007816

Contract for Services

1. Names

This agreement is between A.T.R.S. Inc., a Texas corporation doing business as American Textiles Recycling Services, LLC. (Client), and ORLA Recycled Clothing, Inc, a Delaware corporation doing business as ORLA (Contractor).

2. Services to be Performed

Contractor agrees to perform the following services for Client:

1. Locate locations suitable to place collection boxes and make arrangements to place the box there, on an ongoing basis.

2. Place the collection box, maintain it and pick up the contents of the boxes.

3. Time for Performance

Contractor will perform these services on a perpetual basis until this agreement is cancelled.

4. Payment

Client will pay Contractor as follows: Reasonable collection costs will be reimbursed.

5. Terms of Payment

Contractor will submit invoices as often as every 7 days to Client for all services performed. Client shall pay Contractor within 30 days from the date of Contractor's invoice.

6. Limited Liability

This provision allocates the risks under this Agreement between Contractor and Client. Contractor's pricing reflects the allocation of risk and limitation of liability specified below.

Contractor's total liability to Client under this Agreement for damages, costs and expenses shall not exceed the compensation received by Contractor under this Agreement. However, Contractor shall remain liable for bodily injury or personal property damage resulting from grossly negligent or willful actions of Contractor, or Contractor's employees or agents, while on Client's premises to the extent such actions or omissions were not caused by Client.

NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE FOR THE OTHER'S LOST PROFITS, OR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER IN AN ACTION IN CONTRACT OR TORT, EVEN IF THE PARTY HAS BEEN ADVISED BY THE OTHER PARTY OF THE POSSIBILITY OF SUCH DAMAGES.

7. Equipment and Supplies

Contractor, at Contractor's expense, will provide all equipment, tools, and supplies necessary to perform the contractual services, except for the following, which will be provided by Client:

Collection boxes and the vehicles needed to find the locations, place the boxes and service them.

8. Expenses

Contractor will be responsible for all expenses required for the performance of the contractual services.

9. Terminating the Agreement

This agreement will become effective when signed by both parties and will terminate on the earlier of the date Contractor completes the services required by this Agreement or the date a party terminates the Agreement as provided below.

With reasonable cause, either party may terminate this Agreement effective immediately by giving written notice of termination for cause. Reasonable cause includes:

- a material violation of this Agreement, or
- Client's failure to pay Contractor's fees as provided in this agreement, where Contractor has demanded payment, in writing, and has not received payment at least 20 days after the date that such demand was sent to Client.

In addition, either party may terminate this Agreement at any time by giving 15 days written notice of termination.

Contractor shall be entitled to full payment for services performed prior to the date this Agreement is terminated.

10. Independent Contractor Status

The parties intend Contractor to be an independent contractor in the performance of the services. Contractor and Client agree to the following rights consistent with an independent contractor relationship.

- Contractor will have the right to control and determine the methods and means of performing the contractual services.
- Contractor has the right to perform services for others during the term of this Agreement.
- Contractor has the right to hire assistants as subcontractors, or to use employees to provide the services required by this Agreement.

- Client shall not require Contractor or Contractor's employees or subcontractors to devote full time to performing the services required by this Agreement.
- Neither Contractor nor Contractor's employees or subcontractors are eligible to participate in any employee pension, health, vacation pay, sick pay or other fringe benefit plan of Client.

11. State and Federal Taxes

Client will not:

(a) withhold Social Security and Medicare taxes from Contractor's payments or make such tax payments on Contractor's behalf, or

(b) withhold state or federal income tax from Contractor's payments or make state or federal unemployment contributions on Contractor's behalf.

Contractor will pay all applicable taxes related to the performance of services under this contract. This includes income, Social Security, Medicare and self-employment taxes. Contractor will also pay any unemployment contributions related to the performance of services under this contract.

If Contractor is required to pay any federal, state or local sales, use, property or value added taxes based on the services provided under this Agreement, the taxes shall be separately billed to Client. Client shall be responsible for paying any interest or penalties incurred due to late payment or nonpayment of any taxes by Client.

12. Disputes

If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise

to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, it will be arbitrated by an arbitrator to be mutually selected.

Judgment on the arbitration award may be entered in any court that has jurisdiction over the matter. Costs of arbitration, including lawyers' fees, will be allocated by the arbitrator.

13. No Partnership

This Agreement does not create a partnership relationship. Neither party has authority to enter into contracts on the other's behalf.

14. Entire Agreement

This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

15. Successors and Assignees

This agreement binds and benefits the heirs, successors and assignees of the parties.

16. Notices

All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered:

- in person
- by certified mail, or
- by overnight courier.

17. Governing Law

This agreement will be governed by and construed in accordance with the laws of the state of Texas.

18. Counterparts

This agreement may be signed by the parties in different counterparts and the signature pages combined will create a document binding on all parties.

19. Modification

This agreement may be modified only by a written agreement signed by the parties.

20. Waiver

If one party waives any term or provision of this agreement at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this agreement, that party retains the right to enforce that term or provision at a later time.

21. Severability

If any court determines that any provision of this agreement is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this agreement invalid or unenforceable and such provision shall be modified, amended or limited only to the extent necessary to render it valid and enforceable.

***** **This area was intentionally left blank.** *****

CLIENT

A.T.R.S. Inc.,

a Texas corporation doing business as American Textiles Recycling Services, LLC.

10739 W Little York Rd. STE 100

Houston, Texas 77041

Dated: 3-1-16

By: _____

David M Peganyee

President, A.T.R.S. Inc.

CONTRACTOR

ORLA Recycled Clothing, Inc,

a Delaware corporation doing business as ORLA

3430 N Orange Blossom Trail

Orlando, FL 32804
Taxpayer ID: 81-1622482

Dated: 3-1-16

By: _____

Gilbert Regalado

President, ORLA Recycled Clothing, Inc

From:	Gary Tolley
To:	Barnes, Lori; Neibert, Ronald; Brian Papenfuss
Subject:	Information For Upcoming Meeting (Attachments)
Date:	Thursday, August 26, 2021 11:54:46 AM
Attachments:	ATRS ORLA Contract of Service.pdf LL-2019-Annual-Report_Final.pdf
Importance:	High

Hello Lori,

Hope you both are doing well.

After the last meeting I attended, there were some items that city council members asked us to address. As you know, all bins have been removed on August 9th, until permits have been obtained.

Regarding the ATRS / Orla Recycling connection, the document attached shows how we are associated. American Textile Recycling Service is the parent company to Orla Recycling.

The other document is the Annual Report from Libby's Legacy. Probably more information than is needed, but it has everything you should require.

I did investigate the issue that arose after Councilwoman Cobb called the office of Libby's Legacy to inquire about the percentage of Lake County service. Their Executive Director (Tracy Harris) informed us that she was not the one who spoke to Councilwoman Cobb, but she is open to a direct conversation with her. The number is on their literature.

Regarding the business model, here is what my manager had to say:

As per their contract ATRS pays Libby's $0.02/lb for all donated credential no matter what we are currently selling at, or not selling at, as was last year's case. Since a good month is running at $0.05/lb profit we average giving Libby's 40% of our profits. For the first 5 years the market was open we lost money based on operations but still paid out the NPO partner their contracted amount.

Thank you in advance for forwarding this information to the council members prior to the next meeting that will address these issues.

If you have any questions, please call me at 321-663-3709.

Gary Tolley
CRA ATRS
ATRSCorp.com

LIBBY'S LEGACY BREAST CANCER FOUNDATION

2019 Annual Report

Our mission is to provide comprehensive services to the underserved through education, mammograms, and patient navigation on the journey from diagnosis to survivorship with the compassion to ensure no one fights alone.

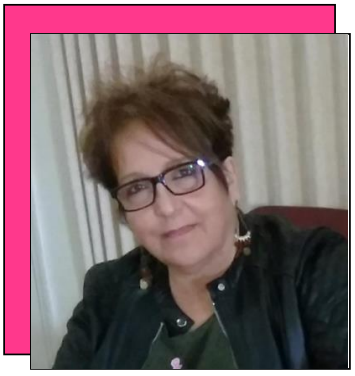
Libby's Legacy Breast Cancer Foundation™

OUR STAFF

Tracy Harris
Executive Director

Robin Maynard-Harris
Founder & Director of Survivorship

Sandy Campbell
Mission Manager



Zenaida Diaz
Patient Services

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2019-2020 BOARD OF DIRECTORS

Tammy Humphrey Ed.D *Board Chair*

Tammy has over 25 years of experience in the areas of education and corporate learning. Her many roles have included educator, administrator, instructional designer, project manager, consultant, learning leader and offering manager. After a successful career as a public school teacher and administrator, she transitioned to the technology industry.

Stefanie Steele *Vice-Chair*

Stefanie is currently the Director of Government Relations for the Eastern Region of the United States at Project Lead the Way (PLTW). Her passion and drive to save lives from breast cancer stems from her first-hand experience of helping so many men and women fighting the disease, including her grandmother, who is a breast cancer survivor. Stefanie lives in Orange County with her husband and two young children.

Kathy Cregan *Treasurer*

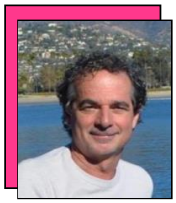
Kathy owns and operates Cregan & Co., PA who offers accounting services, tax preparation and planning to small and mid-size businesses, investors in real estate and the stock market, those in the entertainment industry as well as professionals. Kathy is one of the top 5% of the CPAs in the nation based on the criteria provided by the AICPA. She loves her two sons, the SF Giants, music and her sweet dog CoCo.

Robin Maynard-Harris *Founder, Director of Survivorship, Secretary*

Robin has served the citizens of Orange County as a Paramedic and Crime Scene Investigator. After the loss of her Mom Libby to breast cancer in 2006, Robin took saving lives down a whole new path and Libby's Legacy was formed in 2007. Robin has dedicated herself to this foundation in her Mother's honor and memory. Today, Robin is the Director of Survivorship and Board Secretary.

John Michael Cunningham *Board Member*

John Michael runs a successful real estate business, "List Now, Sell Today". He has personal knowledge of Libby's Legacy's programs his family was a recipient of the Live Big Cruise, he and his sisters were able to make, once in a lifetime, memories with their mother before she passed away. "I joined the board because of how much Libby's does to support the community, how diverse they are and how dedicated they are to the people they serve, the survivors especially."



Pedro Faura *Board Member*

Pedro is currently Director of Claims with Progressive Insurance in Tampa, Florida. In his role as Director he is responsible for managing an organization of 200 employees throughout Florida. His role includes strategic planning and acting as a business expert assessing operational strengths and weaknesses, and creating plans to optimize performance and ensure successful implementation of changes within the Claims organization while adhering to the company's core values.

We would like to sincerely thank Jeanette Bokland and Nancy Blastic, who completed their board roles in 2019, for their dedicated service to the mission of Libby's Legacy Breast Cancer Foundation.

A LETTER FROM OUR BOARD CHAIR

Dear Friends,

Most people don't make it out of their teenage years without knowing someone who has been affected by or diagnosed with breast cancer. This is because it's the second most common cancer women are diagnosed with— in fact, the statistics are staggering with 1 in 8 U.S. women developing breast cancer during her lifetime. While risk nearly doubles when a woman has a first degree relative (mother, sister, daughter) who has been diagnosed with breast cancer, roughly 85% of those diagnosed with the disease do not have a family history. In 2018, national statistics estimate more than 330,000 women and 2,500 men were diagnosed with breast cancer. The number of lives affected increases exponentially when then caregivers, families, friends and co-workers are considered.

When Libby Maynard won her trip to heaven, her daughter Robin, set out to help others fighting the disease, founding Libby's Legacy Breast Cancer Foundation (LLBCF) in memory of her mother. I was a founding board member when Libby's Legacy was created, and now 13 years later I have taken on the role as the Board Chair as LLBCF continues to impact our community. Each of us work in honor of Libby and the thousands of others who will face breast cancer in their lives.

We believe that everyone deserves the same level of care, regardless of their socioeconomic status. Access to care is an important part of our mission of making sure no one fights alone. It begins with a mammogram and continues through treatment and into wellness. LLBCF takes great pride in providing support through all parts of the journey.

None of what we do would be possible without the help of our community and donors. With your generosity, LLBCF was able to make a difference in the lives of so many. We were able to fund free mammograms, take our education bus and mammogram bus into underserved communities, go with patients to their appointments, and provide life sustaining food to survivors and their families. In 2019 your generosity helped to save and change lives leaving a lasting impact on those affected by breast cancer.

Your decision to partner with us is received with heartfelt appreciation and gratefulness. Please be assured that we continuously aim to maximize the potential of every dollar raised and put them toward premier breast health services that patients may have not had access to otherwise. Thank you for selecting LLBCF and helping us ensure no one fights alone.

We look forward to continuing our work with you and Libby's Legacy Breast Cancer Foundation®!

Sincerely,

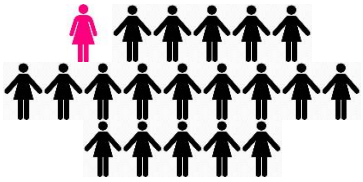
Tammy Humphrey

Tammy Humphrey
Board Chair

OUR 2019 COMMUNITY IMPACT

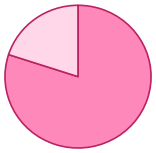
2,718
Prescribed & Direct Services Provided

627
Clients Served



1 out of every 20
served were diagnosed with Breast Cancer

72%



Of Clients were Minorities

31
Clients Diagnosed & Navigated through treatment

25
Of clients diagnosed did NOT have family history of Breast Cancer

13
Clients were younger than
50

63
Breast Cancer Survivors went on Wellness Outings

11
Clients were in their
50's

Counties Served

7
Clients were in their
60's & 70's

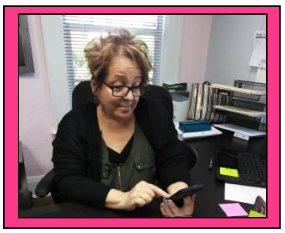
WHO WE ARE

Libby's Legacy Breast Cancer Foundation (LLBCF) was founded in Orlando in 2007 as a grassroots nonprofit. We began by sending Stage IV breast cancer survivors on a Live Big memory making trip with loved ones while advocating for their care. We quickly expanded to give breast health services to the underserved. Our efforts continue to serve the growing needs of Floridians and beyond through our life changing programs.

Cancer Screening Initiative (CSI)

Our CSI program provides free digital screening and diagnostic mammograms, as well as follow up diagnostic procedures, such as sonograms and biopsies.

Clients come into our office to complete their intake, provide documentation and schedule their appointment with our collaborative partners.



Services Provided:

- Screening Mammogram
- Breast Sonogram
- Stereotactic Core Biopsy
- Breast MRI
- Diagnostic Mammogram
- Cyst Aspiration
- Sonographic Core Biopsy
- MRI Guided Biopsy

The program also offers full case management services and support for each of our clients.

Mammogram Access Project (MAP)

Since 2010 our Mammogram Access Project, in partnership with Women's Center for Radiology, has been able to bring free digital mammography as well as breast health education into underserved communities to remove barriers and meet clients where they are.

The mobile unit can complete four screening mammograms per hour. Each MAP event strives to reach our maximum of serving 32 clients/day. We follow each patient's results; if further diagnostic procedures are needed we transition clients into our CSI program and full case management services.

Patient Advocate Liaison Services (PALS)

The Patient Advocate Liaison Services (PALS) program is a patient navigation program and was created at the inception of Libby's Legacy (13 years ago) to provide a continuum of care beginning with a client's first mammogram and continuing into survivorship.

We advocate on behalf of our clients and assist in connecting them to treatment and surgery. Once connected to treatment we make the offer to attend doctor, treatment, and surgical appointments to take notes and provide to patients. With weekly phone calls to provide support, our PALS clients have the comfort of knowing we are with them and fighting for them throughout their breast cancer journey and beyond.

PALS is open to everyone regardless of financial or insured status or where you live. We assisted several clients nationally in navigating their breast cancer journeys. As our founder says, "Just because you have insurance doesn't mean you know how to navigate breast cancer."

Bridging Breast Health Gaps in the LGBTQ+ Community

LGBTQ+ Community can have an increased risk of Breast Cancer* and not be aware. This program provides education and access to breast health services to the LGBTQ+ community, thus giving access to all the services Libby's Legacy has to offer. Libby's Legacy is proud to be one of the first foundations to provide specific breast health programs to the transgender community, ensuring that each of our clients are treated with dignity and as the gender which they identify.

BBHG helps LGBTQ+ individuals take charge of their health and get the breast services they need.

*https://www.cancer.org/content/dam/cancer-org/cancer-control/en/booklets-flyers/lgbtq-people-with-cancer-fact-sheet.pdf

"Libby's Legacy treated me as my true self from first contact, during my intake and through the testing process, something my actual doctor's office struggled to do. Libby's Legacy is amazing and life-saving. I will be forever grateful."

Live Big Memory Cruise

The Live Big program provides Stage IV breast cancer survivors with a free memory making trip to create cherished memories with family, because it's not just about surviving, but living!

This program provides the patient with an experience with their families to create memories that will last a lifetime, away from the doctors and hospitals. To date, we have given 15 memory cruises.

Pink Ribbon Garden Project (PRG)

The PRG is our national program co-founded with Grammy and Oscar award-winning rock star, Melissa Etheridge. It addresses the barriers (access and monetary) underserved communities face in providing fresh plant-based foods for their families. Our program brings survivors together to plant, tend, and harvest fresh vegetables and herbs.

The first garden opened in Orlando in May 2017 followed by a ground-breaking in Altamont, NY in October, 2018. In the Spring of 2019 we held ribbon cuttings for gardens in Altamont and Albany, NY. Also in 2019 a fourth garden was built at the offices of Libby's Legacy with a ribbon cutting scheduled for March 2020.

Since opening in 2017 our gardens have provided survivors with:

- over 1000 pounds of herbs & vegetables
- over 50 varieties of plants & herbs
- over 100 deliveries to patients
- 820 hours of donated time

Hooked On Hope

We take survivors and a companion on a bass fishing trip for a day of family fun! Being on the water has been proven to reduce stress, allow for relaxation and in this case, teaches survivors a skill they can use for healthy eating as well.

Once a year we have a fleet of boats and guides sponsored by Bass Pro Shops that take a larger group of survivors and their families out for a full day of games, food, fishing & fun. Survivors began their day at Bass Pro Shops for fishing lessons, a Meet & Greet with Santa, where they received a gift bag and their very own fishing pole.

During the holiday season, we were generously gifted with a Nitro Bass Boat of our own, sponsored by Harmony Foliage and Cregan & Co. Bass Pro Shops sponsored the wrap and we are set in style to continue to take our survivors fishing and making memories in 2020.

WHERE WE SERVE

While Libby's Legacy breast health programs serve the majority of our clients in Central Florida, we do serve the entire state of Florida and beyond.

Our Pink Ribbon Garden Project co-founded with Melissa Etheridge is a National Program.

WAYS TO GIVE

Libby's Legacy Breast Cancer Foundation relies on donations from individuals and companies like you. Thanks to these donations, we continue to save and change lives in your neighborhoods and communities. We hope you will join us and support our mission. Here are some ways you can support Libby's Legacy today:

Give Monthly

Recurring gifts provide Libby's Legacy with consistent reliable funds.

Make a Direct Donation

Every dollar given supports our mission and saves and changes lives.

Sponsor an Event

Highlight your business by sponsoring one of our local fundraising events while helping to save and change local lives.

Donate Textiles

Give clothes and shoes to our partner ATRS collection bins.

Get Your Business Involved

Create a fundraising event and spread the word about the Libby's Legacy mission.

Volunteer

From office work to event planning to being a PAL, we have an opportunity for you.

Join in Paving the Way

Be a part of our building foundation with a custom engraved brick in our entry pathway to display your support in helping women in the fight of their lives.

Join our Board of Directors

Help guide Libby's Legacy into the future.

FUNDRAISING

Libby's Legacy Breast Cancer Foundation™ Presents...

Treasure Your Chest Scavenger Hunt

Lakeland

Orlando

Treasure Your Chest is a scavenger hunt event where attendees gather in teams, dress in their best pirate attire, and compete in a foot-race to gather clues to solve an ultimate puzzle. There's musical entertainment, team and individual prizes, and survivor tributes. The challenge prior to the event is to raise funds and awareness for our mission, helping to provide free mammograms and other breast health services to the local underserved Central Florida community.

Start plannin' yer crew t' join in on th' fun at this annual event. Like 'n follow our Facebook page fer news on future dates!

WHY WE ARE HERE

In 2017, I noticed a large lump on my right breast, near my arm pit. Along with my family and friends, I thought it could be fibroids and nothing to worry about. I needed to know, but, I had no health insurance and didn't know where to turn. I had a mammogram and sonogram, and those results came back that I needed a biopsy. I was scared and nervous, because I knew I could not afford the test. I started researching and I found Libby's Legacy Breast Cancer Foundation! They had my biopsy scheduled within just a few days!

Upon learning I had breast cancer, my first thought was I AM GONNA DIE because my cancer was so rare, but Libby's Legacy gave me and my family hope! They reassured us that they would do anything in their power to make sure I had the best doctors and best care. And that is exactly what happened!

I met with my medical team and received my plan for treatment. I was still scared and cried for days until I gathered my strength and realized I had to start the journey and war with cancer. My first step was a super strong dose of chemo, followed by radiation, and surgery. Libby's Legacy was by my side through each phase making certain I understood my options and supporting my decisions. I did not have to fight this battle alone!

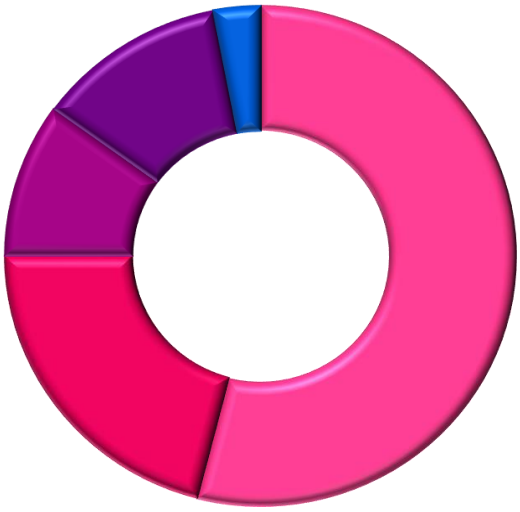
Having a rare breast cancer or any cancer is one big pill to swallow, but Libby's Legacy was there, they were with me from beginning to recovery! Libby's Legacy saved my life! I am and will forever be grateful for what Libby's Legacy has done for, not just me, but our community. Thank you so much, to Libby's Legacy Breast Cancer Foundation and each and every one of their donors that make their work possible, from the bottom of my heart, thank you!

My words of advice for someone newly diagnosed are to STAY POSITIVE and have FAITH!

~ Alina, Age 31, Kissimmee, Florida, Survivor

FINANCIALS

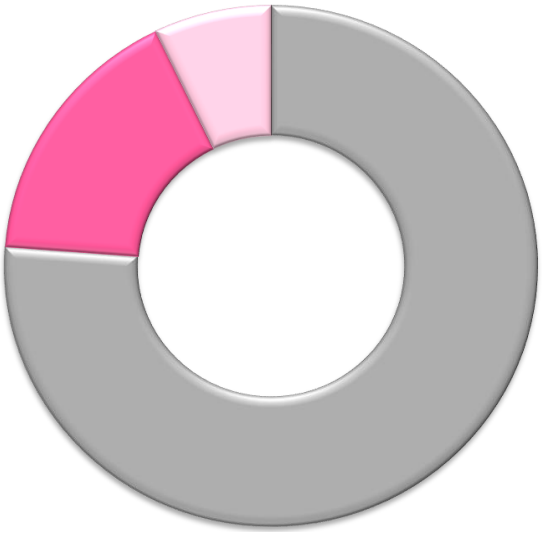
Libby's Legacy continued to diversify revenue from different sources thereby enabling us to grow in spite of challenges that plagued most nonprofits in Central Florida. We were able to keep our administrative expenses low and we continue to be A+ rated among charity reviewers.



REVENUE

- Fundraising
- 3rd Party Events
- Corporate Donations
- Grants
- Donated Securities

0.87-0.91¢ of every dollar goes to our programs



EXPENSES

- Programs
- Fundraising
- Operations

Libby's Legacy Breast Cancer Foundation

2019 COMMUNITY PARTNERS

UF Health Cancer Center

Trulieve

Women's Center For Radiology

Melissa Etheridge Cruise

Cregan & Co
The more you know, the less you owe™

Bass Pro Shops

The Make Sense Foundation

AutoNation

LIST NOW SELL TODAY
John Michael Cunningham
kw Classic Realty
Keller Williams

ATRS
American Textile Recycling Service

Orange County Government Florida

thriveLAW

Rapid Estate
Liquidators & Auction Gallery

Grace Medical Home

2019 PINK RIBBON GARDEN WELLNESS PARTNERS

Pink Ribbon GARDEN PROJECT

Co-Founded By

MELISSA ETHERIDGE

SEFCU
Changing lives every day.

ORLANDO HEALTH®

ALBANY MED

VITAS® Healthcare SINCE 1980

MVP® HEALTH CARE

ORLANDO CITY FOUNDATION

TOBIN & DUNSHEE LLP

GFox Properties

CITY OF ORLANDO

Christmas Land
Bringing Back the Spirit of Christmas

LOWE'S

Libby's Legacy Breast Cancer Foundation

2019 COMMUNITY FUNDRAISING PARTNERS

Cenoté Day Spa

The Walt Disney Company

SAK comedy lab

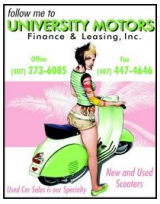
Orlando Pride

FOE #4273

Punky's Bar & Grill

Tito's Handmade Vodka

Cabana Bay Beach Resort



Live Nation

lamb of god

American Legion Post 286 Pine Hills

Turner Construction Company

MBGC
Mel's Bad Girls Club
Charitable Organization

Facemyer Air Conditioning & Heating
Exceeding Your Expectations With Comfort

Hard Rock Cafe

Metes & Bounds Title Company

The Florida Bar Young Lawyers Division

TIPSY Salonbar

Parliament House Orlando

IBM

2019 Special Thanks

- Fairways Women's Golf Association
- Winter Park Youth Sports Inc
- Premier Couples Superstore
- Lake Mary High School
- Make Sense Foundation
- Universal Orlando Foundation
- Graffiti Junktion-Thornton Park
- Academy of Cosmetology
- Orlando Airport Fire Department
- Wendy Rose, Artist
- Alex Melo, Photography
- Wendy Rose & Carlos Colley Wedding
- Enterprise Holdings Foundation
- Donna Sherry's Pink Party
- Wayne Automatic Fire Sprinklers
- Groveland Fire Department
- Stephanie Peel & Heather Moy
- Fifth Generation
- Robert Jureit
- Claude Smoak
- Sweetwater Golf
- City of Sanford
- Ellen Newbouer

2019 DONORS

In-Kind
UF Cancer Center
Women's Center for Radiology
Cregan & Company
Turner Construction
Lowe's

$100,000+
Melissa Etheridge
Cruise, Artists & *Sixthman, LTD*

$40,000 - $99,999
Trulieve
National Women's Soccer League
Claude Smoak

$10,000 - $39,999
American Textile Recycling Service
Array Day, LLC
AutoNation
MVP Health Care
Orange County Grant
Cregan & Company
Lamb of God

$5,000 - $9,999
American Legion Post #286
Facemyer Air Conditioning & Heating
Fraternal Order of Eagles Aerie
Fairways Women's Golf Association
The MakeSense Foundation
Sweetwater Women's Golf Association
The Plantation at Leesburg Women's Association
Commissioner Patty Sheehan Campaign
Punky's Bar & Grill
Daniel Bain & Ken

$3,000 - $4,999
AnnaMaria Mendoza
Bernadette Searcy
Enterprise Holdings Foundation
Frank Cverna
Harvest Enterprises
John Cunningham
Holly Mitchell
Jeffrey Kaplan
Joy Cottle
Lori Guevara
Meredith A. Oislander
Teri Slusarek
Victoria Scott

$1,000 - $2,999
Albany Medical Center
Bessemer Trust Company
Cenote Day Spa
Emily Fortunato
Live Nation Worldwide Inc
Loews Hotels & Co, Cabana Bay
Sabatino Andreoni
Suzanne Donnini
The Walt Disney Company Foundation
Tipsy Salonbar of Winter Park
Helena & Michele Matos
Broussard Cullen & Blastic PA
Code 4 Public Safety Emblems *on behalf of the Sanford Police*
Cutting Edge Publishing
Donna Dowless
Flight Safety International Orlando Learning Center
Hard Rock Café, Orlando
IBM
Jodi Bakshas
John Williamson
Jude & Kellie Blackburn
Lisa Cochran
Main Street Leasing Company
Metes & Bounds Title Company
Nashville Lawn & Garden Foundation
Philip S. Harper Foundation
Robin Rawls
Sally Blundon
Sawmill Campground
Sports Association for Youth
Spouses with Houses Realty
State Employees Federal Credit Union
Suzanne Lachman
Suzanne Peck
The Salon Professionals Academy
Turner Construction
Wayne Automatic Fire Sprinklers, Inc

$500 -$999
Athena Sanchez
Carlos Colley
City of Sanford
Foley & Lardner LLP
G2 International LLC
Italian American Club
Janis Beck
Jenkins Nissan of Leesburg
Kimberly Besuden, D.C., P.A.
Lamoureux
Lauren Cameron
Marianne Taylor
Newberry's Refrigeration
Seminole County Sheriff's Office Community Foundation, Inc.
Sheryl Heitker
Silzer Law
Single Sports Social Women's Club
Stephanie Leung
Stephanie, Stein
Susan West
Thrift City, Inc.

Libby's Legacy Breast Cancer Foundation

A special heartfelt thank you to each of you that chose to create a Facebook fundraiser for Libby's Legacy in 2019! You've raised over $20,000, helping us save and change lives.

Alexandra Solero's Birthday Fundraiser
Alexis Hebert Fundraiser
Angie Wormy Fundraiser
Charlene Verville's, LMT Birthday Fundraiser
Groveland Police Department Fundraiser
Christian Perkins Tutu Fundraiser
Ciao Bella's Birthday Fundraiser
Danielle Ivey's Birthday Fundraiser
Dena Arapakis Crowder's Fundraiser
Dolly Vargas' Birthday Fundraiser
Donna Christ DiFonzo's Birthday Fundraiser
Donna Foley's Birthday Fundraiser
Boss Babes in Real Estate Fundraiser
Heather Stacy Howard's Birthday Fundraiser
Jeanette Bokland After House Party Fundraiser
Jeff Hull's Fundraiser
Reedy Creek Firefighters Fundraiser
JimCarrie Vasil's Birthday Fundraiser
Joe Broen's Birthday Fundraiser
John Michael Cunningham Pie in the Face Fundraiser
John Michael Cunningham Paint a Pumpkin Pink Fundraiser
Kim Lovering Birthday Fundraiser
Kim Newberry Patton Treasure Your Chest Fundraiser
Krystal Booth's Fundraiser in Honor of Aunt Judy
Melissa Crispo's Birthday Fundraiser
Judy McCarthy Tribute Post
Mount Dora Parade Post
Robin Maynard-Harris' 50th Birthday Fundraiser
Lisa Hostetler Schoppe's Birthday Fundraiser
Marlo Rodriguez's Birthday Fundraiser
Michelle Hamrick Baker's Birthday Fundraiser
Michelle Sabrina Ricks Giblin's Birthday Fundraiser
Misty Lynn Helgeson's Pie in the Face Fundraiser
Patrice Michelle Mack's Birthday Fundraiser
Red Jaymond's Birthday Fundraiser
Rhonda Johns' Birthday Fundraiser
Rhonda Touchet Richard's Birthday Fundraiser
SAK Comedy Club Fundraiser
Patrice Michelle Mack's Birthday Fundraiser
Red Jaymond's Birthday Fundraiser
Rhonda Johns' Birthday Fundraiser
Rhonda Touchet Richard's Birthday Fundraiser
SAK Comedy Club Fundraiser
Sam Vozey's Birthday Fundraiser
Sharlie & Catherine Reynold's Anniversary Fundraiser
Sherry Adam's Birthday Fundraiser
Stefanie Steele McQuade's Birthday Fundraiser
Sylvia Ellis' Birthday Fundraiser
Collective Kindness Candle Fundraiser
Thresa O'Donnell 5-year Cancer Free Fundraiser
TL Dancy's Birthday Fundraiser
Tracy Adams Chavez Treasure Your Chest Fundraiser
Tracy Maynard-Harris' Birthday Fundraiser
Vico BÃez Febo's Birthday Fundraiser
Renae Keene's Birthday Fundraiser
Joe Broen's Birthday Fundraiser
Finn Perkins Birthday Fundraiser
Joy Croskey's Birthday Fundraiser
Kathy Cregan's Birthday Fundraiser
Luke Bradbury's Fundraiser
Michelle Marchetta's Birthday Fundraiser
Giving Tuesday Fundraiser

A WORD FROM OUR FOUNDER

I never could have imagined 13 years ago when I founded Libby's Legacy Breast Cancer Foundation, the impact it would have locally and now nationally. I think what I am most proud of is how everyone treats our patients like family. In addition, what I am most grateful for are donors and supporters like you who make this possible. You have believed in our mission, trusted us with our fiduciary duties and walked with us on our journey to ensure no one fights alone. Some of you knew my mom and others get to know her through the work we do. We hope we give you a glimpse of the warm, caring and loving woman that she was each and every day. From the bottom of my heart and in my mother's precious memory, I thank you.

Robin Maynard-Harris, Founder

Since inception, more than 7,000 breast health services have been given and over 180 women and one man have been diagnosed through these lifesaving procedures. LLBCF makes sure that no one ever has to fight alone.

Over the past 12 years, Libby's Legacy has been supported by public contributions, grants and our own fundraising efforts.

In April 2017, we moved into our permanent home within walking distance of UF Health Cancer Center, our premier treatment partner.

TAX ID#: 11-371266 SOLICITATION REGISTRATION #: CH25850: A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE 1-800-435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE.

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: RESOLUTION NUMBER 21-83
DISPOSAL OF SURPLUS PROPERTY

Introduction:
Resolution Number 21-83 declares certain real property surplus, authorizes City staff to advertise the multiple parcels for sale and purchase, or acquisition via the Mow to Own Program, and authorizes the Interim City Manager to dispose of said properties subject to the conditions provided for herein.

Background:
See attached Staff Report.

Recommended Action:
The administration recommends approval of Resolution Number 21-83.

Alternatives:
1. Approve Resolution Number 21-83.
2. Deny Resolution Number 21-83.

Attachments:
Staff Report Resolution Number 21-83
Resolution Number 21-83
Surplus Property Inventory as 10-14-21
Surplus Properties Map 10-14-21
2016-2017 Results Surplus Property Sale and Mow to Own and MTO Program Info
Resolution 16-51 Surplus Properties, Staff Report and Properties List-Map
FS 163.380

Reviewed by:

Bill Howe, Acting City Manager	Approved - 15 Oct 2021
Mary Montez, City Clerk	Pending

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: OCTOBER 21, 2021

RE: RESOLUTION NUMBER 21-83: DISPOSAL OF SURPLUS REAL PROPERTY

Introduction:
Resolution Number 21-83 declares certain real property surplus, authorizes City staff to advertise the multiple parcels for sale and purchase, or acquisition via the Mow to Own Program, and authorizes the Interim City Manager to dispose of said properties subject to the conditions provided for herein.

Recommended Action:
The administration recommends approval of Resolution Number 21-83.

Background:
From time to time the City reviews the inventory of City-owned real estate to identify surplus properties. The following summarizes the recent history of disposal of surplus properties:

2014: The City advertised 40 residential lots for sale (no minimum bid); only 11 parcels were sold netting the City approximately $50,000. Even with no minimum bid, the sale resulted in the City retaining and continuing to maintain 29 properties.

2016: In October, the City advertised 42 properties for sale or for acquisition via the Mow to Own Program. The City received cash bids for 3 properties netting $11,010. The City received 21 applications for Mow to Own. An additional property was eliminated as it was improperly advertised (20-foot strip adjacent to 3-lots which was quit-claimed to each).

2017: In January, the City completed a second offering of the Mow to Own program for the remaining properties. This resulted in the cash sale of 8 properties netting $27,089.00. An additional 7 Mow to Own applications were received.

The combined results of the 2016 and 2017 offerings netted $38,099 and 28 Mow to Own Agreements, leaving only 2 properties (challenging topography/wetland) on the surplus list.

Of the 28 Mow to Own applicants, 5 defaulted on the conditions of the program and the agreements were terminated. The remaining 23 applications maintained the properties in accordance with city code and the properties were quit claim deeded to them after the 2-year maintenance period. Seventeen (17) of the Mow to Own properties were deeded to City of Eustis residents (one church).

Request:
The attached Surplus Properties list includes 15 properties, all of which are located in the Community Redevelopment Area (8 are required to be declared as surplus per F.S. 163.80; the other 7 have already been declared surplus by the City Commission in the past.)

The assessed value of the available surplus properties [which are mostly small residential lots in the Community Redevelopment Area (CRA)] is approximately $72,068. In the past, the City Commission has directed staff to sell these parcels to increase ad valorem tax revenue, eliminate any liability associated with ownership of the land, and eliminate the cost associated with physically maintaining the properties in accordance with City codes. Beginning in 2016, the City has also offered acquisition via the Mow to Own Program. (See attached for program information.)

Thus, the properties listed in Exhibit A are proposed for advertising and sale or Mow to Own. In order to comply with certain statutory provisions regarding the disposal of real property in the CRA, staff will provide public notice at least 30 days prior to accepting any bids on the designated parcels. The proposed process is as follows:

1. Advertise the sale/Mow to Own in the Daily Commercial.
2. Post the bid request on the City website.
3. Send notices of the offering to adjacent property owners.
4. When the bids are received, the Interim City Manager will execute contracts for sale and purchase and/or Mow to Own as follows:

   a. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;

   b. Should the City receive both a cash bid and a Mow to Own application for the same property, the City will evaluate and award to the proposal offering the best return to the public [Florida Statute 163.380(2)]. In the event multiple mow to own applications are submitted for a single property, preference will be given first to applicants who are owner occupants of adjacent properties, then to City of Eustis residents, then to 501(c)(3) organizations, then to other applicants.

   c. For cash sales, the buyer shall be responsible for all closing costs, taxes and liens associated with said properties. For Mow to Own properties, a quit claim deed will be recorded to transfer the property to the applicant after successful completion of the 2-year maintenance period.

Community Input
Interested parties can provide community input at the October 21, 2021 regular City Commission Meeting.

Budget / Staff Impact:
There will be minimal cost for advertising and sending notices. Disposal of the properties will eliminate costs associated with City maintenance of the parcels, and the City will receive additional ad valorem tax revenue by returning these parcels to the tax rolls.

Prepared By:
Lori Barnes, AICP, Development Services Director

Attachments:
Resolution Number 21-83
Surplus Property Inventory as of 10-14-21
Map of Surplus Properties
Florida Statute 163.380
Results of 2016-2017 Sale and Mow to Own Program and Mow to Own Program Information and Requirements

RESOLUTION NUMBER 21-83

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; DECLARING CERTAIN REAL PROPERTY AS SURPLUS; AUTHORIZING CITY STAFF TO PUBLICLY ADVERTISE AND ACCEPT BIDS FOR THE DISPOSAL OF SAID PROPERTY (VIA SALE AND PURCHASE OR MOW TO OWN) IN ACCORDANCE WITH FLORIDA STATUTE 163.380; AND AUTHORIZING THE INTERIM CITY MANAGER TO DISPOSE OF SAID PROPERTIES SUBJECT TO THE CONDITIONS PROVIDED FOR HEREIN.

WHEREAS, the City of Eustis owns multiple parcels of real property as specified and described in Exhibit A that are currently vacant or under-utilized; and

WHEREAS, the majority of the land is located within the City's Community Redevelopment Area; and

WHEREAS, it is in the City's best interest for the vacant parcels to be developed in accordance with the Land Development Regulations and the Community Redevelopment Area plans as applicable; and

WHEREAS, the City has no public use for the parcels identified in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

Section 1: That the City hereby declares the real property listed and described in Exhibit A as surplus and available for sale and purchase or for acquisition via the Mow to Own program by private re-developers or any person interested in obtaining the property and maintaining it in accordance with City Codes and the Community Redevelopment Area plan; and

Section 2: That City staff is hereby authorized to advertise the sale and purchase of the real properties listed and described in Exhibit A with at least 30 days notice for acceptance of bids.

Section 3: That the City Manager is hereby authorized to execute contracts for sale and purchase with the highest bidder for each property, provided that:

a. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;

b. Should the City receive both a cash bid and a Mow to Own application for the same property, the City will evaluate and award to the proposal offering the best return to the public [Florida Statute 163.380(2)]. In the event multiple mow to own applications are submitted for a single property, preference will be given first to applicants who are owner occupants of adjacent properties, then to City of Eustis residents, then to

501(c)(3) organizations, then to other applicants.

c. For cash sales, the buyer shall be responsible for all closing costs, taxes and liens associated with said properties. For Mow to Own properties, a quit claim deed will be recorded to transfer the property to the applicant after successful completion of the 2-year maintenance period.

DONE AND RESOLVED this 21st day of October 2021, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

_____

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-83 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____

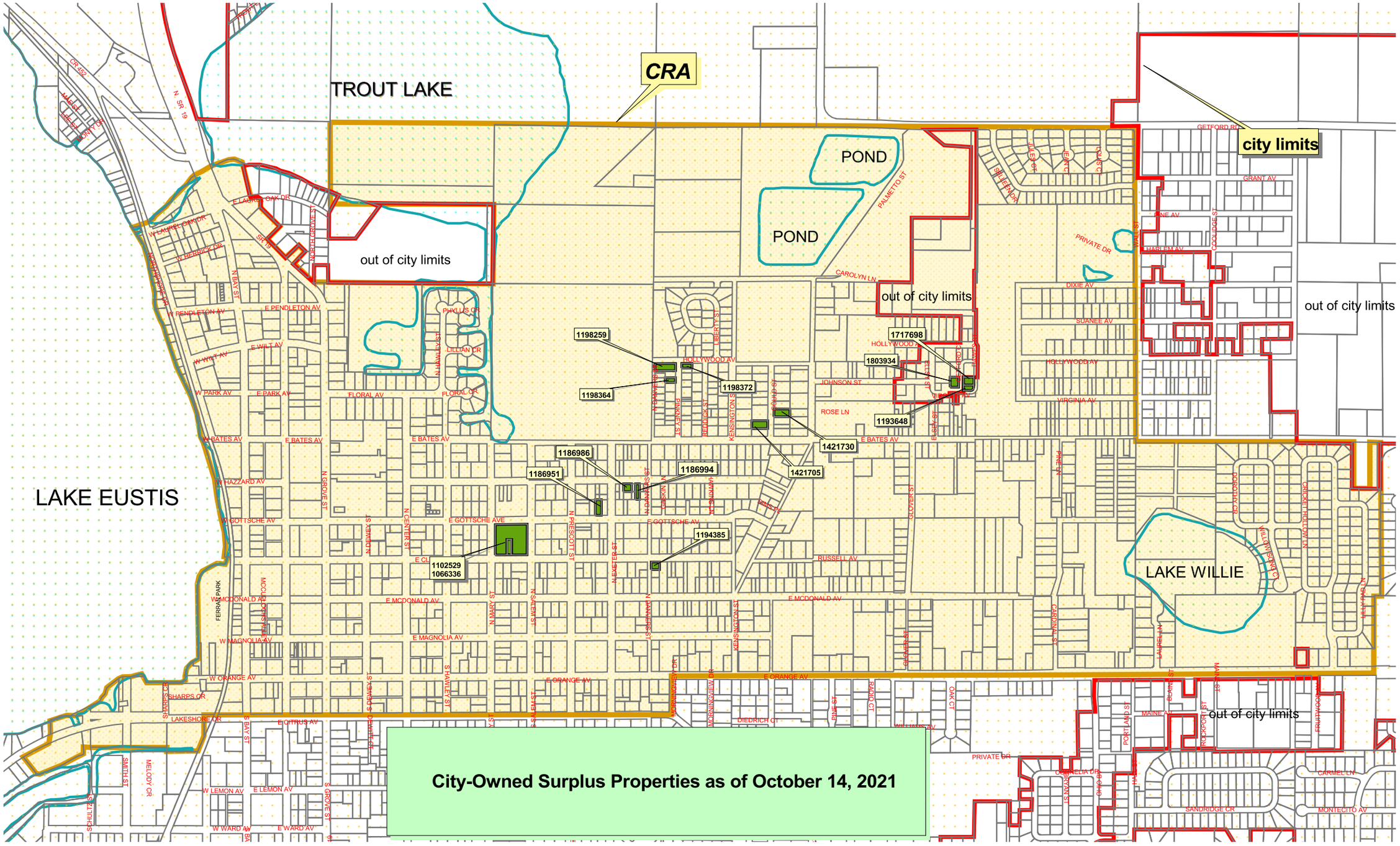
Mary C. Montez, City Clerk

Exhibit A

ITEM NUMBER	ALTERNATE KEY NUMBER	MINIMUM BID	LCPA ASSESSED VALUE	MOW TO OWN ELIGIBLE	PROPERTY NOTES
1	1194385	n/a	$4,356	YES	SE Corner of N Danvers St & E Clifford Ave @ 66 x 68
2	1193648	n/a	$6,000	YES	800 Dawes St (708 Getford Ct) @ 45 x 85
3	1066336 & 1102529	$1,010.00	$10,105	NO	NE Corner N Mary St & E Clifford Ave@ 2 acres partial wetland
4	1717698	n/a	$4,033	YES	820 Getford Court
5	1421705	n/a	$4,966	YES	Gould Street (Lots 33-34 Gould's Subdivision)
6	1198372	n/a	$2,992	YES	Pinkney Street (southeast corner of Hollywood)
7	1198259	n/a	$5,304	YES	Pinkney Street (southwest corner of Hollywood)
8	1198364	n/a	$1,666	YES	Pinkney Street (south of 616 Hollywood)
9	1421730	n/a	$8,250	YES	Gould Street (Lots 42-43 Gould's Subdivision)
10	1803934	$2,000.00	$13,500	NO	1705 Virginia Ave
11		n/a	$2,487	YES	Hazzard Avenue n 1/2 of lot 2
12	1186986	n/a	$2,487	YES	Hazzard Avenue n 1/2 of lot 5 and 6 between Exeter St and unimproved Danvers St r-o-w
13	1186994	n/a	$1,257	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w
14	1186951	n/a	$4,665	YES	Gottsche Avenue, between 819 & 821

SURPLUS PROPERTIES AS OF 10/14/21

ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	LAKE COUNTY PROPERTY APPRAISER ASSESSED VALUE	MOW TO OWN ELIGIBLE	PROPERTY NOTES	YEAR ACQUIRED	ACQUIRED BY	
1	1194385	n/a	$4,356	YES	SE Corner of N Danvers St & E Clifford Ave @ 66 x 68 (acquired from LCBCC 2/7/17)	2017	COUNTY	Needs to be declared surplus by CC
2	1193648	n/a	$6,000	YES	800 Dawes St (708 Getford Ct) @ 45 x 85 (acquired from LCBCC 10/20/16; demolition complete)	2016	COUNTY	Needs to be declared surplus by CC
3	1066336 & 1102529	$1,010.00	$10,105	NO	NE Corner N Mary St & E Clifford Ave@ 2 acres partial wetland (challenging topography)	1999	TAX DEED & WARRANTY DEED	
4	1717698	n/a	$4,033	YES	820 Getford Court	2004	COUNTY	
5	1421705	n/a	$4,966	YES	Gould Street (Lots 33-34 Gould's Subdivision)	1992	C.O.T.	
6	1198372	n/a	$2,992	YES	Pinkney Street (southeast corner of Hollywood)	1990	QUIT CLAIM	
7	1198259	n/a	$5,304	YES	Pinkney Street (southwest corner of Hollywood)	2004	FORECLOSURE	
8	1198364	n/a	$1,666	YES	Pinkney Street (south of 616 Hollywood)	2007	DONATION	
9	1421730	n/a	$8,250	YES	Gould Street (Lots 42-43 Gould's Subdivision)	2020	DEED IN LIEU	Needs to be declared surplus by CC
10	1803934	$2,000.00	$13,500	NO	1705 Virginia Ave (acquired from LCBCC	2020	COUNTY	Needs to be declared surplus by CC. Minimum cash bid only due to city payment of delinquent taxes.
11		n/a	$2,487	YES	Hazzard Avenue n 1/2 of lot 2	2018	DONATION	Needs to be declared surplus by CC
12	1186986	n/a	$2,487	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC
13	1186994	n/a	$1,257	YES	Hazzard Avenue, between Exeter St and unimproved Danvers St r-o-w	2018	DONATION	Needs to be declared surplus by CC
14	1186951	n/a	$4,665	YES	Gottsche Avenue, between 819 & 821	2021	FORECLOSURE	Needs to be declared surplus by CC


TROUT LAKE
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city limits
out of city limits
POND
POND
out of city limits
out of city limits
LAKE EUSTIS
LAKE WILLIE
out of city limits
1198259
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1198372
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1102529
1066336
N. SR 19
E LAUREL OAK DR
W LAUREL OAK DR
N BEDRICK DR
N BAY ST
E PENDLETON AV
W PENDLETON AV
E WILT AV
W WILT AV
W PARK AV
E PARK AV
FLORAL AV
FLORAL CR
E BATES AV
W BATES AV
W HAZZARD AV
N GROVE ST
N CENTER ST
N DEWEY ST
E GOTTSCHE AVE
E GOTTSCHE AV
N PRESCOTT ST
N ALSTER ST
N DANIELS ST
N DANIELS CT
N DUNKIN ST
N HAWLEY ST
PHYLLIS CR
LILLIAN CR
N BEDRICK ST
BUNKEN ST
KENSINGTON ST
HOLLYWOOD AV
JOHNSON ST
ROSE LN
E BATES AV
PALMETTO ST
CAROLYN LN
PRIVATE DR
DIXIE AV
SUANEE AV
HOLLYWOOD AV
VIRGINIA AV
GETFORD RD
GRANT AV
PINE AV
HARLEM AV
CLOUDCREST ST
E GOTTSCHE AV
RUSSELL AV
E MCDONALD AV
W MCDONALD AV
FERRARI PARK
W MAGNOLIA AV
E MAGNOLIA AV
W ORANGE AV
E ORANGE AV
SHARPS CR
LAKESHORE DR
E CITRUS AV
S BAY ST
S GROVE ST
S DEWEY ST
S HAWLEY ST
S PRESCOTT ST
S DANIELS ST
KENSINGTON DR
MORNINGVIEW DR
DIEDRICH CT
PINE ST
RADIO CT
OAK CT
GLOVER ST
CADENCE ST
LAUREL LN
W LEMON AV
E LEMON AV
W WARD AV
E WARD AV
SMITH ST
MELODY CR
SHIELDS ST
PRIVATE DR
CAMELLIA DR
CAMELLIA CT
CARMEL LN
SANDRIDGE CR
MONTECITO AV
MAINE AV
PORTLAND ST
BERN ST
ROCKINGHAM ST
FRUITWOOD ST
CRICKET HOLLOW LN
WILLOWBROOK CT
HILLTOP LN
City-Owned Surplus Properties as of October 14, 2021

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
1	1422558	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552				UNKNOWN	VACANT
					RJLYALS@HOTMAIL.COM					
					6941 COUNTY ROAD 139, WILDWOOD, FL 34785					
2	1098581	$3,750		No						
3	3728572	n/a		Yes	IAN AND JESSICA GRACE / 352-973-1362				HOUSE	VACANT
					GETAHOLDOFJESS@GMAIL.COM					
					28423 U.S. HWY 27, LEESBURG, FL 34748					
4	1215692	n/a	$500	Yes	JOHN FUTCH / 352-455-6992 & 352-408-6703				HOUSE	VACANT
					12214 WOODLEN ROAD, TAVARES, FL 32778					
5	1215676	$3,145	$3,500	No	JOHN FUTCH / 352-455-6992 & 352-408-6703				HOUSE	VACANT
					12214 WOODLEN ROAD, TAVARES, FL 32778					
6	1186889	n/a		Yes	ARTHUR E. SOUZA SANTOS / 407-383-0379				HOUSE	VACANT
					ASANTOST2@YAHOO.COM					
					12450 GRECO DRIVE, ORLANDO, FL 32824-5820					
7	1066336	$4,765		No						
8	1102529	n/a		No						
9	1421705	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
10	1422710	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140		X		GARDEN	VACANT
					AUDRA.MONTGOMERY@GMAIL.COM					
					740 KING ST, EUSTIS, FL 32726					
11	1198259	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
12	1198364	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
13	1198372	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED			X	GARDEN	
14	1198488	n/a		Yes						
15	1199531	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
16	3793880	$8,859		No						
17	1199794	n/a		Yes	GAIL MOORE / 352-516-9047		X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
18	1199913	n/a		Yes	AUDRA L. MONTGOMERY / 407-914-5140		X		GARDEN	VACANT
					AUDRA.MONTGOMERY@GMAIL.COM					
					740 KING ST, EUSTIS, FL 32726					
19	1193702	n/a		Yes						
20	1186854	n/a		No						
21	1630860	$3,135		No						
22	1242924	n/a		Yes						
23	1717132	n/a		Yes	CLAUDIO BRITO / 407-218-2842 1977 WATER TUPELO WAY OCOEE FL				HOUSE	VACANT
					CLAUDIO@3GUYSSOLAR.COM					
24	1215463	n/a		Yes						
25	1423791	n/a		Yes						
26	1199425	n/a		Yes						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD | MOW TO OWN AWARD

ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
27	1792631	n/a		No						
28	3325818	$5,016		No						
29	1186846	n/a		Yes	GERALDO J. PICCOLI / 321-363-6218				HOUSE	VACANT
					GERALDOPICCOLI51@GMAIL.COM					
					7616 TREASURE ISLAND CT, ORLANDO, FL 32835					
30	3825004	n/a		Yes	EUSTIS MT ZION PRIMITIVE BAPTIST CHURCH		X		UNKNOWN	VACANT
					ELDERJBLUE@CENTURYLINK.NET					
					PO BOX 1790, EUSTIS, FL 32727-1790					
31	1717698	n/a		Yes	MOW TO OWN AGREEMENT TERMINATED					
32	1199620	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
33	1199638	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	VACANT
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
34	1517753	n/a		Yes	VERKAIK PROPERTIES, LLC / 352-516-4688	OWN&RENT			HOUSE?	VACANT
					BRADVERKAIK@ME.COM					
					303 LAKEFRONT CT, EUSTIS, FL 32726					
35	1199662	n/a		Yes	YVONNE FAYSON / 352-272-4748 OR 352-507-9140	X	X		UNKNOWN	VACANT
					CHILLINSWITCH@GMAIL.COM					
					ZEEFUNK@67@GMAIL.COM					

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
					1917 VIRGINIA AVENUE, EUSTIS, FL 32726					
36	1199671	n/a		Yes						
37	1633541	n/a		Yes	RICHARD LYALS & HILLARY M LYAL / 352-748-3552				HOUSE	VACANT
					RJLYALS@HOTMAIL.COM					
					6941 COUNTY ROAD 139, WILDWOOD, FL 34785					
38	2689951	n/a		Yes	GAIL MOORE / 352-516-9047	X	X		UNKNOWN	FENCED MADE PART OF EXISTING YARD
					DMOHUNLIMITED@GMAIL.COM					
					1914 HOLLYWOOD AVE, EUSTIS, FL 32726					
39	1188610	$5,704		No						
40	1395313	$14,850		No						

CITY OF EUSTIS 2016 & 2017 SURPLUS PROPERTY AND MOW TO OWN RESULTS

CASH BID AWARD		MOW TO OWN AWARD								
ITEM NO.	ALTERNATE KEY NO.	MINIMUM BID	CASH BID AMOUNT	MOW TO OWN ELIGIBLE	BIDDER NAME/CONTACT INFORMATION	ADJACENT OWNER	CITY RESIDENT	501C3	PROPOSED USE	CURRENT USE AS OF OCT. 2021
41	1187095	$3,465	**$3,505**	No	**ROSS WIGHTMAN / 352-978-5964**				**HOUSES**	**DUPLEX PERMIT ISSUED (NEW OWNER)**
					RWIGHTMAN34@GMAIL.COM					
42	1679206	n/a		Yes						

CITY OF EUSTIS 2016 "MOW TO OWN" PROGRAM

The City of Eustis owns numerous vacant properties throughout the city available for sale or transfer. In order to make these properties more affordable to acquire, the City is implementing a Mow to Own program. The Mow to Own program helps interested parties acquire the vacant properties and improve neighborhoods at the same time by allowing acquisition of the property through routine maintenance instead of a cash purchase. The Mow to Own program commits applicants to maintain the vacant property for two years, after which period the property is signed over (conveyed) to the applicant. It is the desire of the City to see these properties incorporated into neighboring yards and/or improved.

PROGRAM GUIDELINES

Eligible Participants:

- Adjacent owner-occupants
- 501(c)(3) non-profit organizations
- Other interested parties

Requirements:

- Applicant must maintain the property for a two-year period. General maintenance includes mowing of grass, raking leaves, removal of fallen trees or branches, picking up trash and compliance with all other applicable City Ordinances.
- Applicant must not have any nuisance, building and/or zoning violations against them within the last two years.
- Applicant must not have delinquent utility account within the last two years.
- Applicant must not have failed to pay property tax in the last two years.
- 501(c)(3) Nonprofit Organizations must have 501(c)(3) status at the time of application and maintain it throughout the two-year time period.
- Applicant cannot build on the site (but can otherwise use, such as gardening) until the two-year period is over and the property is conveyed to the applicant. During the two-year period, the applicant has only a right to possess/occupy and to maintain, and shall have no ownership interest in the property.

Process:

- Select vacant property from surplus property list and submit application. Applications for properties not listed on surplus list will not be considered.
- Submit application fee of $100 per property (non-refundable) with application. Application fee covers administrative and legal fees of City.
- Applications will be reviewed by City staff. As required, staff may request additional information for consideration of approval. Should the City receive both a cash bid and a Mow to Own application for the same property, the City will evaluate and award to the proposal offering the best return to the public. In the event multiple mow to own applications are submitted for a single property, preference will be given first to

applicants who are owner occupants of adjacent properties, then to City of Eustis residents, then to 501(c)(3) organizations, then to other applicants.

- If approved, the applicant will be required to sign a Memorandum of Understanding stating requirements to fulfill obligation of maintenance. The Memorandum of Understanding cannot be transferred by the applicant to another person without the written consent of City. The Memorandum of Understanding will become null and void if applicant fails to perform agreed upon maintenance at any time during the agreed upon time period. If applicant fails to fulfill his/her maintenance obligations, as determined solely by City, applicant shall have no right to cure the default. Notice that the Memorandum of Understanding has been voided by City will be given to applicant at the address appearing upon the application, unless applicant has informed City of a new address in writing; upon such notice, applicant shall immediately vacate the property and shall not thereafter enter upon the property.

- After the two-year time period has passed the property will be conveyed to the applicant by quit claim deed, which the City will record in the Public Records of Lake County. The City will not provide title insurance to the purchaser. The purchaser may independently purchase title insurance through a title company.

Additional Conditions:

Applicant, by signing the Memorandum of Understanding, acknowledges that applicant has inspected the property and accepts the property “as is” and acknowledges that City has made no representations or warranties regarding the property. (Note that listed properties may include both stand-alone buildable sites and no-buildable sites only suitable to expand an existing yard).

Applicant, by signing the Memorandum of Understanding, acknowledges that Applicant, and each person entering upon the property, knowingly assumes the risk of injury or damage which any of same or the property of same may sustain as the result of the maintenance and/or use of the property by applicant or by said other person, and that City shall have no liability to applicant, nor to any person entering upon the property. Applicant is solely responsible for the condition of the property. Applicant waives any claim it may have against City by reason of the condition of the property or by reason of applicant’s use or maintenance of the property or for any other reason related thereto, and applicant releases the City from any and all claims and demands for damages or injuries which applicant or any of applicant’s family members, friends, guests, permittees, agents, servants, employees, or licensees, or any other occupant or trespasser upon the property may sustain which may give rise to any liability by City.

Applicant, by signing the Memorandum of Understanding, covenants and agrees that applicant will indemnify, defend and hold harmless City, its officers, agents, and employees from and against any and all liability claims, damages, expenses (including reasonable attorneys' fees), fees, fines, penalties, proceedings, actions, and causes of action of any and every kind and nature arising or growing out of or in any way connected with this Agreement, or with the use of the property by applicant or by any other person, or with any condition of or condition upon the property.

City of Eustis

Development Services Department

NAME: _____

ADDRESS: _____

MAILING ADDRESS IF DIFFERENT: _____

PHONE NUMBER: _____

EMAIL: _____

ADDRESS/LEGAL DESCRIPTION OF PROPERTY DESIRED TO OBTAIN THROUGH MAINTENANCE: _____

_____

ITEM NO. (FROM SURPLUS LIST): ___ ALTERNATE KEY NO._____

1. Mark one of the following options:

   ☐ I own and occupy the adjacent property

   ☐ I represent a registered 501(c)(3) non-profit organization

   ☐ I am neither an adjacent owner nor non-profit organization

2. Have you failed to pay property taxes within the last two years?
   (Please provide supporting documentation)

   Yes ☐ No ☐

3. Have you received a notice from the City in the last two years stating you are in violation of City Ordinances?

   Yes ☐ No ☐

4. Have you had your water service disconnected due to nonpayment within the last two years?

   Yes ☐ No ☐

If you answered yes on numbers 2, 3 or 4 please explain:

_____

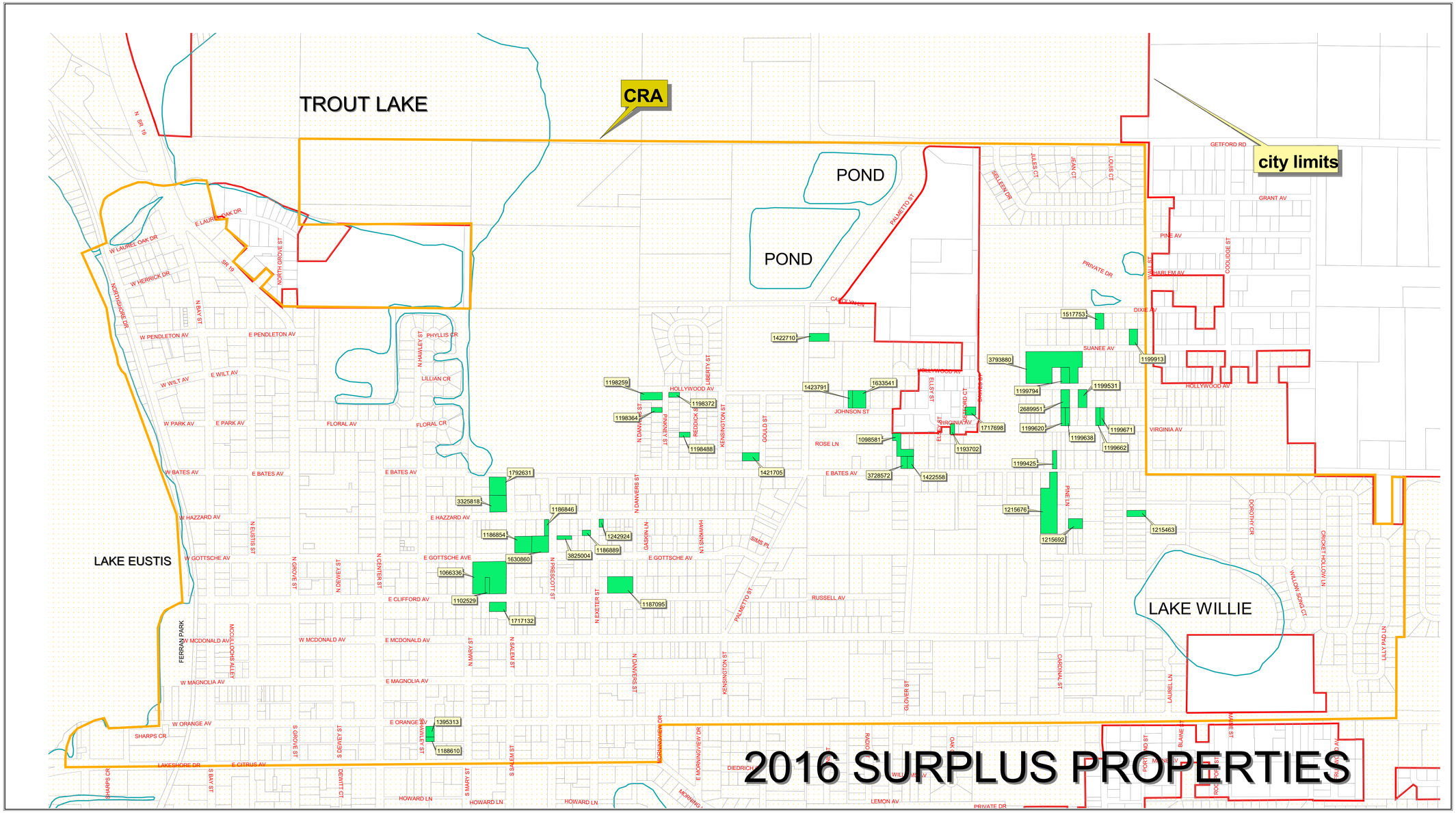
_____

_____

SIGNATURE: _____

PRINTED NAME: _____ DATE:_____

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460


TROUT LAKE
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2016 SURPLUS PROPERTIES
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SHARPS CR
LAKESHORE DR
E CITRUS AV
HOWARD LN
N EUSTIS ST
N GROVE ST
N DEVEY ST
S DEVEY ST
N DIXIE AV
S GROVE ST
S BAY ST
S MARY ST
S SALEM ST
N MARY ST
N SALEM ST
N DANIELS ST
N DANVERS ST
N EXETER ST
N PRESCOTT ST
N DOWNERS ST
KENSINGTON ST
GASKIN LN
HAWKINS LN
GOULD ST
REDDICK ST
LIBERTY ST
SIMS PL
PALMETTO ST
ROSE LN
JOHNSON ST
HOLLYWOOD AV
RUSSELL AV
GLOVER ST
DIEDRICH
MORNINGVIEW DR
E MORNINGVIEW DR
OAK
LEMON AV
PRIVATE DR
GETFORD RD
GRANT AV
PINE AV
PRIVATE DR
HARLEM AV
COOLIDGE ST
DIXIE AV
SUANEE AV
VIRGINIA AV
PINE LN
DOROTHY AV
CRICKET HOLLOW LN
WILLOW SPRING CT
LILLY PAD LN
CHADWICK ST
LAUREL LN
BLAINE ST
ROOSEVELT ST
PRESIDENT ST
WAINE ST
SELLERS DR
JEAN CT
LOIS CT
CAROLYN
ELSIE ST
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1199913
1215676
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1215463

CITY OF EUSTIS "MOW TO OWN" PROGRAM

2nd Offering of Advertised Surplus Properties

In October 2016, the City of Eustis kicked off Mow to Own, a new program aimed at reducing the number of City-owned, vacant lots by allowing acquisition of property through routine maintenance instead of a cash purchase. The program resulted in 21 successful Mow to Own applications and three cash bids for the surplus properties identified. On Jan. 3, the City released the list of the 14 surplus properties still available and eligible for the Mow to Own program or a cash bid. Of the 14 properties still available, **nine are eligible for the Mow to Own program** and five properties, which are larger in size and higher in value, are eligible for a cash bid only.

Now, Mow to Own applications and cash bids will be considered on a first come, first served basis. There is a non-refundable application fee of $100 per property (Mow to Own only) to cover administrative and legal fees. Completed applications, including the bid sheet and deposit, can be delivered to the Development Services Department located in City Hall at 4 N. Grove St.

PROGRAM GUIDELINES

Eligible Participants:

- Adjacent owner-occupants
- 501(c)(3) non-profit organizations
- Other interested parties

Requirements:

- Applicant must maintain the property for a two-year period. General maintenance includes mowing of grass, raking leaves, removal of fallen trees or branches, picking up trash and compliance with all other applicable City Ordinances.
- Applicant must not have any nuisance, building and/or zoning violations against them within the last two years.
- Applicant must not have delinquent utility account within the last two years.
- Applicant must not have failed to pay property tax in the last two years.
- 501(c)(3) Nonprofit Organizations must have 501(c)(3) status at the time of application and maintain it throughout the two-year time period.
- Applicant cannot build on the site (but can otherwise use, such as gardening) until the two-year period is over and the property is conveyed to the applicant. During the two-year period, the applicant has only a right to possess/occupy and to maintain, and shall have no ownership interest in the property.

Process:

- Select vacant property from surplus property list and submit application. Applications for properties not listed on surplus list and identified as Mow to Own eligible will not be considered.

- Submit application fee of $100 per property (non-refundable) with application. Application fee covers administrative and legal fees of City.
- Applications will be reviewed by City staff. As required, staff may request additional information for consideration of approval.
- If approved, the applicant will be required to sign a Memorandum of Understanding stating requirements to fulfill obligation of maintenance. The Memorandum of Understanding cannot be transferred by the applicant to another person without the written consent of City. The Memorandum of Understanding will become null and void if applicant fails to perform agreed upon maintenance at any time during the agreed upon time period. If applicant fails to fulfill his/her maintenance obligations, as determined solely by City, applicant shall have no right to cure the default. Notice that the Memorandum of Understanding has been voided by City will be given to applicant at the address appearing upon the application, unless applicant has informed City of a new address in writing; upon such notice, applicant shall immediately vacate the property and shall not thereafter enter upon the property.
- After the two-year time period has passed the property will be conveyed to the applicant by quit claim deed, which the City will record in the Public Records of Lake County. The City will not provide title insurance to the purchaser. The purchaser may independently purchase title insurance through a title company.

Additional Conditions:

Applicant, by signing the Memorandum of Understanding, acknowledges that applicant has inspected the property and accepts the property “as is” and acknowledges that City has made no representations or warranties regarding the property. (Note that listed properties may include both stand-alone buildable sites and no-buildable sites only suitable to expand an existing yard).

Applicant, by signing the Memorandum of Understanding, acknowledges that Applicant, and each person entering upon the property, knowingly assumes the risk of injury or damage which any of same or the property of same may sustain as the result of the maintenance and/or use of the property by applicant or by said other person, and that City shall have no liability to applicant, nor to any person entering upon the property. Applicant is solely responsible for the condition of the property. Applicant waives any claim it may have against City by reason of the condition of the property or by reason of applicant’s use or maintenance of the property or for any other reason related thereto, and applicant releases the City from any and all claims and demands for damages or injuries which applicant or any of applicant’s family members, friends, guests, permittees, agents, servants, employees, or licensees, or any other occupant or trespasser upon the property may sustain which may give rise to any liability by City.

Applicant, by signing the Memorandum of Understanding, covenants and agrees that applicant will indemnify, defend and hold harmless City, its officers, agents, and employees from and against any and all liability claims, damages, expenses (including reasonable attorneys' fees), fees, fines, penalties, proceedings, actions, and causes of action of any and every kind and nature arising or growing out of or in any way connected with this Agreement, or with the use of the property by applicant or by any other person, or with any condition of or condition upon the property.

City of Eustis

Development Services Department

NAME: _____

ADDRESS: _____

MAILING ADDRESS IF DIFFERENT: _____

PHONE NUMBER: _____

EMAIL: _____

ADDRESS/LEGAL DESCRIPTION OF PROPERTY DESIRED TO OBTAIN THROUGH MAINTENANCE: _____

_____

ITEM NO. (FROM SURPLUS LIST): ___ ALTERNATE KEY NO._____

1. Mark one of the following options:

   _____ I own and occupy the adjacent property

   _____ I represent a registered 501(c)(3) non-profit organization

   _____ I am neither an adjacent owner nor non-profit organization

2. Have you failed to pay property taxes within the last two years? (Please provide supporting documentation)

   Yes No

3. Have you received a notice from the City in the last two years stating you are in violation of City Ordinances?

   Yes No

4. Have you had your water service disconnected due to nonpayment within the last two years?

   Yes No

If you answered yes on numbers 2, 3 or 4 please explain:

_____

_____

_____

SIGNATURE: _____

PRINTED NAME: _____ DATE: _____

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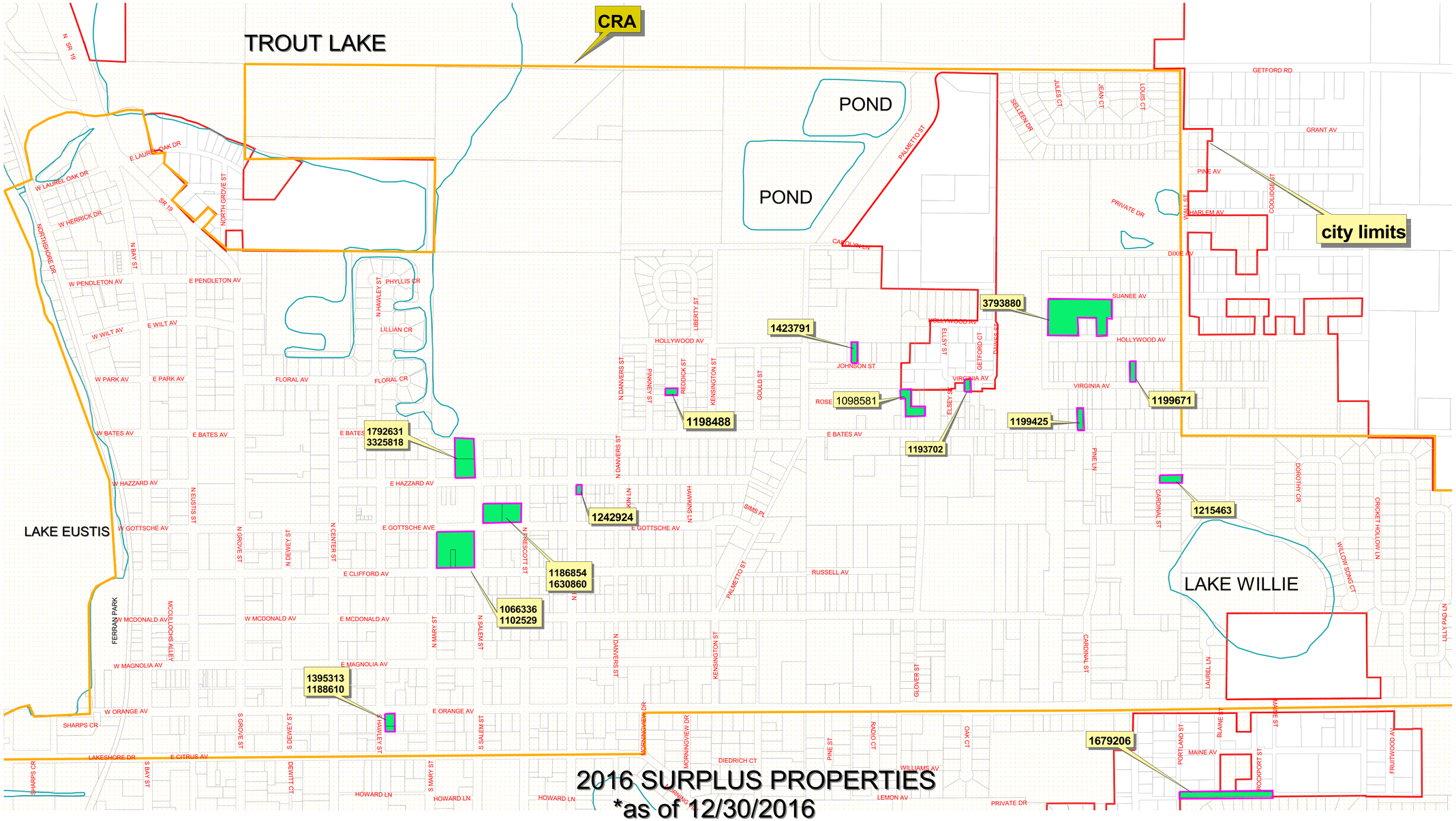
TROUT LAKE
CRA
POND
POND
LAKE EUSTIS
LAKE WILLIE
city limits
1792631
3325818
1198488
1242924
1186854
1630860
1066336
1102529
1423791
3793880
1098581
1193702
1199425
1199671
1215463
1395313
1188610
1679206
2016 SURPLUS PROPERTIES
*as of 12/30/2016
N SR 19
W LAUREL OAK DR
E LAUREL OAK DR
SR 19
NORTH GROVE ST
W HERRICK DR
NORTHSHORE DR
N BAY ST
W PENDLETON AV
E PENDLETON AV
W WILT AV
E WILT AV
W PARK AV
E PARK AV
FLORAL AV
FLORAL CR
N HAWLEY ST
PHYLLIS CR
LILLIAN CR
W BATES AV
E BATES AV
W HAZZARD AV
E HAZZARD AV
N EUSTIS ST
W GOTTSCHE AV
E GOTTSCHE AVE
N GROVE ST
N DEWEY ST
N CENTER ST
E CLIFFORD AV
N PRESCOTT ST
FERRAN PARK
W MCDONALD AV
E MCDONALD AV
N MARY ST
N SALEM ST
W MAGNOLIA AV
E MAGNOLIA AV
W ORANGE AV
E ORANGE AV
SHARPS CR
S GROVE ST
S DEWEY ST
S HAWLEY ST
S SALEM ST
LAKESHORE DR
E CITRUS AV
S MARY ST
DEWITT CT
HOWARD LN
N DANVERS ST
PINKNEY ST
REDDICK ST
KENSINGTON ST
GOULD ST
LIBERTY ST
HOLLYWOOD AV
JOHNSON ST
ROSE
VIRGINIA AV
ELSEY ST
GETFORD CT
DAVIES ST
SELLEEM DR
JULES CT
JEAN CT
LOUIS CT
PALMETTO ST
PRIVATE DR
GETFORD RD
GRANT AV
PINE AV
HARLEM AV
WALL ST
COOLIDGE ST
DIXIE AV
SUANEE AV
HOLLYWOOD AV
VIRGINIA AV
PINE LN
CARDINAL ST
DOROTHY CR
CRICKET HOLLOW LN
WILLOW SONG CT
LILLY PAD LN
LAUREL LN
MAINE ST
FRUITWOOD AV
PORTLAND ST
BLAINE ST
ROCKPORT ST
MAINE AV
KIN LN
HAWKINS LN
SIMS PL
RUSSELL AV
MORNINGVIEW DR
DIEDRICH CT
PINE ST
RADIO CT
OAK CT
WILLIAMS AV
LEMON AV
PRIVATE DR
GLOVER ST
CARDINAL ST

RESOLUTION NO. 16-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; DECLARING CERTAIN REAL PROPERTY AS SURPLUS; AUTHORIZING CITY STAFF TO PUBLICLY ADVERTISE AND ACCEPT BIDS FOR THE SALE AND PURCHASE OF SAID PROPERTY IN ACCORDANCE WITH FLORIDA STATUTE 163.380; AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SAID PROPERTIES SUBJECT TO THE CONDITIONS PROVIDED FOR HEREIN.

WHEREAS, the City of Eustis owns multiple parcels of real property as specified and described in Exhibit A that are currently vacant or under-utilized; and

WHEREAS, the majority of the land is located within the City's Community Redevelopment Area; and

WHEREAS, it is in the City's best interest for the vacant parcels to be developed in accordance with the Land Development Regulations and the Community Redevelopment Area plans as applicable; and

WHEREAS, the City has no public use for the parcels identified in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

Section 1: That the City hereby declares the real property listed and described in Exhibit A as surplus and available for sale and purchase by private re-developers or any person interested in obtaining the property and maintaining it in accordance with City Codes and the Community Redevelopment Area plan; and

Section 2: That City staff is hereby authorized to advertise the sale and purchase of the real properties listed and described in Exhibit A with at least 30 days notice for acceptance of bids.

Section 3: That the City Manager is hereby authorized to execute contracts for sale and purchase with the highest bidder for each property, provided that:

A. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;
B. The bid amount is equal to or greater than the fair value of the property as described in Florida Statute 163.380(2);
C. The buyer shall be responsible for all closing costs, taxes and liens associated with said properties.

Section 4: That the City Manager is hereby authorized to execute contracts for the purpose of donating surplus properties to be used in association with the H.O.M.E.

Investment Partnership Consortium Agreement (Interlocal Agreement) with Lake County.

DONE AND RESOLVED this 16th day of June, 2016, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

Michael L. Holland
Mayor/Commissioner

ATTEST:

Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of June, 2016, by Micheal L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

SERITA HILL
MY COMMISSION # EE 219006
EXPIRES: August 20, 2016
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida
My Commission Expires: Aug 20, 2016
Notary Serial No: EE 219006

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

6/16/2016
Date

CERTIFICATE OF POSTING

The foregoing Resolution No. 16-51 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Service Center, all within the corporate limits of the City of Eustis, Lake County, Florida.

Mary C. Montez

Mary C. Montez, City Clerk

Exhibit A

HIGHLIGTED ROWS DENOTE CONTIGUOUS PARCELS RECOMMENDED TO BE COMBINED

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION
011926020000000501	1422558	50.00 ff	$6,698	EUSTIS HAZZARD'S HOMESTEAD E 5
011926020000000503	1098581	1.00 lt	$37,500	EUSTIS HAZZARD'S HOMESTEAD BEG
011926020000000525	3728572	49.00 ff	$10,371	EUSTIS HAZZARD'S HOMESTEAD E 4
121926000100000600	1307431	50.00 ff	$5,000	S 50 FT OF N 660 FT OF E 150 F
121926000100000601	1215625	50.00 ff	$3,000	N 50 FT OF E 150 FT OF SE 1/4
121926000100002800	1215692	0.20 AC	$7,120	W 112 FT OF E 607 FT OF S 80 F
121926000100004400	1215676	1.28 ac	$15,728	E 132 FT OF W 627 FT OF N 495
111926010002000100	1186889	0.07 Ac	$818	EUSTIS S 44 FT OF LOTS 1 2 BL
111926010002600005	1066336	1.86 Ac	$23,826	EUSTIS W 132 FT OF E 264 FT OF
111926010002600013	1102529	0.1 Ac	$1,254	EUSTIS E 33 FT OF W 132 FT OF
011926010000003300	1421705	0.2 Ac	$4,703	EUSTIS GOULD'S SUB LOTS 33 3
011926020000000903	1422710	0.22 Ac	$9,362	EUSTIS HAZZARD'S HOMESTEAD S
011926050000000100	1198259	0.23 Ac	$5,304	EUSTIS PINECREST LOT 1 N 20
011926050000002700	1198364	0.08 Ac	$1,650	EUSTIS PINECREST LOT 27 PB 11
011926050000003100	1198372	0.08 Ac	$3,000	EUSTIS PINECREST LOT 31 PB 11
011926050000005200	1198488	0.08 Ac	$2,550	EUSTIS PINECREST LOT 52 PB 11
011926060000201300	1199531	0.23 Ac	$6,664	EUSTIS ROSENWALD GARDENS LOTS
011926060000300100	3793880	2.09 Ac	$44,297	EUSTIS ROSENWALD GARDENS LOTS
01-19-26-060000303700	1199794	0.2 Ac	$3,196	EUSTIS ROSENWALD GARDENS LOTS 37, 38
011926060000405300	1199913	0.19 Ac	$6,824	EUSTIS ROSENWALD GARDENS LOTS
011926090000000415	1193702	0.07 Ac	$2,280	HAZZARD'S HOMESTEAD BEG NE COR
111926010001900900	1186854	0.4 Ac	$4,389	EUSTIS LOTS 9 TO 12 INCL BLK 1
111926010001901300	1630860	0.4 Ac	$12,540	EUSTIS LOTS 13 14 15 16 BLK
111926010002100800	1242924	0.05 Ac	$1,250	EUSTIS N 1/2 OF LOT 8 BLK 21 P
111926010002600015	1717132	0.23 Ac	$8,465	EUSTIS N 66 FT OF S 264 FT OF
121926000100000203	1215463	0.17 Ac	$3,000	S 50 FT OF N 360 FT OF E 150 F
011926030000001000	1423791	0.11 Ac	$2,753	EUSTIS JOHNSON'S SUB LOT 10 P
011926060000103500	1199425	0.12 Ac	$3,703	EUSTIS ROSENWALD GARDENS LOT
111926010000701801	1792631	0.45 Ac	$3,386	EUSTIS N 132 FT OF E 132 FT OF
111926010000701804	3325818	0.4 Ac	$20,064	EUSTIS S 132 FT OF E 132 FT OF
111926010001900100	1186846	0.1 AC	$3,135	EUSTIS LOT 1 BLK 19 PB 1 PG 79
111926010002000901	3825004	0.08 Ac	$2,970	EUSTIS N 30 FT OF LOTS 9 10
011926090000000404	1717698	0.13 Ac	$4,026	HAZZARD'S HOMESTEAD N 66 FT OF
11926060000203700	1199620	0.11Ac	$3,665	EUSTIS ROSENWALD GARDENS LOT 37
11926060000203800	1199638	0.11 Ac	$3,665	EUSTIS ROSENWALD GARDENS LOT 38
011926060000401700	1517753	0.2 Ac	$25,408	Eustis Rosenwald Gardens Lots 17,18
011926060000204500	1199662	0.11 Ac	$3,332	Eustis Rosenwald Gardens Lot 45
011926060000204600	1199671	0.11 Ac	$3,234	Eustis Rosenwald Gardens Lot 46
011926030000001100	1633541	0.34 Ac	$38,719	Eustis Johnson's Sub Lots 11, 12, 13
011926060000200900	2689951	0.23 Ac	$3,332	Eustis Rosenwald Gardens Lots 9, 10
111926010006500801	1188610	0.06 Ac	$5,704	Eustis S 46 FT of Lots 8, 8 1/2
111926010006500800	1395313	0.13 Ac	$75,679	Eustis N 86 Ft of Lots 8, 8 1/2
11-19-26-010002201101	1187095	0.6 Ac	$13,860	EUSTIS LOTS 11, 12, 13, 14, 15, 16 BLK 22 PB 1 PG 79
12-19-26-410100400500	1679206	0.26 Ac	$ 7,500	EUSTIS, RICHARD'S ADD S 20 FT OF LOTS 5,6 BLK 4

SURPLUS PROPERTIES AS OF 6-8-16

HIGHLIGHTED ROWS DENOTE CONTIGUOUS PARCELS RECOMMENDED TO BE COMBINED

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION	DATE PURCHASED/OBTAINED	TYPE	CURRENT USE
011926020000000501	1422558	50.00 ff	$6,698	EUSTIS HAZZARD'S HOMESTEAD E 5	2007	MCR	E BATES AVE VACANT MCR (CRA, 50'x130') OLD ACE THEATRE COMBINE WITH AK 1098581 & 3728572
011926020000000503	1098581	1.00 lt	$37,500	EUSTIS HAZZARD'S HOMESTEAD BEG	2007	MCR	ROSE LANE VACANT RESIDENTIAL (CODE LIEN FORECLOSURE)(ACE) COMBINE WITH AK 1422558 & 3728572
011926020000000525	3728572	49.00 ff	$10,371	EUSTIS HAZZARD'S HOMESTEAD E 4	2001	MCR	E BATES AVE VACANT MCR (CRA, 49'x100') (ACE) COMBINE WITH AK 1422558
121926000100000600	1307431	50.00 ff	$5,000	S 50 FT OF N 660 FT OF E 150 F	1990	UR	VACANT RESIDENTIAL (CRA 50'x150'); NEAR CARVER PARK/COMMUNITY GARDEN COULD BE JOINED WITH AK 1215625
121926000100000601	1215625	50.00 ff	$3,000	N 50 FT OF E 150 FT OF SE 1/4	1990	UR	VACANT RESIDENTIAL (CRA 50'x150') NEAR CARVER PARK/COMMUNITY GARDEN COULD BE JOINED WITH AK1307431
121926000100002800	1215692	0.20 AC	$7,120	W 112 FT OF E 607 FT OF S 80 F	1990	UR	VACANT RESIDENTIAL (CRA 80'x112') PINE LANE - BACKS UP TO CARDINAL RETENTION POND
121926000100004400	1215676	1.28 ac	$15,728	E 132 FT OF W 627 FT OF N 495	2003	UR	VACANT RESIDENTIAL (CRA APPROX. 132'x490') NOT SQUARE; BATES NEAR PINE
111926010002000100	1186889	0.07 Ac	$818	EUSTIS S 44 FT OF LOTS 1 2 BL	UNKNOWN	UR	VACANT RESIDENTIAL (CRA, WOODED, 44'x98) NORTH EXETER ST
111926010002600005	1066336	1.86 Ac	$23,826	EUSTIS W 132 FT OF E 264 FT OF	1999	UR	VACANT, WOODED (PARTIAL WETLANDS/IRREGULAR SHAPE) E CLIFFORD AVE COMBINE WITH AK 1102529
111926010002600013	1102529	0.1 Ac	$1,254	EUSTIS E 33 FT OF W 132 FT OF	1999	UR	VACANT, WOODED (PARTIAL WETLANDS) NOT BUILDABLE ALONE COMBINE WITH AK 1066336
011926010000003300	1421705	0.2 Ac	$4,703	EUSTIS GOULD'S SUB LOTS 33 3	1992	SR	VACANT RESIDENTIAL (CRA, 66'x132') WOODED ON GOULD ST
011926020000000903	1422710	0.22 Ac	$9,362	EUSTIS HAZZARD'S HOMESTEAD S	2001	UR	VACANT RESIDENTIAL (CRA, 62'x150') CODE LIEN FORECLOSURE ON PALMETTO ST
011926050000000100	1198259	0.23 Ac	$5,304	EUSTIS PINECREST LOT 1 N 20	2004	SR	VACANT RESIDENTIAL (CRA, 60'x170') PINKNEY ST & HOLLYWOOD
011926050000002700	1198364	0.08 Ac	$1,650	EUSTIS PINECREST LOT 27 PB 11	2007	SR	VACANT RESIDENTIAL (CRA, 40'x85') PINKNEY ST
011926050000003100	1198372	0.08 Ac	$3,000	EUSTIS PINECREST LOT 31 PB 11	1990	SR	VACANT RESIDENTIAL (CRA, 40'x85') PINKNEY ST & HOLLYWOOD
011926050000005200	1198488	0.08 Ac	$2,550	EUSTIS PINECREST LOT 52 PB 11	2000	SR	VACANT RESIDENTIAL (CRA, 40'x85') REDDICK ST
011926060000201300	1199531	0.23 Ac	$6,664	EUSTIS ROSENWALD GARDENS LOTS	1992	SR	VACANT RESIDENTIAL (CRA, 68'x145') HOLLYWOOD AVE
011926060000300100	3793880	2.09 Ac	$44,297	EUSTIS ROSENWALD GARDENS LOTS	2001	SR	VACANT RESIDENTIAL (CRA) PARTIAL WETLANDS COMBINE WITH AK 1199794
01-19-26-060000303700	1199794	0.2 Ac	$3,196	EUSTIS ROSENWALD GARDENS LOTS 37, 38	1999	SR	VACANT RESIDENTIAL CRA COMBINE WITH AK 3793880
011926060000405300	1199913	0.19 Ac	$6,824	EUSTIS ROSENWALD GARDENS LOTS	2007	SR	VACANT RESIDENTIAL (CRA, 66'x128') CODE LIEN FORECLOSURE SUANEE AVE
011926090000000415	1193702	0.07 Ac	$2,280	HAZZARD'S HOMESTEAD BEG NE COR	2006	URB ME	VACANT RESIDENTIAL (OUTSIDE CITY LIMITS/CONTIGUOUS) VIRGINIA AVE & GETFORD
111926010001900900	1186854	0.4 Ac	$4,389	EUSTIS LOTS 9 TO 12 INCL BLK 1	1999	UR	VACANT, WOODED, WETLANDS (CRA) N PRESCOTT ST UNBUILDABLE ALONE COMBINE WITH AK 1630860
111926010001901300	1630860	0.4 Ac	$12,540	EUSTIS LOTS 13 14 15 16 BLK	1999	UR	VACANT RESIDENTIAL (CRA, 132'x132') WOODED N PRESCOTT ST COMBINE WITH 1186854
111926010002100800	1242924	0.05 Ac	$1,250	EUSTIS N 1/2 OF LOT 8 BLK 21 P	2005	SR	VACANT RESIDENTIAL (33'x66', CRA) EAST HAZZARD AVE
111926010002600015	1717132	0.23 Ac	$8,465	EUSTIS N 66 FT OF S 264 FT OF	1995	UR	VACANT RESIDENTIAL (CRA, 66'x132') WOODED E CLIFFORD AVE
121926000100000203	1215463	0.17 Ac	$3,000	S 50 FT OF N 360 FT OF E 150 F	1996	UR	VACANT RESIDENTIAL (CRA 50'x150') CARDINAL ST
011926030000001000	1423791	0.11 Ac	$2,753	EUSTIS JOHNSON'S SUB LOT 10 P	2007	UR	VACANT RESIDENTIAL (CRA, 33'x140') JOHNSON ST
011926060000103500	1199425	0.12 Ac	$3,703	EUSTIS ROSENWALD GARDENS LOT	1982	SR	VACANT RESIDENTIAL (CRA, 34'x148') E BATES AVE
111926010000701801	1792631	0.45 Ac	$3,386	EUSTIS N 132 FT OF E 132 FT OF	2004	UR	EAST BATES/HAZZARD AVE VACANT RESIDENTIAL (WOODED, 132'x146') COMBINE WITH AK 3325818
111926010000701804	3325818	0.4 Ac	$20,064	EUSTIS S 132 FT OF E 132 FT OF	2001	UR	HAZZARD AVE - VACANT RESIDENTIAL (CRA, 132'x132') COMBINE WITH AK 1792631

PARCEL ID	ALT KEY	SIZE	VALUE	LEGAL DESCRIPTION	DATE PURCHASED/OBTAINED	TYPE	CURRENT USE
111926010001900100	1186846	0.1 AC	$3,135	EUSTIS LOT 1 BLK 19 PB 1 PG 79	1994	UR	NORTH PRESCOTT - VACANT RESIDENTIAL (CRA, 33'x132')
111926010002000901	3825004	0.08 Ac	$2,970	EUSTIS N 30 FT OF LOTS 9 10	2003	UR	VACANT RESIDENTIAL (CRA, 30'x118') NORTH PRESCOTT
011926090000000404	1717698	0.13 Ac	$4,026	HAZZARD'S HOMESTEAD N 66 FT OF	2004	URB ME	VACANT RESIDENTIAL (66'x65') OUTSIDE CITY LIMITS/CONTIGUOUS GETFORD CT
11926060000203700	1199620	0.11Ac	$3,665	EUSTIS ROSENWALD GARDENS LOT 37	2010	SR	VIRGINIA AVE VACANT RESIDENTIAL (CRA, 34'x145'); COMBINE WITH AK 1199638
11926060000203800	1199638	0.11 Ac	$3,665	EUSTIS ROSENWALD GARDENS LOT 38	2011	SR	VACANT RESIDENTIAL (CRA, 34'x145'); COMBINE WITH AK 1199620
011926060000401700	1517753	0.2 Ac	$25,408	Eustis Rosenwald Gardens Lots 17,18		SR	2026 DIXIE AVE - UNSAFE STRUCTURE DEMOLISHED BY CITY
011926060000204500	1199662	0.11 Ac	$3,332	Eustis Rosenwald Gardens Lot 45		SR	VIRGINIA AVE 33 FT LOT - COMBINE WITH AK 1199671
011926060000204600	1199671	0.11 Ac	$3,234	Eustis Rosenwald Gardens Lot 46		SR	VIRGINIA AVE 33 FT LOT - COMBINE WITH AK 1199662
011926030000001100	1633541	0.34 Ac	$38,719	Eustis Johnson's Sub Lots 11, 12, 13	2015	UR	1411 JOHNSON STREET - UNSAFE STRUCTURE DEMOLISHED BY CITY
011926060000200900	2689951	0.23 Ac	$3,332	Eustis Rosenwald Gardens Lots 9, 10	2011	SR	HOLLYWOOD AVE - VACANT
111926010006500801	1188610	0.06 Ac	$5,704	Eustis S 46 FT of Lots 8, 8 1/2	2011	RT	15 S HAWLEY - VACANT
111926010006500800	1395313	0.13 Ac	$75,679	Eustis N 86 Ft of Lots 8, 8 1/2	2015	RT	504 ORANGE AVE - UNSAFE STRUCTURE DEMOLISHED BY CITY
11-19-26-010002201101	1187095	0.6 Ac	$13,860	EUSTIS LOTS 11, 12, 13, 14, 15, 16 BLK 22 PB 1 PG 79	PENDING	SR	PENDING FORECLOSURE, VACANT LOT NORTH DAVERS & E CLIFFORD
12-19-26-410100400500	1679206	0.26 Ac	$ 7,500	EUSTIS, RICHARD'S ADD S 20 FT OF LOTS 5,6 BLK 4	2/26/2000	SR	THREE 60-FOOT WIDE STRIPS OF LAND
			$454,924				

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: JUNE 16, 2016

RE: RESOLUTION NO. 16-51: SALE OF SURPLUS REAL PROPERTY

Introduction:
Resolution No. 16-51 declares certain real property surplus, authorizes City staff to advertise the multiple parcels for sale and purchase, and authorizes the City Manager to dispose of said properties subject to the conditions provided for herein.

Recommended Action:
The administration recommends approval of Resolution No. 16-51.

Background:
From time to time the City reviews the inventory of City-owned real estate to identify surplus properties. The last inventory and review occurred in 2014. The result was the advertisement of 40 residential lots for sale and the disposal of 11 parcels netting the City approximately $50,000.

The attached property inventory list includes all City owned properties, including main facilities, leased properties, parking lots and public works facilities. Staff has identified properties that are suitable for sale in the "Available Surplus Properties" tab. The "Reserve for Future Use" tab includes properties adjacent to or in close proximity to existing facilities that have potential public purposes. Finally, the "Wetlands" tab includes properties that are not suitable for development.

The assessed value of the available surplus properties [which are mostly small residential lots in the Community Redevelopment Area (CRA)] is approximately $450,000. In the past, the City Commission has directed staff to sell these parcels to increase ad valorem tax revenue, eliminate any liability associated with ownership of the land, and eliminate the cost associated with physically maintaining the properties in accordance with City codes.

Thus, the properties listed in Exhibit A are proposed for advertising and sale. In order to comply with certain statutory provisions regarding the disposal of real property in the CRA, staff will provide public notice at least 30 days prior to accepting any bids on the designated parcels. The proposed process is as follows:

1. Advertise the sale in the Daily Commercial.
2. Post the bid request on the City website.
3. Send notices of the sale to adjacent property owners.
4. When the bids are received, the City Manager will execute contracts for sale and purchase with the highest bidder for each property, provided that:
   a. The proposed use of the property is consistent with the uses specified in the land development regulations and community redevelopment plan as applicable;
   b. The bid amount is equal to or greater than the fair value of the property as described in Florida Statute 163.380(2);
   c. The buyer shall be responsible for all closing costs, taxes and liens associated with said properties.
5. Any proposed purchase that does not meet the above conditions will be presented to the City Commission for review and approval, except that the City Manager shall be authorized to execute contracts for the purpose of donating surplus properties to be used in association with the H.O.M.E. Investment Partnership Consortium Agreement (Interlocal Agreement) with Lake County.

Community Input

Interested parties can provide community input at the June 16, 2016 regular City Commission Meeting.

Budget / Staff Impact:

There will be minimal cost for advertising and sending notices, but revenue potential associated with sale of properties and ad valorem tax by returning these parcels to the tax rolls exists.

Prepared By:

Lori Barnes, AICP, Development Services Director

Attachments:
Resolution No. 16-51
Property Inventory Dated June 8, 2016
Map of Surplus Properties
Florida Statute 163.380

Select Year: 2015 Go

The 2015 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL PROGRAMS

View Entire Chapter

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance

with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be

prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.

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City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: Eustis City Commission

FROM: Tom Carrino, Interim City Manager

DATE: October 21, 2021

RE: ORDINANCE NUMBER 21-22: COMPREHENSIVE PLAN TEXT AMENDMENT

Introduction:
Ordinance Number 21-22 amends the Future Land Use Element, Future Land Use Element Appendix, Conservation Element, Economic Development Element, Housing Element, Intergovernmental Coordination Element, Recreation and Open Space Element and Transportation Element to reflect the vision of the City Commission as identified in the Strategic Plan and other long-range master plans, to provide a new Suburban Residential Transitional land use designation, improve internal consistency of the Comprehensive Plan Element and consistency with the Land Development Regulations (LDRs), eliminate duplicative language; and amend the Future Land Use Map Series.

Background:
See attached Staff Report.

Recommended Action:
The administration recommends approval of Ordinance Number 21-22.

Alternatives:
1. Approve Ordinance Number 21-22
2. Deny Ordinance Number 21-22

Attachments:
Ordinance Number 21-22 Staff Report
Ordinance Number 21-22 Comp Plan Text Amend (2)
Exhibits A thru H Redline-Strikethru 10-21-21
Exhibits A thru H Clean Copy 10-21-21
Exhibit I 2035 Future Land Use Map
Exhibit J Map 19 Proposed for Deletion
Comp Plan Workshop 10-14-21 Staff Report (1)

Reviewed by:

Bill Howe, Acting City Manager	Approved - 15 Oct 2021
Mary Montez, City Clerk	Pending

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: OCTOBER 21, 2021 (CONTINUED FROM SEPTEMBER 9, 2021)

SUBJECT: ORDINANCE NUMBER 21-22
COMPREHENSIVE PLAN TEXT AMENDMENT (2021-CPT-02)

Introduction
Ordinance Number 21-22 amends the Future Land Use Element, Future Land Use Element Appendix, Conservation Element, Economic Development Element, Housing Element, Intergovernmental Coordination Element, Recreation and Open Space Element and Transportation Element to reflect the vision of the City Commission as identified in the Strategic Plan and other long-range master plans, to provide a new Suburban Residential Transitional land use designation, improve internal consistency of the Comprehensive Plan Element and consistency with the Land Development Regulations (LDRs), and eliminate duplicative language; and amends the Future Land Use Map Series.

Recommended Action
The administration recommends approval of Ordinance Number 21-22.

Background
January 9, 2021: City Commission directed staff to prepare an ordinance for their consideration to address municipal land uses and non-conforming uses in Comprehensive Plan and the Future Land Use Map, including the elimination of Rural Residential, Agricultural and Map 19 Joint Planning Area Map. The City Commission acknowledged other revisions may be forthcoming based on staff review of the plan.

May 6, 2021: Advertised first Local Planning Agency consideration of Comprehensive Plan Amendment 2021-CPT-01 and City Commission first reading of Ordinance 21-10; continued to May 20 due to staff unavailability.

May 20, 2021: Local Planning Agency considered Comprehensive Plan Amendment 2021-CPT-01; workshop requested; amendment consideration continued to June 3.

June 2, 2021: Comprehensive Plan Workshop; overview of the amendment with City Commission requesting another workshop scheduled for June 16; amendment consideration continued to June 17.

June 16, 2021: Comprehensive Plan Workshop; extensive explanation and discussion by City Commission.

June 17, 2021: Local Planning Agency again considered Comprehensive Plan Amendment 2021-CPT-01; failed to proceed to City Commission on a three to two vote.

July 7, 2021: Staff memo to City Commission on effect of House Bill 59 and required Property Rights Element.

On August 5, 2021: Local Planning Agency again considered the Comprehensive Plan Amendment 2021-CPT-01; three out of four members present (one absent) moved to transmit only the Property Rights Element to the City Commission for consideration.

August 5, 2021: City Commission approved an amended Ordinance 21-10 to provide for the addition of a Property Rights Element to the Comprehensive Plan and continued consideration of other proposed amendments to the September 9 City Commission meeting.

September 9, 2021: Local Planning Agency again considered the balance of the Comprehensive Plan Amendment, now under 2021-CPT-02; members discussed creating a new residential future land use designation permitting a maximum of 2 to 3 units per acre for addition to the Comprehensive Plan. The Local Planning Agency directed staff to meet with each member individually to discuss their concerns and desired additions and/or amendments; workshop scheduled for October 14; amendment continued to date certain of October 21.

September 13 through October 1, 2021: Individual meetings were scheduled with each City Commissioner (LPA member) to discuss the proposed Comprehensive Plan Amendments. (See attached October 14, 2021 City Commission Workshop Staff Report for areas of concern and apparent consensus on the proposed amendments resultant from individual meetings with City Commissioners, which included an additional amendment to add a new future land use classification to the Future Land Use Element Appendix).

October 14, 2021: A City Commission Workshop was held regarding the areas of concern as to the proposed amendments in the Future Land Use Element Appendix (elimination of Rural Residential and Agricultural; addition of a new Suburban Residential Transitional land use classification; elimination of Map 19) there was a consensus of the City Commission in favor of the amendments. The City Commission expressed no concerns regarding the balance of the proposed amendments presented on a number of prior occasions as listed below.

Proposed Amendments

Future Land Use Element:

1. Eliminated redundant administrative policy provisions, duplicative and redundant language (specificity more appropriate for LDRs), and updated references.

2. Eliminated Map #19 Eustis Lake County Joint Planning Area Map from the Future Land Use Map Series and deleted other references to the map.
3. Clarified Rural Development Pattern.

Future Land Use Element Appendix:

1. Added new Suburban Residential Transitional (SRT) to Table A-3.1 Future Land Use Designations, eliminated Rural Residential, Eliminated Agricultural, updated impervious surface area maximums for residential development and added footnote for consistency with the Land Development Regulations (LDRs), added language to accommodate a possible future Transfer of Development Rights program for the Central Business District.
2. Added definition of new future land use classification of Suburban Residential Transitional (SRT).
3. Eliminated definitions of Rural Residential and Agricultural land use designations.
4. Clarified Mobile Home (MH/RV) land use (mobile home vs manufactured).

Conservation Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.

Economic Development Element:

1. Updated references.

Housing Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.

Intergovernmental Coordination Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.
2. Eliminated provisions related to financial commitments not clearly in the best interest of the Eustis taxpayers.
3. Eliminated provisions regarding use of school facilities by the City as there is no interest on the part of the LCSB to facilitate shared use.

Recreation and Open Space Element

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.
2. Provided that a Parks Master Plan and a Bicycle and Pedestrian Master Plan shall be developed by 2035.

Transportation Element:

1. Eliminated redundant administrative policy provisions, duplicative and redundant language (specificity more appropriate for CRA Redevelopment Plan and LDRs), and updated references.
2. Eliminated policies regarding two-way conversion of Bay St/Grove St.
3. Clarified Rural Development Pattern.

Future Land Use Map Series:

1. Updated 2035 Future Land Use Map
2. Eliminated Map #19 Eustis Lake County Joint Planning Area Map

Alternatives:

1. Approve Ordinance Number 21-22
2. Deny Ordinance Number 21-22

Discussion of Alternatives

Alternative 1 approves Ordinance Number 21-22

Advantages

1. The Comprehensive Plan will be more consistent, internally and with the Land Development Regulations.
2. The Comprehensive Plan will be more consistent with the vision of the City Commission as identified in the Strategic Plan and other long-range master plans, will help discourage urban sprawl, and provide for predictable, fair and cost-effective development decisions.
3. The new Suburban Residential Transitional land use designation provides for a transitional density and impervious surface area between medium suburban development and the unincorporated areas. Some development would be directed to the municipality, relieving development pressures on unincorporated areas outside of the Eustis Urbanized Area.

Disadvantages

1. Some may have concerns regarding the elimination of Rural Residential and Agriculture, but lower density development can still be proposed under other land use designations and the new Suburban Residential Transitional (SRT) land use, and agricultural uses can continue as non-conforming or by conditional use permit.

Alternative 2 denies Ordinance Number 21-22.

Advantages

1. The Commission could consider other modifications to the Comprehensive Plan.

Disadvantages

1. Internal inconsistencies in the Comprehensive Plan and confusion regarding the type of development required to meet the City's vision of being a municipality that provides efficient, cost effective public services would continue.

Community Input

Staff properly advertised the ordinance. The public will have an opportunity to provide input at the October 21, 2021 and January 6, 2022 (tentative) public hearings.

Prepared By: Lori Barnes, AICP, CPM, Development Services Director

Attachments

Ordinance Number 21-22

Exhibits A – H Redline-Strike Thru of Elements to be Amended

Exhibits A – H Proposed Revisions (Clean Copies)

Exhibit I – Updated 2035 Future Land Use Map

Exhibit J – Map Proposed for Deletion

October 14, 2021 Comprehensive Plan Amendment Workshop Staff Report

ORDINANCE NUMBER 21-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN 2010-2035 PURSUANT TO SECTION 163.3184 OF THE FLORIDA STATUTES; PROVIDING FOR TEXT REVISIONS TO THE FUTURE LAND USE ELEMENT, FUTURE LAND USE ELEMENT APPENDIX, CONSERVATION ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, HOUSING ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, PARKS AND OPEN SPACE ELEMENT, AND TRANSPORTATION ELEMENT; AMENDING MAPS; PROVIDING FOR THE REPEAL OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 on November 4, 2010; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, these Plan amendments reflect the vision of the City Commission as identified in the Strategic Plan and other long-range master plans, provide for municipal densities and intensities, thereby discouraging urban sprawl, improve internal consistency of the Comprehensive Plan Element and consistency with the Land Development Regulations, and eliminate duplicative and redundant language; and

WHEREAS, the City of Eustis advertised and held public hearings in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City of Eustis Local Planning Agency recommended approval of the Comprehensive Plan amendment at a public hearing on October 21, 2021; and

WHEREAS, the City Commission held public hearings on October 21, 2021 and January 6, 2022, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public; and

WHEREAS, the City Commission finds that the Plan, as amended, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City of Eustis, Florida, as follows:

1. That the City of Eustis Comprehensive Plan 2010-2035 is hereby amended as follows to replace the following elements in their entirety, to update the 2035 Future Land Use Map, and eliminate Map #19 from the Future Land Use Map Series:

    a. Future Land Use Element Exhibit A;
    b. Future Land Use Element Appendix Exhibit B;

c. Conservation Element Exhibit C;
d. Economic Development Element Exhibit D;
e. Housing Element Exhibit E;
f. Intergovernmental Coordination Element Exhibit F;
g. Recreation and Open Space Element Exhibit G;
h. Transportation Element Exhibit H.
i. 2035 Future Land Use Map Exhibit I.
j. Deletion of Map 19 Exhibit J.

2. That this amendment is approved for submission to the State Land Planning Agency (Department of Economic Opportunity) and other jurisdictional agencies.

3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

4. That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

5. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 6th day of January 2022.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this ____ day of January, 2022, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida.

_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-22 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Mary C. Montez, City Clerk

EXHIBIT A

FUTURE LAND USE
GOALS, OBJECTIVES AND POLICIES

GOAL FLU 1: DEVELOPMENT FRAMEWORK
Implement a land use and development framework that will:

- **Promote diversified economic development;**
- **Protect and enhance residential neighborhoods;**
- **Ensure services and facilities for new and existing development;**
- **Discourage urban sprawl;**
- **Recognize the value of natural resources; and**
- **Respect private property rights.**

OBJECTIVE FLU 1.1: DEVELOPMENT FRAMEWORK IMPLEMENTATION
To create a planning framework and implementation strategy that will enhance the livability of the City of Eustis; promote its natural, cultural, and physical resources; minimize any negative effects of urban development on the natural resources of the City; maintain overall air quality; and discourage urban sprawl.

Policy FLU 1.1.1: Planning Principles
The following principles shall guide the creation of land use policy and development regulations within the City of Eustis:

- Creating a range of housing opportunities and choices;
- Creating walkable neighborhoods;
- Encouraging community and stakeholder collaboration;
- Fostering distinctive, attractive communities with a strong sense of place;
- Making development decisions predictable, fair and cost effective;
- Allowing for a mix of land uses;
- Providing for open space, natural beauty and protection of critical environmental areas;
- Providing a variety of transportation choices; and
- Encouraging compact building design.

Policy FLU 1.1.2: Strategy for Sustainability
The City shall take the following actions as part of an overall strategy to improve energy efficiency and sustainability in the City of Eustis:

a. Continue to support alternative modes of travel as called for in the Transportation Element.
b. Support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities.
c. Encourage the cooperation of public agencies and private owners in the provision of a multi-modal transportation system connecting all land uses along arterial and collector roads within recreational, commercial and multi-family residential areas.
d. Cooperate with existing and future land owners in the locating of solar sheds, bus stops, shelters,

and other passenger and system accommodations for a transportation system to service current and future needs.

e. Encourage energy efficient appliances and equipment, energy-efficient features in window design, use of operable windows and ceiling fans and other technology to conserve energy and encourage energy efficient lighting for streets, parking lots and other public areas.

f. Continue to permit grassed parking areas and other permeable materials as a part of the City's Land Development Code and encourage reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas.

g. Encourage the planting of Florida Friendly shade trees to provide reasonable shade for all recreation areas, streets and parking areas.

~~h. Promote the education of City employees in energy conservation measures and practices and promote certification for energy conservation practices to promote the energy conservation mission of the City.~~

~~i. Provide up-to-date information on its web site regarding the City's conservation initiatives, along with strategies and recommendations for all citizens.~~

Policy FLU 1.1.3: Development Incentives

The City shall continue to provide incentives for energy efficient development as provided in the Land Development Code and shall review the Land Development Code as a part of monitoring the effectiveness of the Comprehensive Plan to determine if there are additional opportunities for development incentives that can be provided for projects that participate in energy efficient development programs.

Policy FLU 1.1.4: Building and Development Conservation Principles

The City shall encourage energy and water conservation and solid waste reduction through the site plan review process and at the building scale, including participation in the following programs and development standards:

- Retrofit for Energy and Environmental Performance program (REEP)
- State Energy and Environment Development program (SEED)
- Federal Weatherization Assistance Program
- Multifamily Housing Energy Efficiency Grant Program
- Leadership in Energy Efficient Design (LEED)
- Energy Star
- Water Star
- Florida Friendly landscaping
- Reduction of fertilizer needs
- Block standards and connected streets
- High density and intensity development in the urban core
- Compact, mixed use development
- Infill development
- Support of multi-modal transportation networks
- Protection of environmentally sensitive lands

OBJECTIVE FLU 1.2: FUTURE LAND USE MAP (FLUM)
To direct the timing, location, density, and intensity of development and redevelopment throughout the City of Eustis.

Policy FLU 1.2.1: Adopted Future Land Use Map Series (FLUM)
The Future Land Use Map (FLUM) series provides the information for strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. The City of Eustis provides appropriate future land use planning for a planning horizon through the year 2035 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix and uses the Future Land Use Designations as defined in the Future Land Use Element Appendix which is also adopted herein by reference:

Map #1: 2035 Future Land Use Map
Map #3: Soils
Map #4: Topography and Drainage Basins
Map #5: Designated Water Wellhead Protection Areas
Map #6: Surface Water Features
Map #7: Areas Subject to Flooding
Map #8: Vegetation
Map #9: Washington Avenue Historic District
Map #10: National Register of Historic Places and Sites
Map #11: Local Landmark Sites
Map #12: Wekiva Study Area: Most Effective Undeveloped Recharge Areas
Map #13: Wekiva Study Area: Undeveloped and Water-Filled Karst Areas
Map #14: Wekiva Study Area: Integrated Wildlife Habitat Ranking System
Map #15: Wekiva Basin Land Cover
Map #16: Priority Wetlands
Map #17: Wekiva Basin: Strategic Habitat Ranking Systems, Public Lands and Proposed Acquisitions
Map #18: Biodiversity Hotspots
~~Map #19: Eustis-Lake County Joint Planning Area Map~~

With the exception of Map #1, the Future Land Use Map, ~~and Map #19, the Planning Area Map,~~ these maps shall be used for general identification only and are not specifically regulatory in nature. Site specific information and analysis shall determine the actual features or applicability of a site for the purposes of applying the requirements of this Plan. The city shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of 2035, including amounts sufficient to minimize land speculation and undue price appreciation and to provide for choices of residential and non-residential locations.

Policy FLU 1.2.2: Future Land Use Map Limitations

The Future Land Use Classifications set forth the current and long- range potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. A property owner is not entitled to the most potentially dense or intense uses permitted within a land use classification. Thus, in some cases, the application of compatibility standards in the land development regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

Policy FLU 1.2.3: Urban Services Required

All new development in the city shall be required to receive public water service. All new development must be served by public sewer systems, except where public sewer is not available and it can be demonstrated that sewage disposal is permittable by those state and county agencies having regulatory jurisdiction.

Policy FLU 1.2.4: Development Patterns

To discourage urban sprawl and to protect and enhance the community's unique character, the City shall implement regulations within the Land Development Code that encourage a mix of uses in specific areas of the City. Those areas are identified in the development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. The City shall adopt performance standards for the land uses within each development pattern as prescribed by the City's Land Development Code. In general, the patterns are as follows:

a. Urban Areas. Urban development pattern areas shall rely primarily on a system of interconnected streets in a grid network pattern that prioritizes pedestrians and transit features and links civic buildings, squares, parks, and other neighborhood uses.

b. Suburban Areas. Suburban development pattern areas shall rely primarily on a pattern of residential development that is formed on a street network ~~with fewer vehicular connections,~~ which shall be designed to provide for pedestrian and bicycle connections~~, to reduce cut-through traffic and to establish distinct boundaries for residential communities/subdivisions.~~ Non-residential uses shall be primarily located on corridors and within districts.

c. Rural Areas. Rural development pattern areas may include clustered residential development or large lots ~~and clustered residential development~~ that provide substantive open space to preserve and enhance the rural viewshed and character of the community. Non-residential uses are primarily located in centers and may contain a mix of uses. The rural pattern is generally located on the ~~outer fringes of the Planning area~~ periphery of the Eustis urbanized area, away from the urban core.

Policy FLU 1.2.5: Joint Planning Area

The City shall continue to coordinate with Lake County to address annexation and land use issues ~~and shall rely upon the City of Eustis-Lake County Joint Planning Area (JPA) Map (Map #19) or its successor agreement as describing the appropriate transition between the City's urban core and the County's rural areas~~.

OBJECTIVE FLU 1.3: RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE LAND DEVELOPMENT CODE
To implement the policies, standards and land use classifications of the City's Comprehensive Plan through the Land Development Code.

Policy FLU 1.3.1: Promote Compact Growth and Preservation of Open Space
The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space~~, including those regulations which provide for:~~
~~voluntary cluster development in all residential land use classifications~~
~~specific minimum open space requirements by land use district including standards for the Wekiva Springs Overlay Protection District (see FLU Policy 5.1.5 and Table A-3.1.)~~
~~maximum coverage by impervious surfaces requirements and specific maximum impervious surface requirements by land use district; for a development site within the Wekiva Springs Overlay Protection District, see Future Land Use Element Appendix, Table A-3.1.~~
~~density bonuses for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent.~~
~~Limitations on development in floodplains, near wellfields, and near lake shorelines, as more specifically provided for in the Conservation element.~~

Policy FLU 1.3.2: Maintain Residential Compatibility
The City shall continue to rely upon the Land Development Code to address specific standards for the review of residential compatibility to provide standard and predictable measures for establishing and creating compatibility ~~through landscapes, buffers, natural areas or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different land use districts or densities are present, screen undesirable views, preserve tree canopy and vegetation and facilitate the safe movement of traffic and pedestrians in vehicle use areas.~~. At a minimum these standards shall conform to the following guidelines:

a. The review and analysis of development applications and future land use map amendments shall recognize as a fundamental principle of the City's Comprehensive Plan that the highest concentration of development density and intensity within the City shall be permitted in the downtown and that this overall density/intensity decreases incrementally outward from the downtown to lower densities that are located ~~in outlying rural areas~~ on the periphery of the Eustis urbanized area or in areas of the City which have physical limitations to development. Higher density in locations away from downtown, but supported with urban services ~~and retail/employment activity,~~ is permitted as an exception to this principle.

b. Landscapes, buffers, natural areas or transitional development practices shall be utilized in site planning to demonstrate that the project transitions appropriately to adjacent uses or to lessen impacts and integrate development along the edges of different land use categories, screen undesirable views, preserve tree canopy and vegetation.

c. The location of development on a site shall:

(1) Protect existing natural and environmental features on and adjacent to the site to the extent practicable, including wetlands and wetland systems, karst features, and tree canopy;

(2) Respect the existing ~~adjacent development pattern~~development transect;

(3) Permit the most density and intensity in areas that are served or may be served by public utilities, or are most proximate to support services.

d. The location of required minimum open space on a site shall be configured to:

(1) To create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, where applicable.

(2) To create internal connectedness through connected and integrated open space within the subdivision parcel where applicable and shall be based upon the context sensitive site design standards.

Policy FLU 1.3.3: Right-of Way Standards for Utilities

Right-of-way standards adopted as part of the Land Development Regulations and roadway improvement projects shall be designed to accommodate public and regulated utility distribution lines providing needed local services.

Policy FLU 1.3.4: Compatibility with the Placement of Utility Structures

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

Commented [BL1]: The city has no regulatory authority over independent utility providers.

OBJECTIVE FLU 1.4: PROTECTION OF HISTORIC RESOURCES

To protect and enhance those areas and individual sites of historical significance or distinct architectural character in the community.

Policy FLU 1.4.1: Protect Historic Character and Preserve Historic Properties

Land Development Regulations and development review procedures shall continue to recognize the need to maintain or improve the character of designated historic properties and the historic district, and incorporate incentives to preserve designated historic properties, including advice to applicants on the tax benefits of historic preservation.

Policy FLU 1.4.2: Downtown Main Street Character

In addition to adding beauty to the Downtown, walkable design standards shall be included in the Land Development Regulations regarding the City shall continue to require development and redevelopment in the Urban Core. to adhere to walkable design standards. These standards address street trees; wider sidewalks; bike lanes; on-street parking; and improving / upgrading crosswalks as appropriate.

Policy FLU 1.4.3: Preserve Historic Properties

Land Development Regulations and development review procedures shall continue to incorporate incentives to preserve designated historic properties, including advice to applicants on the tax benefits of historic preservation.

Policy FLU 1.4.4: Preserve the Architectural and Historical Heritage of Eustis
Pursuant to the Intergovernmental Coordination element, provide ongoing affirmational support to preservation organizations. ~~which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.~~

Policy FLU 1.4.5: Historic Structures
Where an application for development may involve the removal~~, alteration, or reuse~~ of a historic structure listed on the National Register, the city shall first invite comment by the Florida Division of Historical Resources and the City's Historic Preservation Board before rendering a decision on the application.

Policy FLU 1.4.6 Historic Overlay
~~When sites or structures are included on the National Register of Historic Places, designated as local Landmarks, or designated as~~ When an area is designated as a local Historic District~~s~~, the designation shall be entered as an overlay to the Future Land Use map in accordance with State law.

Policy FLU 1.4.7: Archaeological Discovery
By year-end ~~2015~~2035, the Land Development Regulations shall provide for notification of the archaeological discovery to and request for guidance from the Florida Division of Historical Resources~~the following~~ in instances when an archaeological discovery occurs in the city; and will provide for best management practices to address the discovery.~~:~~
~~a. notification of the archaeological discovery to and request for guidance from the Florida Division of Historical Resources~~
~~b. suspension of all ground disturbing activities within 20 feet of the discovery for up to 30 days to provide for an initial evaluation of archaeological significance. This period can be extended for another 30 days for further evaluation where the discovery is considered significant by the state.~~
~~Where the discovery is determined to be significant, various options, including relocation, acquisition of property, or redesign of the proposed development will be considered to preserve the resource. Where preservation is not a feasible alternative, the resource will be relocated if feasible, information regarding the resource shall be recorded, or elements of the resource will be salvaged for further study at the expense of the State of Florida.~~

GOAL FLU 2: URBAN DEVELOPMENT PATTERN AREA
Enhance the livability and viability of the urban core area of the City through design standards and capital improvement priorities that:

- **Align public investments, incentives and Future Land Use Element policies to encourage and protect redevelopment and revitalization opportunities that leverage existing economic assets;**
- **Promote revitalization in developed neighborhoods that are aging; and**
- **Rely primarily on a system of interconnected street grids with pedestrian and mass transit features and links to civic buildings, squares, parks and other neighborhood uses.**

OBJECTIVE FLU 2.1: REDEVELOPMENT AND INFILL
To implement programs which facilitate redevelopment of and infill development in older sections of the city ~~including downtown Eustis~~ and to promote the revitalization of the ~~East Eustis~~ Downtown and East Town Community Redevelopment Area~~area~~ as a safe, attractive, and stable residential and business area.

Policy FLU 2.1.1: Downtown Redevelopment
The City shall continue to implement the redevelopment and revitalization vision for the ~~downtown area and vicinity as expressed in the Downtown Eustis Master Plan and the East CRA Plan Update~~Community Revelopment Area as provided for in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan, and Economic Element. ~~This vision shall be used as the basis for prioritizing public improvements, stimulation of business activity, and development of commercial, residential, and institutional properties.~~

Policy FLU 2.1.2: Funding Assistance for Housing Needs
The City shall continue to pursue funding pursuant to the Housing Element Policy HSG 1.3.3.

~~Pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help promote the revitalization of the East Eustis area and meet the projected housing needs of very low-, low-, and moderate-income families and elderly households, including the following programs or their successors:~~
~~a. SAIL~~
~~b. Section 8~~
~~c. Rental Rehabilitation~~
~~d. Weatherization~~
~~e. Section 202~~
~~f. Community Development Block Grants~~
~~g. HOPE VI~~

Policy FLU 2.1.3: Code Enforcement & Displacement
~~Continue an aggressive code enforcement program to upgrade properties capable of rehabilitation and modernization and to remove those which are unsafe or unfit for habitation.~~
The City shall continue to address substandard housing and displacement pursuant to the Housing Element Policies HSG 1.2.1 and 1.2.2.

~~**Policy FLU 2.1.4: Displacement Requirements**~~

~~In every instance where residents are displaced by city code enforcement activities or other local public actions, assist residents as follows in seeking standard housing in the community:~~

~~a. provide adequate notification of public action to owners and occupants~~

~~b. maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same~~

~~c. utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community~~

GOAL FLU 3: SUBURBAN DEVELOPMENT PATTERN AREA

Enhance the livability and viability of neighborhoods and existing commercial corridors through the implementation of a coordinated strategy that discourages urban sprawl and:

- **Promotes development standards for new neighborhoods consistent with the principles included in FLU Policy 1.1.1.**
- **Preserves and protects existing viable neighborhoods and subdivisions;**
- **Promotes revitalization in developed neighborhoods that are aging; and**
- ~~**Promotes development standards for new neighborhoods consistent with the principles included in FLU Policy 1.1.1.**~~

OBJECTIVE FLU 3.1: PROTECTION OF RESIDENTIAL NEIGHBORHOODS

To ensure the long- term viability of residential neighborhoods by regulating future development and redevelopment to create compatibility with surrounding land uses.

Policy FLU 3.1.1: Neighborhood Compatibility

The City shall protect the quality and integrity of established neighborhoods ~~from adjacent incompatible development and shall by~~ relying upon the standards of the adopted Land Development Regulations to address residential compatibility~~ including specific provisions that address the adjacency of urban areas to suburban and rural areas~~.

Policy FLU 3.1.2: Roadway Compatibility

The City shall maintain and protect the long-term viability of residential neighborhoods where they are developed adjacent to collector and arterial roadways by relying upon the standards of the adopted Land Development Regulations ~~which include standards that regulate context sensitive land use and roadway relationships.~~

~~**Policy FLU 3.1.3: Utility Compatibility**~~

~~Protect the integrity of existing neighborhoods from the effects, if any, of bulk, electric transmission corridors; and similar facilities by prohibiting, to the maximum extent of the City's jurisdictional authority, their location through or immediately adjacent to existing residential neighborhoods.~~

Policy FLU 3.1.4: Limits on Industrial Uses Adjacent to Residential Areas

The City shall ensure that future Plan amendments to industrial uses adjacent to existing Residential Land Use categories shall be light industrial uses only to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise. ~~Access which is limited only to local residential roadways may be considered unacceptable for heavy industrial uses, notwithstanding applicable access management requirements.~~

OBJECTIVE FLU 3.2: DISCOURAGE URBAN SPRAWL
To use an approach to neighborhood revitalization that will transform the character, function and form of residential land uses into functional, sustainable neighborhoods.

Policy FLU 3.2.1: Neighborhood Revitalization
The City shall encourage neighborhood revitalization by continuing to implement and enforce the adopted Land Development regulations regarding pedestrian connectivity standards and block configuration requirements.

GOAL FLU 4: RURAL DEVELOPMENT PATTERN AREA
Manage the form, pattern and timing of future growth and development for the areas on the periphery of the Eustis urbanized arearural areas of the City through a clear and predictable land use strategy that:

- **Facilitates the transition of land uses over time into sustainable, livable places (communities).**
- **Provides for a rural character and lifestyle for rural residentstransitional area between suburban development and the County's rural areas;**
- **Respects the Allows the continuance of agricultural land uses and landowners;**
- **Values and preserves open spaces; and**
- **Facilitates the transition of land uses over time into sustainable, livable places (communities).**

OBJECTIVE FLU 4.1: PROTECTION OF RURAL CHARACTER
To protect the existing rural character of those areas in the City of Eustis that are designated as Rural Design Districts. and thereby ensure that there is a rural lifestyle for existing and future residents.

Policy FLU 4.1.1: Rural Residential Design Districts
Greater flexibility and creativity in the design of residential developments within the Rural Design Districts is permitted through the subdivision development approval process and the design criteria provided herein in the Land Development Regulations as a means to preserve significant on-site environmental resources and preservation areas.

GOAL FLU 5: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT
Support and further the *Wekiva Parkway and Protection Act* through land use strategies designed to protect significant natural resources of the Wekiva Springs Overlay Protection District, also known as the Wekiva Study Area, including the springshed and springs.

OBJECTIVE FLU 5.1: Wekiva Springs Overlay Protection District Land Use Strategy
The City shall establish an overlay district described herein for the purpose of providing an appropriate transition between the City's urban core and the County's rural areas, and implementing enhanced standards for the protection of significant open space. The following policies and open space requirements recognize the relative position of the City within the Wekiva Springs Overlay Protection District/ and are intended to ensure compatibility with the persistence of rural land use patterns outside

~~and east of the City of Eustis-Lake County Joint Planning Area (JPA) (Map #19).~~

Policy FLU 5.1.1: Land Use Activity Restrictions
The City designates the Wekiva Springs Overlay Protection District as provided on the Future Land Use Map. The City shall restrict new land use activities within the Wekiva Springs Overlay Protection District, ~~within~~ that are~~and~~ adjacent to most effective recharge areas, karst features and sensitive natural habitats, that have a potential to adversely impact ground water and surface water quality; such as mining, landfills, spray-fields, golf courses, heavy industry, intense animal operations, and other uses or activities with extensive impervious surface area, involving hazardous chemicals or materials, having potential to contaminate groundwater, or requiring significant consumption of groundwater beyond the City's adopted level of service.

Policy FLU 5.1.2: Best Management Practices and Standards
Where avoidance of impacts through the limitation of land use activities ~~and minimum open space requirements outlined in Table A-3.1 of the Future Land Use Element Appendix~~ is not feasible~~, including existing single-family platted lots and infill lots or sites within and completely surrounded by existing/built urban areas of the City~~, the City shall require implementation of Best Management Practices and development/redevelopment standards, such as buffering, setbacks and open space standards, that will minimize the impact of land use and development within the Wekiva Springs Overlay Protection District, consistent with Objectives FLU 5.1, and 5.2 and supporting policies applicable to the Wekiva Springs Overlay Protection District.

Policy FLU 5.1.3: Surveys and Studies
The Land Development Regulations shall require the following surveys and studies to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub:

a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type "A" Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and sub-surface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall utilize Best Management Practices described in Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002).
c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional, and

local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding area in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.

d. The analysis required above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

Policy FLU 5.1.4: Open Space Requirements

In order to protect natural resources within the Wekiva Springs Overlay Protection District, including but not limited to most effective recharge areas, karst features and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, the City shall require that new development preserve and dedicate open space pursuant to the policies established for the Wekiva Springs Overlay Protection District. Open space shall be connected to the greatest extent possible within the development site and to natural areas or open space within adjacent property in order to provide larger contiguous corridors.

Policy FLU 5.1.5: Open Space Priority and Assignment

Priority for preservation and dedication of open space shall be given to most effective recharge areas, karst features, and sensitive natural habitats including Long Leaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub vegetative communities. Assignment of open space shall be determined at the time of site plan review to maximize protection of natural resource features and functions. This evaluation shall consider the aforementioned priorities, protection of wildlife habitat, the ability to provide substantial buffering to natural wetlands and water bodies, and the ability to create greenway corridors. Other significant resources, such as natural wetlands and floodplains and other sensitive natural habitats shall be protected consistent with all other objectives and policies of this Comprehensive Plan. Within the Wekiva Springs Overlay Protection District, natural wetland impacts, including the placing or depositing of fill within natural wetlands, shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances, structural enhancements may be required to maintain wetland connectivity and natural flow regimes.

Policy FLU 5.1.6: Dedication of Open Space

Natural open space designated as part of a development project shall remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, deed restrictions or similar legal instruments that run with the land and establish the conditions and restrictions on the use of open space areas. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats~~, and marked in the field when larger than one (1) acre to distinguish from areas suitable for development and those open space areas dedicated to stormwater management and/or recreation.~~

Policy FLU 5.1.7: Ownership and Maintenance of Open Space

Ownership and maintenance of open space that is held in group ownership shall be by one or a combination of the following, which shall be designated prior to development.

a. Conservation Agency such as the SJRWMD
b. Non-profit conservation organization or land trust
c. City of Eustis, subject to City approval
d. Homeowners Association providing for binding legal commitments regarding preservation and management

The costs and responsibility of maintaining open space shall be borne by the owner of open space. If not properly maintained, the City may enforce maintenance.

OBJECTIVE FLU 5.2: Conservation Design Standards
All development within the Wekiva Springs Overlay Protection District shall meet the conservation design standards as set forth below as provided for in the Conservation Element:

Policy FLU 5.2.1: Principles of Conservation Design
Within the Wekiva Springs Overlay Protection District, all new development shall be required to implement the following principles of conservation design~~, with the exception of very low density rural residential development that does not exceed one (1) dwelling unit per five (5) acres~~:

a. When clustering dwelling units within a development, the clustering of uses shall be designed to occur in those areas with the lowest priority for preservation.
b. Establishment of natural open space, consistent with Policies FLU 5.1.4 through 5.1.8 and Policies FLU 5.2.1 through 5.2.3, which shall be connected wherever possible and protected by recorded conservation easement, dedicated plat, or similar binding instrument;
c. Protection and enhancement of corridors for wildlife movement in coordination with adjacent properties if applicable;
d. Minimize site disturbance and alteration of terrain through use of design techniques that protect native vegetation and minimize earth movement;
e. Use of Florida Friendly landscaping, and limiting areas requiring irrigation;
f. Design of stormwater systems as natural amenities where possible;
g. Central water and sewer treatment facilities within urban service areas that can be connected to a regional system when available or use of performance-based on-site wastewater treatment systems consistent with the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element;
h. Installation of reclaimed water lines in order to ensure the present or future capability to receive treated reuse water.

Policy FLU 5.2.2: Setback from Karst Features
All development shall be set back from springs, spring runs, sinkholes, and other karst features as shown below. The setback area shall consist of a buffer that excludes development and retains all natural vegetation within the setback area, with the exception of the setback area from subsurface caves and flow corridors.

Development Setbacks

Feature	Minimum setback (feet)
Springs	300
Spring runs	100
Sinkholes, with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Other karst features with a	200, measured from the

direct connection to the aquifer (swallet or stream-to-sink)	drainage divide

Land uses with a high potential to impact groundwater resources such as mining, landfills, spray-fields, heavy industrial, and intense animal operations will be prohibited within one mile of a springhead and ½ mile of a surface centerline of the cave system.

Land Use Setbacks

Feature	**Minimum setback (feet) for land uses identified as having a high potential to impact groundwater resources.**
Caves (subsurface caves and flow corridors)	½ mile, measured on the surface from the centerline of the cave system
Springhead (vent)	One (1) mile, measured from the springhead in all directions

Policy FLU 5.2.3: Setback Exceptions

Where an existing lot of record as of the effective date of the previous Policy is too small to accommodate the minimum amount of development necessary for the setbacks set forth in Policy FLU 5.2.2, the allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature with a direct connection to the aquifer. The swale and berm shall be designed to direct drainage away from the karst feature.

~~**Policy FLU 5.2.4: Shared Access and Stormwater Facilities**~~

~~Development shall use joint or shared access and stormwater facilities to the maximum extent feasible when it serves to minimize impervious surfaces.~~

~~**Policy FLU 5.2.5: Parking**~~

~~Non-residential development shall use shared parking and pervious pavement to the maximum extent feasible in order to minimize impervious surfaces.~~

Policy FLU 5.2.6: Minimization of Connected Impervious Areas

Design of access, parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

a. ~~a.~~ Development shall use joint or shared access and stormwater facilities to the maximum extent feasible when it serves to minimize impervious surfaces.

b. Non-residential development shall use shared parking and pervious pavement to the maximum extent feasible in order to minimize impervious surfaces.

~~a.~~ Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;

~~b.~~ ~~b.~~ Directing flows from paved areas to vegetated areas;

c. ~~c.~~ Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and

d. ~~d.~~ Breaking up flow directions from large paved surfaces.

Policy FLU 5.2.7: Use of Pervious Materials

Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment consistent with code requirements regarding protection of natural systems from contaminants.

Policy FLU 5.2.8: Stormwater Drainage

Drainage for streets and roads within new development shall ~~be through roadside swales and berms whenever possible. Curb and gutter design should not generally be approved, except where safety or other issues exist. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from these requirements. Where curb and gutter is approved and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.~~ be consistent with the St. Johns River Water Management District requirement and the Land Development Regulations.

Policy FLU 5.2.9: Minimization of Site Disturbance

Development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:

a. Avoid or minimize the removal of existing native trees and vegetation;

b. Minimize soil compaction by delineating the smallest disturbance area feasible;

c. Use design techniques that limit earth movement and impervious surfaces such as stem-wall construction, reduced pavement widths, and swales; and

d. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy FLU 5.2.10: Golf Courses

All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the P*rotecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002)*. These practices are derived from the Audubon International Signature program.

Policy FLU 5.2.11: Landscape Best Management Practices

The following landscaping Best Management Practices shall be instituted to the greatest extent practicable to reduce nitrate loading:

a. Planted turf grass and landscaping within residential lots shall be restricted wherever feasible to minimize the use of fertilization and water for irrigation;

b. Florida Friendly landscaping shall be required wherever feasible; and

c. The City will adopt Land Development Regulations for managing future lawns and landscapes within the Wekiva Springs Overlay Protection Area using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices wherever feasible. Such Land Development Regulations shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

Policy FLU 5.2.12: Protection of Sensitive Natural Habitats

The City shall protect sensitive natural habitat including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub (generally shown on Map #14 and Map #15) within the Wekiva Springs Overlay Protection Area to the greatest extent practicable. The Land Development Regulations shall require a site analysis during the development review process to identify sensitive natural habitat. If such habitat is determined to exist on-site, proposed development shall be required to avoid and protect such areas as much as possible as follows:

a. Design shall be accomplished to maintain sensitive natural upland habitat in functional, clustered and contiguous configurations that maximize use by wildlife (Map #18) and maintain the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.
b. Sensitive natural habitat protected on-site shall require a permanent conservation easement and be incorporated as open space within the subject property.

Policy FLU 5.2.13: Management of Sensitive Natural Habitats

The City may require a management plan for sensitive natural habitat areas greater than two acres in size that are protected as the result of a development project. The management plan shall be prepared at the expense of the developer by a qualified professional biologist and provide for the following:

a. Eventual removal of invasive plants and replanting with Florida Friendly vegetation as necessary;
b. Maintenance of biodiversity, with special emphasis on the protection of listed plant and animal species;
c. Removal of debris, articles, and structures not permitted by the management plan;
d. Conditions for use that are limited to passive recreation; and
e. Any additional measures necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildfire.

EXHIBIT B FUTURE LAND USE ELEMENT APPENDIX

SECTION FLU A-1: PLAN AMENDMENT STANDARDS OF REVIEW

The City of Eustis Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the City.

GENERAL
All applications for a Plan amendment including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:

A **General Public Facilities/Services**: Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

B **Natural Resources/Natural Features**: The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Evaluation of specific features and impacts shall be included in the Land Development Regulations and addressed at time of site plan or subdivision plan consideration.

C **Comprehensive Plan Review**: Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

1. Proposed Residential Land Uses. The City shall limit these uses adjacent to incompatible commercial or industrial land uses unless sufficient mitigation, such as buffering and setbacks is provided and available through the Land Development Regulations, which lessens the impact to the proposed residences.

2. Proposed Non-Residential Land Uses. The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

D **Transportation**: Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

E **Water Supply**: Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

AMENDMENTS WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT

Amendments to the Future Land Use Map (FLUM) within the Wekiva Springs Overlay Protection District shall be required to comply with all applicable policies of this Comprehensive Plan and at time of site plan or subdivision consideration, approval of a development plan shall satisfy the following criteria:

A. Support the development plan with the required studies and surveys in FLU Policy 5.1.3 to document that the development is consistent with protection of groundwater and surface water and natural resources;

B. Support the development plan with a nitrate/nitrogen loading analysis prepared by a professional qualified to use professionally accepted methods that compare the existing land use activity to the proposed future land use activity at build-out if there is no connection to central sanitary sewer. The analysis must demonstrate when all factors are ~~taken into account~~ considered, that there shall be no increase in nitrate/nitrogen loading to groundwater and surface water.

SECTION FLU A-2: ZONING STANDARDS OF REVIEW

The City of Eustis does not have zoning districts. The City of Eustis regulates the specific uses that are permitted and prohibited within each land use district through the City's Land Development Code based on the Future Land Use Map designation and establishes the minimum design standards to be used when developing property through the application of a Design District Overlay. The intent of the land use and design regulations of the Land Development Code is to promote the health, safety, and welfare of the community; to ensure that future growth and development which occurs in Eustis is consistent and compatible with the city comprehensive plan; is compatible with existing and planned development in the City in type, design, and location; is served by adequate public services and facilities; and in all other respects achieves and implements the goals, objectives, and policies of the city as contained in the city comprehensive plan.

SECTION FLU A-3: THE OFFICIAL FUTURE LAND USE MAP

General Application

The City of Eustis Future Land Use Element contains the Official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements. The Future Land Use Classifications set forth the potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. A property owner is not necessarily entitled to the most potentially dense or intense uses permitted within a land use classification. In some cases, the compatibility standards in the Land Development Regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

The official Future Land Use Map depicts the following land use classifications, map symbols, and the identification of designations that require urban services.

TABLE A-3.1 FUTURE LAND USE DESIGNATIONS

LAND USE DISTRICT	MAP SYMBOL	Maximum Net Density (Total dwelling units per net acre)	Intensity Range (Floor Area Ratio)	Maximum Impervious Surface (% of net buildable area)
~~Rural Residential~~	~~RR~~	~~1 dwelling unit/acre~~	~~N/A~~	~~20%~~
Suburban Residential Transitional	SRT	3 dwelling units per acre	N/A	40% (4)
Suburban Residential	SR	5 dwelling units/acre(2)	N/A	450%(4)
Urban Residential	UR	12 dwelling units/acre(2)	N/A	450%(4)
Manufactured Home Community	MH	8 dwelling units/acre	N/A	550%(4)
General Commercial	GC	N/A	up to 2.5(3)	75%
General Industrial	GI	N/A	up to 2.5(3)	75%
Central Business District	CBD Residential Non-Residential	40 dwelling units/acre (1)	 up to 3.0	100%
Residential/Office Transitional	RT Residential Non-Residential	12 dwelling units/acre (2)	 up to 2.5(3)	450%(4) 75%
Mixed Commercial/ Residential	MCR Residential Non-Residential	12 dwelling units/acre (2)	 up to 2.5(3)	450%(4) 75%
Mixed Commercial/ Industrial	MCI	N/A	up to 2.5(3)	75%
Public and Institutional	PI	N/A	up to 2.5(3)	75%
~~Agricultural~~	~~AG~~	~~1 dwelling unit/5 acres~~	~~N/A~~	~~20%~~
Conservation	CON	N/A	up to 0.20(3)	10%

Table Footnotes

Generally: Stated densities and intensities will not be achieved in all cases. Compatibility standards and other Land Development Regulations, including those regulating the interaction between land use districts and design districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.

(1) In the Central Business District, the maximum of 40 units per acre is permitted in the portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall have a base maximum density of 12 du/ac and shall require a conditional use permit to develop up to 40 units per

LAND USE DISTRICT	MAP SYMBOL	Maximum Net Density (Total dwelling units per net acre)	Intensity Range (Floor Area Ratio)	Maximum Impervious Surface (% of net buildable area)
acre. With the implementation of Transfer of Development Rights, maximum density/intensity in the CBD shall be measured district wide versus per site. (2) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in these classifications where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. (3) Allowable intensities incrementally decrease between downtown and outlying areas, and between corridors and neighborhoods, as specified in Section 109-3 of the Land Development Regulations. Higher intensities apply in urban districts, medium intensities in suburban districts and lower intensities in rural districts. Similarly, within those districts, higher intensities apply along corridors and lower intensities in neighborhoods. (4) Maximum impervious surface requirements apply to the development as a whole, when common area is provided. In no case shall individual building lot coverage exceed 80 percent. For more information regarding open space and impervious definitions see the City of Eustis Land Development Regulations, Definitions and Chapter 115, Section 115-4.1				

~~(1)~~

~~For more information regarding open space and impervious definitions see the City of Eustis Land Development Regulations, Definitions and Chapter 115, Section 115-4.1~~

DEFINITIONS OF FUTURE LAND USE DESIGNATIONS

The definitions and uses provided for in each of the following future land use designations are descriptive definitions only.

Residential Districts
~~Rural Residential~~
Suburban Residential Transitional
Suburban Residential
Urban Residential
~~Manufacture~~ Mobile Home Community

~~Rural Residential (RR)~~

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

~~General Range of Uses: Single-family residential dwelling units, parks, schools, and public and utility services and facilities that are 2 acres or less in size.~~

~~Maximum Density: Residential densities in Rural Residential may not exceed one dwelling unit per net buildable acre. Net Densities of one unit or less per acre are appropriate in areas of steep slope near lakes where soil erosion is a potential problem and in remote locations where provision of urban services is not economically feasible.~~

~~Special Provisions:~~
~~(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:~~

~~a. all such housing is attached to foundations as in the case of conventional site-built construction; and~~
~~b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.~~
~~(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.~~

Suburban Residential Transitional (SRT)
This designation is provided for residential growth and development in areas on the periphery of the Eustis urbanized area; to provide for a transitional area between medium density suburban development and the County's outlying rural areas. Generally located within approximately 1/2 mile of the joint planning area boundary with Lake County where not bordered by another city's joint planning area or interlocal service boundary area.

General Range of Uses: This designation is intended to provide for single-family detached and patio homes (duplex). Other uses and may include civic uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential Transitional lands may be developed up to a maximum density of 3 dwelling units per net buildable acre.

Special Provisions:

(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
a. all such housing is attached to foundations as in the case of conventional site-built construction; and
b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Suburban Residential (SR)
This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

a. all such housing is attached to foundations as in the case of conventional site-built construction; and

b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

(3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Urban Residential (UR)
This designation is intended to provide higher density residential options for the areas near the downtown core of the city.

General Range of Uses: Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
   a. all such housing is attached to foundations as in the case of conventional site-built construction; and
   b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

~~Manufactured~~ Mobile Home Community (MH/RV)
This designation applies to specific existing mobile home and recreational vehicle developments which are predominantly located north of Trout Lake. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership. No new mobile home or transient recreation vehicle ~~home~~ developments are s~~pecifically provided for~~ contemplated on the Future Land Use Map.

General Range of Uses: Single-family residential dwelling units, multi-family dwelling units, manufactured residential dwelling units, mobile homes, outdoor recreation, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed eight dwelling unit per net buildable acre.

Special Provisions:
(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

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

Commercial Districts

General Commercial (GC)

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists and local residents.

General Range of Uses: General Commercial may include a variety of free-standing retail and service uses and small strip centers including automotive-oriented uses such as service stations and auto sales as well as outdoor recreation, and schools. Public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open

space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Industrial Districts

General Industrial (GI)

This land use designation is provided for those businesses that have one or more objectionable uses such as noise, dust or odor. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. This district also offers greater economy and freedom to the industrial developer by the relaxation of certain standards and screening requirements within the district itself.

General Range of Uses: General Industrial development includes existing industrial development of light-to-heavy nature along the rail line both north and south of downtown. Outdoor recreation, schools, and public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Special Provisions:

(1) New development within GI areas shall continue to be required to:

a. Provide adequate setbacks and buffering from residential areas and public roads;
b. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
c. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Use Districts

Central Business District

Residential / Office Transitional

Mixed Commercial / Residential
Mixed Commercial / Industrial

Central Business District (CBD)

This land use designation is designed to support a mixed-use area encompassing downtown Eustis within which a combination of commercial, institutional, office, and residential uses may occur at comparatively high densities.

General Range of Uses: This category accommodates the mix of residential, commercial, light industrial/manufacturing, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted as well as residential uses found in or otherwise desirable in downtown areas.

Density: The maximum density is 40 du/ net buildable acre where the maximum of 40 units per buildable acre is permitted in the "core area" of the district which is defined as that portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall be a maximum density of 12 du/ net buildable area unless granted a conditional use permit to develop up to 40 units per net buildable acre. The minimum density within the "core area" of the CBD is 6 du/ net buildable acre except where existing conditions require less than the minimum.

Intensity Range: up to 3.0 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated CBD. For the mixed land use category CBD, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial/Office: 50% - 80% of total CBD building square footage Residential: 20% - 60% of total CBD building square footage Institutional: 5% - 15% of total CBD building square footage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially, commercially, or as an institutional use provided that all applicable criteria set forth herein are met.

Residential / Office Transitional (RT)

This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.

General Range of Uses: This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 55% - 70% of total RT acreage
Commercial/Office: 30% - 45% of total RT acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:
(1) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional

commercial uses in recognition that these areas are impacted by adjacent commercial use and to provide an economic use of property while maintaining their general residential character by:

a. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;
b. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
c. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Commercial / Residential (MCR)

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR acreage
Commercial/Office: 75% - 85% of total MCR acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all

applicable criteria set forth herein are met.

Special Provisions:
(1) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the following conditions:
a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
c. the arterial road frontage contains an existing mix of viable commercial and residential uses;
d. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;
(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Commercial / Industrial (MCI)
This land use designation is intended to provide for development of light manufacturing, distribution, corporate office and related commercial and industrial facilities in select high profile locations and in well planned environments.

General Range of Uses: Uses include light industry and manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high profile locations and in well- planned environments. Outdoor recreation and schools are permitted as well as public and utility services and facilities that are 5 acres or less in size.

Light industry includes warehousing and wholesale distribution, provided that truck access bays and loading operations are effectively screened from view where necessary, truck traffic does not impact local streets, and hours of operation are compatible with adjacent land uses. Light industry also includes those manufacturing, distribution, and associated activities which do not create any noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations.

Maximum Density: Not applicable.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCI. For the mixed land use category MCI, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial: No more than 20% of total MCI acreage
The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop all commercially or all industrially, provided that all applicable criteria set forth herein are met.

Special Provisions:
(1) Future amendments to designate areas as MCI may be permitted in undeveloped areas oriented to major highways and other transportation facilities as determined by market demand, and provided that:

a. Mixed Commercial Industrial areas and developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, and building quality than General Commercial (GC) areas; and
b. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Other Districts
Public and Institutional

~~Agricultural~~

Conservation

Public and Institutional (PI)

This land use designation applies to public and quasi-public properties and other facilities that provide a community service.

General Range of Uses: Uses include school, recreation, and public utility properties and other governmental facilities. Cemeteries are also included in this category.

Maximum Density: Not Applicable

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

~~**Agricultural (AG)**~~
~~This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.~~
~~General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.~~
~~Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below.~~
~~Special Provisions:~~

~~(1) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:~~
~~a. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;~~
~~b. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;~~
~~c. the activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and~~
~~d. excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.~~

Conservation (CON)
This land use designation provides for lands that have environmental sensitivity and significance with the purpose of preserving natural resources in the community.
General Range of Uses: Development within these areas is limited to interpretative features and related facilities for nature study and enjoyment. These related facilities may include nature trails, needed utility services, and shelters. Outdoor recreation facilities may be permitted in disturbed uplands or other non-environmentally sensitive land within the designation.
Intensity Range: up to 0.20 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

EXHIBIT C

CONSERVATION
GOALS, OBJECTIVES AND POLICIES

GOAL CON 1: AIR AND WATER RESOURCES

Promote the attainment and preservation of clean air and water in the Eustis Planning Area.

OBJECTIVE CON 1.1: WATER AND AIR QUALITY

To assist federal, state, regional, and county efforts on an ongoing basis to improve water and air quality within prescribed standards and compliance schedules.

Policy CON 1.1.1: Water Quality Permit Requirements

The City shall continue to mandate that applicants 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, as provided for ~~in the land development review procedures in~~ the Land Development Regulations.

Policy CON 1.1.2: Water Quality Program

The City shall, 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 CON 1.1.3: Growth Control Programs for Invasive Aquatic Weeds

The City shall 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 invasive aquatic weeds in local lakes and waterways.

Policy CON 1.1.4: Floodplains

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

a. Public wastewater service is provided. Alternatively, on-site waste disposal may be used only where it is permittable 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;

~~b. Gross residential density is less than two units per acre;~~

~~c.~~b. Public water service is provided;

~~d.~~c. Wetlands and other designated environmentally sensitive resources are not displaced;

~~e.~~d. Impervious surfaces in a development, including road pavement, are limited ~~to 25 percent~~; and

~~f.~~e. There is no net loss of flood storage capacity.

Policy CON 1.1.5: Lakeshore Development Limitations

The Land Development Regulations shall continue to limit development in areas near lake shorelines, as provided for in the Land Development Regulations~~follows:~~

~~Erosion control plans will be required for all subdivisions and building sites in areas within 400 feet from lake shorelines, including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases.~~

~~No net loss of 100-year flood storage area or wetlands function will be permitted.~~

~~On-site waste disposal methods may be permitted in these areas, [but only within the front yard (the yard furthest from the lake)] provided that soil conditions are acceptable (see Policy CON 2.1.1), no practical connection to a public system can be made, and disposal facilities are placed not closer to the mean high water line of a lake than 100 feet. The 100 ft. setback does not apply to lots that do not have sufficient depth to meet the 100 ft. setback and that were platted and recorded as of July 1, 2010, provided that the on-site disposal facility is located as far as possible from the mean high water line in accordance with the other provisions of this policy.~~

~~Subdivisions having more than 10 lots will be required to install dry lines for future connection to a public sewer system where such connection is scheduled or can be made realistically within five years from preliminary plat approval.~~

~~**Policy CON 1.1.6: Public Sewer Service to High Recharge Areas**~~

~~**The city will continue to implement its phased program to provide public sewer service in high recharge areas, in designated wellhead protection areas, and to developed and developing areas within 400 feet of lake shorelines 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.**~~

Commented [BL2]: Addressed in CON 1.2.7, 1.3.1, 1.3.2

~~**Policy CON 1.1.7: Development Regulation within High Recharge Areas**~~

~~The City shall continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:~~

~~a. 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;~~
~~b. 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; and~~
~~c. On-site waste disposal methods may be used only where permittable 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 are generally identified in Map #12 and Designated Wellhead Protection Areas are generally those set forth in Map #5. Specific site information will determine actual applicability.~~

Policy CON 1.1.8: Air Quality

The City shall coordinate with adjacent municipalities and Lake County to comply with or exceed air quality standards established by the Florida Department of Environmental Protection (FDEP), including the following actions:

a. Through the adopted land development regulations and the development review and approval process, regulate uses to prevent adverse impacts to air quality.
b. Through enforcement of building codes, provide proper ventilation and restrict use of hazardous construction materials

in order to promote safe indoor air quality.

Policy CON 1.1.19: Protection and Replanting of Trees

The City shall maintain provisions in the Land Development Regulations for the protection and replanting of trees on public property as natural air pollution filters in the community.

OBJECTIVE CON 1.2: STORMWATER MANAGEMENT

To take actions on a continuing basis 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.

Policy CON 1.2.1: Drainage Program

As provided for in Policy INT 1.3.6., ~~T~~he City ~~shall~~ will ~~participate~~ coordinate with state and local agencies regarding drainage in existing developed areas. ~~on a continuing basis 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:~~

~~a. Determination of those basins, subbasins, and waterbodies in the Eustis area to be included;~~
~~b. Improvement of existing drainage in unincorporated sections of the planning area; and~~
~~Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.~~

Policy CON 1.2.2: Correction of Existing Drainage Deficiencies

The City will participate, on an ongoing basis, (based on facts and needs determined using the process outlined in Policy CON 1.2.1 above) 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:

a. Establishment of Best Management Practices (BMPs) applicable to existing areas of development and
b. Improvement of facilities as recommended in the 2005 Update to the Master Stormwater Plan and any subsequent updates.

Policy CON 1.2.3: Best Management Practices for Surface Water Quality

The City shall implement Best Management Practices (BMPs) on an ongoing basis 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, the 2005 Update, and any subsequent updates shall include, where appropriate:

a. Reverse berms in areas where existing drainage facilities outlet directly into lakes;
b. Dry retention/detention basins for soils with good percolation;
c. Wet retention/detention basins for soils with high water table characteristics and poor percolation;
d. Construction of roadway swales;
e. Exfiltration trenches;
f. Use of wetland systems;
g. Use of grass inlets;
h. Multi-component sedimentation/filtration retention/detention ponds; and
i. Vegetative swales, landscaped bump-outs, and bio-retention systems

Policy CON 1.2.4: Mitigation of Stormwater Impacts

The City shall on a continuing basis implement a phased multi-year program of improvements needed to mitigate existing runoff impacts 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 CON 1.2.5: LOS Standards for New Development

The City shall adopt level of service (LOS) standards principally applicable to new development as follows:

a. 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.
b. 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.
c. 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.

Policy CON 1.2.6: Requirements for Water Quality Standards for Stormwater Discharge

The City shall adopt 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:

a. 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.
b. 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.
c. 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.
d. 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 CON 1.2.7: Provision of Public Sewer Service to Lake Shoreline Areas

The City shall initiate, in accordance with the final rules resulting from the implementation of the Wekiva Parkway and Preservation Act, and continue to implement a phased program to provide public sewer service to developed and developing areas within 400 feet of lake shorelines 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.

OBJECTIVE CON 1.3: GROUNDWATER PROTECTION

To continue to protect the integrity of groundwater resources in the community through the implementation of design standards (performance and technical) 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.

Policy CON 1.3.1: Development Regulation within Wellhead Protection Areas and High Recharge Areas

The City shall continue to regulate development within designated wellhead protection areas of public water supply wellheads and in high recharge areas as follows:

a. 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;
b. 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~~in areas with central sewer service; and
c. On-site waste disposal methods may be used only where permittable 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 are generally identified in Map #12 and Designated Wellhead Protection Areas are generally those set forth in Map #5. Specific site information will determine actual applicability.

~~The general high recharge areas to which this policy will apply are included as a part of the Future Land Use map series in Map #12 Wekiva Study Area: Most Effective Undeveloped Recharge Areas. These areas 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 generally included as a part of the Future Land Use map series in Map #5 Designated Water Wellhead Protection Areas and accepted by the City of Eustis. Site specific evaluation must verify areas as high recharge or wellhead protection to determine applicability.~~

Policy CON 1.3.2. Public Sewer Service to High Recharge Areas

The city will continue to implement its phased program to provide public sewer service in high recharge areas, and in designated wellhead protection areas, 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.

OBJECTIVE CON 1.4: WATER CONSERVATION

To 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.

Policy CON 1.4.1: Installation of Low Volume Plumbing Fixtures in New and Renovated Buildings

The City shall~~, through the City's Building code,~~ 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 CON 1.4.2: Leak Detection and Correction Program

The City shall, 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 CON 1.4.3: Water Conservation Programs

The City shall, 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 CON 1.4.4: Water Use Rate Structure

The City shall 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 CON 1.4.5: Programs for Recycled Non-Potable Water Sources

The City shall continue to expand programs using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent.

Policy CON 1.4.6 Criteria for Reuse of Stormwater

The City shall~~, by 2015 establish~~ maintain criteria for reuse of stormwater for irrigation purposes and supplementation of reclaimed water.

OBJECTIVE CON 1.5: WEKIVA SPRINGS WATER CONSERVATION/RESOURCES

To conserve water and protect the Wekiva spring system and groundwater and surface water resources of the Wekiva Springs Overlay Protection District.

Policy CON 1.5.1: Landscape Best Management Practices

The City shall require the use of landscaping Best Management Practices as described in *Guidelines for Model Ordinance Language for Protection*

of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes (Florida Department of Environmental Protection, September 2, 2003).

Policy CON 1.5.2: Landscaping at City Facilities

The City shall manage existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles, and Best Management Practices.

Policy CON 1.5.3: Best Management Practices Education

The City shall continue to coordinate with other local governments to develop and maintain programs to educate and encourage homeowners and private land owners to use Best Management Practices to protect natural habitat and to protect the quality and quantity of surface and groundwater resources within the Wekiva Springs Overlay Protection District.

Policy CON 1.5.4: Landscaping and Lawn Care Certification

The City shall encourage homeowners to be responsible in the application of fertilizers and pesticides, especially within the Wekiva Springs Overlay Protection District.

GOAL CON 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 CON 2.1: SOILS

To prevent soil erosion, on an ongoing basis, by recognizing soil limitations for development and requiring the utilization of Best Management Practices (BMPs).

Policy CON 2.1.1: Use of Septic Systems

The City shall continue to regulate the use of septic systems for on-site waste disposal in accordance with Florida Statutes and the requirements of FAC rule 64E 6. On-site sub-surface waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public service is unavailable and not included in the Five-Year Capital Improvements Element at the time of application.

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 permittable by state and local agencies having jurisdiction under Florida Statute.

a. Anclote
b. Manatee
c. Iberia
d. Felda
e. Oklawaha
f. Placid
g. Pelham
h. Ocoee
i. Pompano
j. Iberia and Manatee
k. Anclote and Myakka
l. Swamp
m. Placid and Myakka
n. Emeralda
o. Myakka and Placid
p. Fellowship
q. Brighton
r. Montverde

Policy CON 2.1.2: Erosion Prevention

The City shall continue to provide for, in the Land Development Regulations, standards, site plan review procedures, and Best Management Practices to prevent soil erosion and loss during construction on and occupancy of a site, including provisions which address the following:

a. Density and land coverage in areas having highly erodible soils.
b. Time period between site clearance and initiation of construction standards for tree protection and removal;
c. Time period between completion of construction and replanting, sodding, or seeding the site; and
d. Submittal of soil removal and erosion prevention plans for all major subdivisions and developments, as defined in the Land Development Regulations, including procedures for removal of vegetation, temporary soil stockpiling, and soil stabilization.

OBJECTIVE CON 2.2: MINERAL RESOURCES

To promote, on an ongoing basis, the conservation and commercial use of locally available mineral resources in an environmentally acceptable manner.

Policy CON 2.2.1: Extraction of Mineral Resources

The City may permit the extraction of mineral resources ~~in Agricultural (AG) land use areas~~, provided that:

a. Compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
b. Compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
c. The activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
d. Excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

OBJECTIVE CON 2.3: WETLANDS

To continue to preserve the integrity of locally and regionally significant wetland communities from urban encroachment and degradation through the Land Development Regulations and Best Management Practices.

Policy CON 2.3.1 Wetland Protection

The City shall continue to protect the natural functions provided by wetlands by first directing incompatible uses away from wetlands, and then by requiring conservation easements, setbacks/buffers, and/or mitigation consistent with the Uniform Mitigation Assessment method used by the St. John's River Water Management District.

Policy CON 2.3.2: Wetland Mitigation

The City shall consider wetland alteration with mitigation only as a last resort, and only if the City determines that encroachment in the wetland is the least damaging alternative and no practicable on-site alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions as determined by SJRWMD. Preservation of upland habitat may be considered in certain instances if deemed appropriate by the City but shall not result in a net loss of wetland functions.

Policy CON 2.3.3: Wetland Encroachment

In determining whether an encroachment in the wetland is the least damaging to the wetland and that no practicable on-site (or when in same ownership, adjacent off-site) alternative exists, the City shall evaluate the following:

a. The land use category according to the Future Land Use Map (FLUM) series of the site and surrounding parcels;
b. Alternative designs which could accomplish the purpose of providing a minimal, reasonable, beneficial use including the encroachment on the wetland of such alternative design;
c. The degree of impact to the wetlands; and
d. The quality of the wetland and the wetland functions being served by the area proposed to be encroached upon.
e. The requirements applied by SJRWMD through the permitting process.

Policy CON 2.3.4: Wetland Buffer

The City shall require, for all natural, protected wetlands, an undisturbed upland buffer consistent with SJRWMD requirements, except where exemptions are established by SJRWMD and the Land Development Regulations. The size of the buffer shall vary in proportion to the ecological value of the adjacent wetland. The wetland classes are as follows:

a. Isolated – on-site wetlands entirely isolated hydrologically from off-site wetlands and not considered waters of the state
b. Non-isolated – on-site wetlands that are connected hydrologically to off-site wetlands, but not through permanently standing water
c. Stream or lake – on-site wetlands which are riparian or otherwise connected to off-site wetlands via permanent bodies of water.

The minimum and average size buffers are as follows (except where established exemptions apply):

Type	Average width	Minimum width
Isolated	25 ft.	10 ft.
Non-isolated	35 ft.	15 ft.
Stream/lake	50 ft.	35 ft.

Policy CON 2.3.5 Enforcement

The City shall continue to enforce and apply all special Federal, State, and local provisions that relate to the protection of wetlands and their functions.

OBJECTIVE CON 2.4: WILDLIFE

To protect, on a continuing basis, locally significant habitat for endangered, threatened, and rare species of terrestrial and aquatic animals.

Policy CON 2.4.1: Development Application Requirements

The City shall, on an ongoing basis, require applications for major subdivisions and developments requiring site plan approval to identify locally significant habitat areas potentially impacted by proposed

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

~~Use of some Florida Friendly vegetation in landscape plans and limitations on tree removal in accordance with the City's landscape and tree protection regulations and the minimum open space standards set forth under Objective 1.4 of the Recreation and Open Space Element;~~

~~Minimum setbacks for land clearing and building construction activities from high water lines of lakes and waterways; and~~

~~Retention of some native vegetation and open space for habitat maintenance and wildlife corridors, in accordance with policies under Objective 1.4 of the Recreation and Open Space Element.~~

Commented [BL3]: Addressed in the Land Development Regulations and other Elements.

OBJECTIVE CON 2.5: OPEN SPACE/ENVIRONMENTAL PROTECTION

To conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Recreation and Open Space elements.

Policy CON 2.5.1: Required Open Space

The City shall establish minimum open space standards by limiting the amount of impervious coverage for each future land use designation, where applicable, through the Future Land Use Element Appendix.

Policy CON 2.5.2: Reservation and Maintenance of Open Space

The City shall allow clustering of development in subdivisions or developments ~~exceeding 5 acres in size~~ to provide for the reservation and maintenance of common open spaces.

Policy CON 2.5.3: Open Space Maintenance

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

a. Public recreational opportunities are lacking and the site is well located to meet local needs based on adopted levels of service;

b. The site is accessible for both public use and maintenance;
c. Public access to and use of the site will be compatible with the proposed development and surrounding land uses; and
d. Funding can be accommodated within normal budgeting processes and limitations and insurance liabilities are maintained within reasonable limits.

Policy CON 2.5.4: Acquisition of Open Space

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:

a. 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;
b. Requirements of the Land Development Regulations provide insufficient protection; or
c. Grants are available to help defray acquisition costs.

Policy CON 2.5.5: Protection of Environmentally Sensitive Areas

The City shall, on an ongoing basis, undertake efforts to protect designated environmentally sensitive areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

Policy CON 2.5.6: Intergovernmental Coordination

The City shall coordinate with Lake County and other jurisdictions to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

OBJECTIVE CON 2.6: LAND ACQUISITION

To support public land acquisition within the Wekiva Springs Overlay Protection District to protect and preserve through acquisition and management most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

Policy CON 2.6.1: Acquisition Partnerships

The City shall support funding opportunities and partnerships with state agencies and local governments through programs such as the Florida Communities Trust to acquire lands for preservation within the Wekiva Springs Overlay Protection District including, but not limited to, karst features, habitat, corridors for wildlife movement, and most effective recharge areas. Both fee-simple acquisition of environmentally-sensitive land and less-than-fee simple conservation easements should be considered.

Policy CON 2.6.2: Wildlife Corridors and Greenways

The City shall coordinate with pertinent state and regional land acquisition and wildlife agencies to identify natural greenways and wildlife corridors to link public parks, preservation areas, and similar areas for aquifer recharge, conservation and habitat preservation purposes.

GOAL CON 3: EFFICIENT DESIGN FOR THE BUILT ENVIRONMENT

Minimize the effects of urban development on the natural resources of the City, and to the regional environment.

OBJECTIVE CON 3.1: Efficient Design and Sustainable Techniques

To continue to review and update policies, codes and practices to provide guidance for new development to utilize worthwhile sustainable techniques, measures and materials as appropriate.

Policy CON 3.1.1: Incentives for Conservation Certified Projects

The City shall continue to provide incentives for energy efficient development as provided in the Land Development Code as detailed in Policy FLU 1.1.4 ~~and shall review the Land Development Regulations as a part of monitoring the effectiveness of the Comprehensive Plan to determine if there are additional opportunities for development incentives that can be provided for projects that participate in energy efficient development programs.~~

Policy CON 3.1.2: Existing Efficient Design at the Site Planning Scale

As provided for in the Future Land Use Element, ~~T~~the City shall continue to

support and require efficient design concepts as a part of the site plan review and approval process through the City's Land Development Regulations. ~~that:~~

~~Allow a mix of high density and intensity uses on development sites within the Central Business District;~~
~~Reduce fertilizers in urban landscapes through urban-scape requirements;~~
~~Require Florida Friendly Landscaping;~~
~~Encourage and protect the City's connected street network of small streets through the establishment of block standards for urban design districts; and~~
~~Protect water quality.~~

Policy CON 3.1.3 City Projects

The City, in its public development projects, will utilize worthwhile sustainable techniques, measures and materials as appropriate.

EXHIBIT D

ECONOMIC DEVELOPMENT
GOALS, OBJECTIVES AND POLICIES

GOAL ECD 1: ECONOMIC DEVELOPMENT
Promote a healthy and growing local employment and tax base in terms of new job opportunities provided, wages paid and revenues generated.

OBJECTIVE ECD 1.1: TARGET INDUSTRIES
To provide an environment favorable for the development of new target industries within the City.

Policy ECD 1.1.1: **Industrial Development**
The City shall continue to provide locations for industrial development on the Future Land Use Map, consistent with the standards and provisions for each district as defined in the Future Land Use Appendix.

Policy ECD 1.1.2: **Land Development Regulations Standards**
The City shall continue to ensure that Land Development Regulations standards regarding industrial development are contextually appropriate and do not place onerous site standards on new industrial development.

Policy ECD 1.1.3: **Coordination with the ~~Economic Development Commission of Mid-Florida~~Orlando Economic Partnership**
The City shall maintain regular communications with the ~~Economic Development Commission of Mid-Florida~~ Orlando Economic Partnership to promote the Eustis area as a location for industrial development.

Policy ECD 1.1.4: **Coordination with Local Economic Development Organizations**
The City shall maintain regular communications with the ~~WAGES (Work and Gain Economic Self-sufficiency) board serving Lake County~~, Lake Technical College, the Lake County Agency for Economic Prosperity ~~Development Office,~~ and Lake-Sumter State College to ensure that labor force skills and training programs are relevant to local economic development needs and opportunities.

OBJECTIVE ECD 1.2: DOWNTOWN EUSTIS
To promote the continued development and redevelopment of Downtown Eustis, consistent with the adopted ~~City of Eustis~~ Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan.

Policy ECD 1.2.1: **Land Development Regulations Standards**
The City shall ensure that the Land Development Regulations promote investments in the Downtown and do not create significant regulatory impediments to redevelopment and infill projects.

Policy ECD 1.2.2: **Walkability and Beautification**
The City shall continue to pursue projects that enhance the beauty and walkability of the Eustis Downtown through streetscaping projects such as the addition of street trees, sidewalks, bike lanes, on-street parking, improved crosswalks, and Florida Friendly plantings.

Policy ECD 1.2.3: **Land Acquisition**
The City may consider programs for purchasing key downtown parcels for economic development, redevelopment, and/or housing.

Policy ECD 1.2.4: **Downtown Signage**
The City shall maintain a cohesive wayfinding and signage Master Plan for the Downtown area.

OBJECTIVE ECD 1.3: EUSTIS COMMUNITY REDEVELOPMENT AGENCY
To coordinate economic development efforts by the City with the Community Redevelopment Agency.

Policy ECD 1.3.1: **CRA Master Plan**
The City shall consider the specific action items in the Downtown ~~Eustis Master Plan~~ and East Town Community Redevelopment Area 2016 Redevelopment ~~Eustis CRA Master~~ Plan when reviewing applications for redevelopment, site plans, or amendments to the Future Land Use Map within the CRA.

Policy ECD 1.3.2: **CRA Plan Implementation**
The City shall ~~coordinate with the CRA in implementing a CRA Strategic Action Plan joining the needs of the Downtown and eastern portions of the CRA.~~
Incorporate goals and objectives of the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan into the City's Strategic Plan.

Policy ECD 1.3.3: **Infrastructure Coordination**
The City shall coordinate with the CRA in developing updates to the City's Five-Year Capital Improvements Plan.

EXHIBIT E

HOUSING ELEMENT
GOALS OBJECTIVES AND POLICIES

GOAL HSG 1: SAFE AFFORDABLE SANITARY HOUSING
Promote safe, sanitary, and affordable housing to meet current and projected future needs.

OBJECTIVE: HSG 1.1: ADEQUATE AND AFFORDABLE HOUSING
To provide sufficient land and incentives and take other actions necessary to accommodate and facilitate construction of housing to meet projected demand and to accommodate the needs of the various household types and income groups characteristic of the city and planning area.

Policy HSG 1.1.1: **Future Land Use**
The City shall maintain land use classifications and density criteria to accommodate the varying housing needs of the community, as provided for in the Future Land Use Element Appendix.

Policy HSG 1.1.2: **Land Development Regulations**
The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space.

Policy HSG 1.1.3: **Future Permit Placement**
The City shall continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable building codes and federal and state regulations and standards.~~, provided that:~~
~~All such housing is attached to foundations as in the case of conventional site-built construction and~~
~~All such housing otherwise meets lot, yard, and related requirements for the residential classification as set forth in the Land Development Regulations.~~

Policy HSG 1.1.4: **Energy Efficiency**
The City shall encourage construction methods, materials, and appliances that minimize energy and water consumption, limit or eliminate the use of toxic materials and reduce waste in housing construction to help reduce the overall cost of home maintenance and operation. As provided for in FLU 1.1.4 ~~T~~the City ~~shall~~ may participate in green residential programs~~, which may include:~~

~~Retrofit for Energy and Environmental Performance program (REEP)~~

~~State Energy and Environment Development program (SEED)~~

~~Federal Weatherization Assistance Program~~

~~Multifamily Housing Energy Efficiency Grant Program~~

~~Leadership in Energy Efficient Design (LEED)~~

~~Energy Star~~

~~Water Star~~

OBJECTIVE HSG 1.2: SUBSTANDARD HOUSING
To eliminate substandard housing within the City while providing relocation assistance to displaced persons.

Policy HSG 1.2.1: **Code Enforcement**
The City shall continue to carry out systematic code enforcement activities to condemn and clear substandard structures which are beyond reasonable rehabilitation, based on the provisions of City Ordinances dealing with unsafe structures and minimum conditions for habitation.

Policy HSG 1.2.2: **City Code Enforcement Displaced Residents**
Where residents are displaced by city code enforcement activities or other local public actions, the City shall assist residents as follows in seeking standard housing in the community:

~~c.~~a. Provide adequate notification of public action to owners and occupants;
~~d.~~b. Maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same; and
~~e.~~c. Utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community.

OBJECTIVE HSG 1.3: DISADVANTAGED POPULATIONS
To provide housing opportunities commensurate with identified needs and available resources for individuals and families having physical, economic or other limitations or who require assistance, care, or supervision through the following policies and implementing regulations and programs.

Policy HSG 1.3.1: **Permit Group Homes and Foster Care Facilities**
The City shall continue to permit group homes and foster care facilities in residential areas, and through the Land Development Regulations, provide minimum standards designed to limit impacts to other residential uses~~, including those with respect to:~~

~~Spacing between similar uses as allowed by statute or common practice;~~
~~Signs;~~
~~Off-street parking; and~~
~~Buffering of adjacent residential uses.~~

Policy HSG 1.3.2: **High Density Residential Development**
The City shall continue to allow higher density residential development as one way to reduce per-unit costs.

Policy HSG 1.3.3: **Extremely Low, Low and Moderate Income Housing Funding**
The City shall continue to pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs of extremely low-, low-, and moderate-income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:
~~f.~~d. SAIL;
~~g.~~e. Section 8;
~~h.~~f. Rental Rehabilitation;
~~i.~~g. Weatherization; and
~~j.~~h. Section 202.
~~k.~~i. Community Development Block Grants
~~l.~~j. HOPE VI

OBJECTIVE HSG 1.4: NEIGHBORHOOD ENVIRONMENT
To take actions to conserve and rehabilitate standard and deteriorating housing in the community and to improve living conditions in residential neighborhoods.

Policy HSG 1.4.1: **Repair and Upgrade Funding**
The City shall monitor, apply for, and utilize available federal and state funding programs to repair and upgrade residential properties to meet minimum applicable construction and sanitary standards.

Policy HSG 1.4.2: **Housing Conservation**
The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

OBJECTIVE HSG 1.5: HISTORIC HOUSING
To preserve historically significant housing in the community.

Policy HSG 1.5.1: **Maintain Historic Character**
The City shall maintain or improve the character of designated historic properties and areas by implementing the Historic Preservation Ordinance. ~~means of economic incentives or disincentives which:~~

~~m. Selectively allow non-residential use of existing residential structures, such as provided for in the RT designation in the Future Land Use Element;~~

~~n. Limit building conversions which would alter the character of the property;~~

~~o. Promote infill construction compatible with adjacent properties or the area in general;~~

~~Limit or regulate off-street parking to be compatible with adjacent properties or the area in general.~~

OBJECTIVE HSG 1.6: HOUSING IMPLEMENTATION
To pursue available means, including federal and state grants and its local regulatory authority to implement housing needs and activities.

Policy HSG 1.6.1: **Nonprofit Technical Assistance**
The city shall provide technical assistance to private, nonprofit, and other entities wishing to participate in meeting local housing needs~~, such assistance being related to applications for funds, development permitting, and/or use of Eustis Housing Authority resources and procedures to qualify residents.~~

Policy HSG 1.6.2: **Affordable Housing**
The city shall facilitate provision of infill and affordable housing by making a percentage of the City-owned residential parcels available for residential construction and utilization to Habitat for Humanity and similar not for profit organizations at no cost and to private parties at minimal cost.

OBJECTIVE HSG 1.7: RELOCATION
To provide for the relocation of residents when City actions, such as the acquisition and clearance of property for construction of public facilities, result in the displacement of residents.

~~**Policy HSG 1.7.1:** **Involuntary Relocation**~~
~~The City shall minimize involuntary relocation by the removal of only those~~

~~units which satisfy one or more of the following criteria:~~
~~p. An imminent health or safety threat to occupants;~~
~~q. Vacant; and~~
~~r. Beyond the reasonable cost of rehabilitation.~~

Policy HSG 1.7.2: **Displacement Compensation**
The City shall compensate owners and occupants according to applicable state requirements and, prior to displacement, assist occupants in seeking standard housing in the community in the manner provided in Policy HSG 1.2.2 of this element.

EXHIBIT F

INTERGOVERNMENTAL COORDINATION
GOALS, OBJECTIVES AND POLICIES

GOAL 1: INTERGOVERNMENTAL COORDINATION
Promote adequate coordination among local governments in the Eustis area and with other public agencies on all matters of mutual interest.

OBJECTIVE INT 1.1: LAND USE AND DEVELOPMENT
To coordinate with adjacent local governments on mutual land use and development issues.

Policy INT 1.1.1: Dispute Resolution Process

The City shall use the dispute resolution process prescribed in Section 186.509, Florida Statutes, if or when conflicts of purpose among jurisdictions cannot be resolved locally.

~~**Policy INT 1.1.2: Joint Process**~~
~~The City shall continue to observe and uphold the requirements of the inter-local agreement executed between the City and Lake County School Board to establish joint processes for collaborative planning and decision-making. The joint processes included in the agreement include:~~
~~s. Population projections;~~
~~t. Public school siting;~~
~~u. The location and extension of public facilities subject to concurrency; and~~
~~v. The siting of facilities with countywide significance, including locally unwanted land uses.~~

Policy INT 1.1.3: Joint Planning Agreement with Lake County
The City shall continue to observe the joint planning area agreement with Lake County. ~~which includes provisions regarding the possibility of joint infrastructure service areas and a statement from the county that it will not encourage the incorporation of any new municipalities within the Eustis Planning Area.~~

Policy INT 1.1.4: Amending the Joint Planning Agreement with Lake County
The City shall amend the joint planning agreement with Lake County as necessary to update the location of public utility facilities.

Policy INT 1.1.5 Level of Service Standards
The City shall continue to coordinate level-of-service standards and the impacts of development proposed in this plan upon adjacent cities, the

county, the region and the State.

OBJECTIVE INT 1.2: TRANSPORTATION
To coordinate with adjacent local governments, the Lake-Sumter MPO and the Florida Department of Transportation on transportation mobility and transportation service issues according to the specific policies listed below.

Policy INT 1.2.1: **Transportation Performance Standards**
The City and County shall ~~take actions to~~ coordinate transportation needs ~~and land use activities, where transportation performance standards adopted by the city are different from those adopted by Lake County~~ for county-maintained roads in unincorporated sections of the Eustis Planning Area.

Policy INT 1.2.2: **Five-Year Work Program**
The City shall continue to meet with the Florida Department of Transportation, Lake County, the Lake-Sumter MPO and adjacent municipal jurisdictions annually to ensure that the FDOT Five-Year Work Program adequately reflects local needs.

Policy INT 1.2.3: **Regional Bicycle and Trails Network**
The City shall coordinate with the Lake-Sumter MPO in implementing the regional bicycle and trails network identified in its 2035 Long-Range Plan and any subsequent updates.

Policy INT 1.2.4: **Regional Mass Transit Systems**
The City shall coordinate with the Lake-Sumter MPO and Lake Xpress in implementing the regional transit systems plan identified in the MPO's 2035 Long Range Plan and any subsequent updates.

Policy INT 1.2.5: **Transportation Impact Fees**
The City shall coordinate with Lake County in implementing a transportation impact fee system to support mobility improvements consistent with the City's vision.

OBJECTIVE INT 1.3: UTILITIES

To continue to coordinate with adjacent local governments and federal, state, and regional agencies on issues related to provision of urban services and conservation and protection of natural resources which supply urban needs including local and regional water supply plans, according to the specific policies listed below:

Policy INT 1.3.1: **Ten-Year Water Supply Plan**
The City will implement the Ten-Year Water Supply Plan Update adopted February 2010; will coordinate with SJRWMD and local governments to identify potable water supply, infrastructure and facility projects; potable water sources; and estimated project costs; and will provide five-year updates within one year of the District's regional water supply plan update.

Policy INT 1.3.2: **Water Management District Coordination**
The City will coordinate with SJRWMD in evaluating alternative sources of providing potable water and will participate in the development of updates to the SJRWMD Water Supply Plan and other initiatives that affect the City.

Policy INT 1.3.3: Water Supply Project Selection
The City will work with other jurisdictions to consider the feasibility of interconnecting alternative water supply facilities and in the evaluation of alternative water supply sources.

Policy INT 1.3.4: **Water Conservation Programs Coordination**
The City shall 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 INT 1.3.5 **Interlocal Agreements**
The City shall continue to coordinate with Lake County and other municipalities in water supply planning ~~and shall observe, support and uphold the requirements of the interlocal agreements with Lake County, Mount Dora and other relevant entities for the efficient planning of water resources and services~~.

Policy INT 1.3.6: **Intergovernmental Coordination**
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 includes:

a. Determination of those basins, sub-basins, and water bodies in the Eustis area to be included; and
b. ~~Improvement of existing drainage in unincorporated sections of the planning area; and~~

c. Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.
d. Identification of funding sources; and
e. Establishment of stormwater recharge and supplemental stormwater irrigation to meet the requirements of the Wekiva Parkway and Protection Act; and
f. Coordination and work with area entities toward joint planning agreements to facilitate the planning and implementation of regional projects.

Policy INT 1.3.7: **Mitigating Existing Impacts**
The City shall implement a phased multi-year program of stormwater improvements needed to mitigate existing runoff impacts and remedy existing deficiencies, 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 INT 1.3.8: **Disposal Coordination**
The City shall coordinate with Lake County 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.

Policy INT 1.3.9: **Used Oil and Battery Collection**
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.

OBJECTIVE INT 1.4: NATURAL AND HISTORIC RESOURCES

To coordinate with adjacent local governments and federal, state, and regional agencies on issues related to protection and conservation of local natural and historical resources according to the specific policies listed below.

Policy INT 1.4.1: **Water Quality Requirements**
The land development review procedures in tThe City's Land Development Regulations shall continue to mandate that applicants first meet all address applicable permit requirements relating to water quality, including those of the St. Johns River Water Management District and Florida Department of Environmental Protection.

Policy INT 1.4.3: **Mapping Environmentally Sensitive Lands**

The City shall continue to coordinate with Lake County regarding policies on environmentally sensitive lands~~, as provided for in the Lake County Conservation Element~~. The City's Land Development Regulations ~~shall~~ continue to regulate these areas through one or more of the following approaches:

~~w. Adopt by reference county regulations and procedures relating to matters not covered by city regulations;~~

~~x.~~k. Utilize the general information presented in this element, the Conservation Element, and the Future Land Use Element as a basis for development review; and

~~y.~~l. Require applications for development ~~of specified types and sizes~~within the Wekiva Study Area to include information on these environmental resources, including assessments of impacts and plans for avoidance or mitigation.

Policy INT 1.4.5: **Historical Resources**

The City shall provide ongoing affirmational support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.

Policy INT 1.4.6: **National Register of Historic Resources**

~~The City shall first invite comment by the Florida Division of Historical Resources and the City's Historic Review Board before rendering a decision on the application, w~~Where an application for development may involve the removal~~, alteration, or reuse~~ of a historic structure listed on the National Register, the City shall first invite comment by the Florida Trust for Historic Preservation and the City's Historic Preservation Board before rendering a decision on the application..~~.~~

OBJECTIVE INT 1.5: RECREATION AND OPEN SPACE

To coordinate with adjacent local governments and other public providers on issues relating to provision of recreation services and facilities and preservation of open space, according to the specific policies listed below.

Policy INT 1.5.1: **Inventory of Public Water Access Points**

The City shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and continue to develop and improve 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.~~

OBJECTIVE INT 1.6: HOUSING AND REDEVELOPMENT
To coordinate with adjacent local governments and federal and state agencies on issues relating to delivery of affordable housing and urban revitalization and redevelopment, according to the specific policies listed below.

Policy INT 1.6.1: **Coordination with Housing Needs**
As provided for in the Housing Element, t~~T~~he City shall continue to pursue ~~directly or through the Eustis Housing Authority and/or agencies of Lake County,~~ available federal and state funds to help meet the projected housing needs of very low-, low-, and moderate-income families and elderly households~~, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:~~
~~SAIL;~~
~~Section 8;~~
~~Rental Rehabilitation;~~
~~Weatherization; and~~
~~Section 202.~~
~~Community Development Block Grants~~
~~HOPE VI~~

Policy INT 1.6.2: **Consult Federal and State Housing Agencies**
The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities~~, such criteria to consider cost of repair versus economic value and health and safety issues, among others.~~

~~**OBJECTIVE INT 1.7: PUBLIC SCHOOL FACILITIES**~~
~~To coordinate and fully cooperate with the Lake County School Board as needed to coordinate planning activities and maximize the use of available public facilities.~~

~~**Policy INT 1.7.1:** **Use of School Facilities by the City**~~
~~The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to~~

~~determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.~~

~~**Policy INT 1.7.2: Recreation Facilities for the County**~~
~~The City shall coordinate with the Lake County School Board and Lake County to identify opportunities to integrate recreation facilities at school property into the recreation system for Lake County.~~

~~**Policy INT 1.7.3:** Shared Use Facilities~~
~~The City shall coordinate with the Lake County School Board, Lake County and other governmental units to discuss shared-use opportunities for school facilities to be made available for public meetings and other public use when they are not being used for their primary purpose.~~

OBJECTIVE INT 1.8: PUBLIC SCHOOL FACILITIES
To abide by and enforce the interlocal agreement between the city and school board to require cooperation in terms of population projections and school siting.

Policy INT 1.1.2: Interlocal Agreement
The City shall continue to observe and uphold the requirements of the inter-local agreement executed between the City and Lake County School Board to establish joint processes for collaborative planning and decision-making. The joint processes included in the agreement include:
m. Population projections;
n. Public school siting;
o. The location and extension of public facilities subject to concurrency; and
p. The siting of facilities with countywide significance, including locally unwanted land uses.

Policy INT 1.8.1: Annual Reporting for facilities and population projections
The school board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

Policy INT 1.8.2: School Board Planning
The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy INT 1.8.3: Land Use Plan Amendments
The City shall provide to the school board all applications for land use plan amendments that have the potential of increasing residential density and

that may affect student enrollment, enrollment projections, or school facilities.

Policy INT 1.8.4: **School Board Member Local Planning Agency**
The City shall allow a member of the school board to sit on the local planning agency and comment on proposals that have the potential to increase density.

Policy INT 1.8.5: **Lake County Educational Concurrency Review Committee**
The City shall take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually, but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.

Policy INT 1.8.6: **The Joint Staff School Concurrency Review Group**
The City shall take part in the Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between the City and the Lake County School Board, to discuss issues concerning school planning. ~~These issues shall include, but not be limited to, land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access.~~ The School Board staff shall be responsible for making meeting arrangements.

OBJECTIVE INT 1.9: INTERGOVERNMENTAL COORDINATION WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT
To coordinate with other local governments located in the Wekiva Springs Overlay Protection District to ensure a consistent approach to springs, springshed, and aquifer protection.

Policy INT 1.9.1: **Cooperation with Local Governments and Agencies**
The City shall coordinate with local governments and regulatory agencies within the Wekiva Springs Overlay Protection District regarding land development regulations, stormwater management, and other matters that impact the springs and springshed.

Policy INT 1.9.2: **Water Resource and Supply Planning**
The City shall pursue joint strategies with the SJRWMD and local governments within the Wekiva Springs Overlay Protection District for protection of water resources through water supply planning, specifically addressing identification and use of alternative water sources. ~~Development shall occur only when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water sources, or natural systems.~~

Policy INT 1.9.3: **Joint Land Acquisition Strategies**
Where possible, t~~T~~he City shall pursue joint strategies with local governments within the Wekiva Springs Overlay Protection District regarding land acquisition efforts and conservation easements for protection of water resources, environmentally sensitive lands and open spaces.

OBJECTIVE INT 1.10: WASTEWATER TREATMENT COORDINATION
To coordinate with the Department of Health regarding on-site sewerage treatment and disposal systems located in the Wekiva Springs Overlay Protection District to ensure a coordinated approach to the provision of wastewater treatment.

Policy INT 1.10.1: **On-site Sewage Treatment and Disposal Systems**
The City shall coordinate with the county health department regarding the owners of on-site sewerage treatment and disposal systems that will be required to connect to central sewer facilities, and owners of on-site sewerage treatment and disposal systems that will remain, including those that require a department of health permit or permit modification, because of failing systems or systems requiring major repairs.

Policy INT 1.10.2: **Notification of Central Sewer Availability**

The City shall coordinate with providers of public and private sewer systems regarding the process for notification of existing owners of the availability of central sewer facilities.

EXHIBIT G

RECREATION AND OPEN SPACE
GOALS, OBJECTIVES AND POLICIES

GOAL REC 1: OPEN SPACE FOR RECREATIONAL USE
Ensure adequate open space for recreational use by all citizens and conservation of natural amenities.

OBJECTIVE REC 1.1: FACILITIES
To provide recreational facilities in accordance with current and projected demand.

Policy REC 1.1.1: **Recreation Level of Service Standards**
The City's recreation level of service standards reflect 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 REC 1.1.2: **Recreation Level of Service Standards**
The City's recommended recreation level of service standards for certain classes of parks and recreation sites are as follows:

Table 1: Recreation Level of Service Standards

Class	Service Area	Standard
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 REC 1.1.3: **Neighborhood Parks Improvements**
The City shall use the level of service standards 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:

~~z.~~q. Shuffleboard court;
~~aa.~~r. Basketball court;
~~bb.~~s. Tennis court;
~~cc.~~t. Multi-purpose field;
~~dd.~~u. Picnic area with tables;
~~ee.~~v. Children's play equipment area; and
~~ff.~~w. Open area for passive use.

Community parks may include larger quantities of the facilities in the previous list plus the following facilities as appropriate:

~~gg.~~x. Community building;
~~hh.~~y. Baseball and softball fields;
~~ii.~~z. Swimming pool; and
~~jj.~~aa. Fishing pier.

Policy REC 1.1.4: **Parks and Recreation Funding Program**
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.

Policy REC 1.1.5: **Parks Master Plan & Bicycle and Pedestrian Master Plan**
The City shall develop a Parks Master Plan by the year 2035. The City shall develop a City-wide Bicycle and Pedestrian Master Plan by ~~July 2011~~the year 2035. This Master Plan will address local circulation via sidewalks, trails and bikeways to connect the City's downtown, neighborhoods, parks, and environmental features. The plan shall build on the Future Network – Bicycle and Trail Plan illustrated in Transportation Map #12, the Lake-Sumter MPO Greenways and Trail Plan, the Downtown and East Town Community Redevelopment Area Plan~~, and the East CRA Master Plan.~~

Policy REC 1.1.6: **Private Recreation Connections**
The City shall encourage private residential subdivisions to provide bicycle

and pedestrian connections to the City's planned and existing trail system.

Policy REC 1.1.7: Local Recreation Preferences
The City shall make use of citizen surveys or other methods to ensure that the parks and recreation facilities provided by the City reflect the local preferences and needs for such facilities.

OBJECTIVE REC 1.2: ACCESS
To make recreational facilities and important open space resources available to and accessible by the general public, including the physically impaired and economically disadvantaged.

Policy REC 1.2.1: Acquisition of Recreation Sites
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 REC 1.2.2: Access to Recreational Facilities for the Physically Handicapped
The City shall require that new recreational facilities are designed to facilitate access by the physically handicapped.

Policy REC 1.2.3: Special Programs
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 posted in key locations around the community. The City shall seek outside funding support to assist in paying for these programs.

Policy REC 1.2.4: Urban Waterfront Park
The City shall ~~consider public access rights and development of an urban waterfront park along the~~ maintain Ferran Park, the urban waterfront park along the Lake Eustis shoreline to serve as a catalyst for economic growth and revitalization in downtown Eustis.

Policy REC 1.2.5: Water Access Facilities Planning
The City shall cooperate with Lake County and the Lake County Water

Authority in preparing an inventory of existing public water access points and shall continue to develop and improve 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 REC 1.2.6: **Provision of Bicycle Racks and/or Storage Facilities**
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 REC 1.2.7: **Listing and Map of Recreational Sites and Facilities**
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 REC 1.3: PUBLIC-PRIVATE COORDINATION
To provide for ongoing coordination of public and private resources to meet recreational demands of City residents.

Policy REC 1.3.1: **Opportunities for Joint Public/Private Development and/or Use of Existing and Potential Recreation Facilities**
The City staff shall continue to meet with private providers in the Eustis area and Lake County recreation officials on future 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 REC 1.4: OPEN SPACE

The City will continue t~~T~~o conserve open space ~~in the Eustis Planning Area~~ for passive recreation use and natural beauty, and acquire open space to protect sensitive environmental resources ~~consistent with the Future Land Use and Conservation elements~~.

~~**Policy REC 1.4.1: Required Open Space**~~

The City shall establish maximum impervious surface percentages for each future land use designation, where applicable, through the Future Land Use Element Appendix and require certain open space standards for specific areas within the Wekiva Study Area.

Policy REC 1.4.2: Clustering of Development in Subdivisions

The City shall allow clustering of development in subdivisions or developments exceeding 5 acres in size to provide for the reservation and maintenance of common open spaces.

Policy REC 1.4.3: Open Space Maintenance

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

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

Commented [BL4]: Duplicative language; addressed in conservation element.

Policy REC 1.4.4: Acquisition of Open Space

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; and

Grants are available to help defray acquisition costs.

Policy REC 1.4.5: City Protection of Environmentally Sensitive Areas

The City shall, on an ongoing basis, undertake efforts to protect all designated environmentally sensitive areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

EXHIBIT H

TRANSPORTATION
GOALS, OBJECTIVES AND POLICIES

GOAL TRA 1: SYSTEMS FRAMEWORK
Implement a transportation systems framework based upon principles that will:

- **Promote diversified economic development;**
- **Protect and enhance residential neighborhoods;**
- **Ensure adequate services and facilities to serve new and existing development;**
- **Discourage urban sprawl;**
- **Preserve and protect natural resources; and**
- **Respect private property rights.**

OBJECTIVE TRA 1.1: LAND USE AND TRANSPORTATION COORDINATION
To enforce land use, design and transportation policies, standards and regulations that coordinate the existing and future transportation infrastructure with land uses shown in the Future Land Use map exhibit and that encourage development patterns consistent with the City's various design districts.

Policy TRA 1.1.1: **Consistency with Future Land Use Element**
The City shall coordinate the development of new transportation regulations, policies, standards, and plans with the Future Land Use element. The City will also consider both the Transportation Element and the Future Land Use Element when evaluating all development proposals.

Policy TRA 1.1.2: **Transportation and Development Patterns**
To discourage urban sprawl and to maximize the use of existing transportation infrastructure, the City shall implement regulations within the Land Development Code consistent with the development patterns identified in FLU 1.2.4. ~~that encourage a high density mix of uses in specific areas of the City. Those areas are identified in the development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. The City shall adopt and enforce policies, standards and regulations which relate the design and function of roadways and modes of transportation to the type, size and location of the land uses within each development pattern as prescribed by the City's Land Development Code. The high-density mix of uses is specified for the suburban and urban centers such as the Central Business District where the mobility system supports multiple modes of travel.~~

~~The City's designated land use development patterns are as follows:~~

~~Urban Areas. Urban development pattern areas provide for the highest allowable densities within the City and include the existing Central Business District. The minimum and maximum residential and nonresidential densities within these areas are designed to support transit service. Through the existing Community Redevelopment Agency (CRA), the City provides infrastructure improvements and encourages the accommodation of future growth through redevelopment within the urban area. Pedestrian-oriented land use and transportation improvements shall be required throughout the urban development pattern area and implemented through CRA activities and Land Development Code standards addressing mix of uses, pedestrian facilities, site design, maximum block size, and street connectivity.~~

~~b. Suburban Areas. Suburban development pattern areas rely primarily on a pattern of residential development designed to provide for pedestrian and bicycle connections between neighborhoods and between residential and non-residential land uses. Non-residential uses are located primarily on corridors and within multi-use districts. Pedestrian-oriented development within suburban centers will be achieved through Land Development Code regulations addressing mix of uses, pedestrian facilities, site design, block structure requirements, and street connectivity.~~

~~c. Rural Areas. Rural development pattern areas provide for the lowest allowable densities within the City, relying primarily on a pattern of clustered residential development that provides substantive open space that serves to preserve and enhance the rural viewshed and character of the community. Non residential uses are primarily located in centers and may contain a mix of uses.~~

Policy TRA 1.1.3: **Roadway Improvements and Land Use Amendments**
The City shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods.

OBJECTIVE TRA 1.2: PROMOTE ECONOMIC DEVELOPMENT
To promote a safe, efficient and livable transportation system that provides for mobility to support the City of Eustis' continued economic development.

Policy TRA 1.2.1: **Right of Way Preservation**
The City shall continue to adopt and enforce policies, standards and regulations which specify the City's right-of-way needs. ~~and building setback standards based on the needs identified in the Downtown Plan, the East CRA Master Plan, and other future plans.~~

Policy TRA 1.2.2: **Dedication of Rights-of-Way**
The City shall continue to require as authorized by law, the dedication of rights-of-way ~~and appropriate building setbacks~~ as conditions of approval for all development proposals and subdivision plats.

Policy TRA 1.2.3: **Identification of Future Enhanced Transit Corridors**
The City shall work with appropriate agencies and entities to evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped platted road rights-of-way for potential use as future multi-use corridors and ~~make a determination of consistency of~~ determine if these corridors are consistent with other elements of the Plan.

Policy TRA 1.2.4: **Coordinate Transportation with Other Public Facilities**
As part of the process for the acquisition or development of land for public uses, such as, parks, open space, environmental protection or other public purpose, the City shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

OBJECTIVE TRA 1.3 PROTECT AND ENHANCE RESIDENTIAL NEIGHBORHOODS
To develop and maintain an effective, convenient and economically feasible multi-modal transportation system in its neighborhoods that preserves and strengthens the residential quality of life by providing local accessibility for multiple modes, and provides access to neighborhood developments and attractors.

Policy TRA 1.3.1: **Coordination with Future Land Use Element**
The City shall establish and enforce land use, design, and transportation policies, standards and regulations that coordinate the transportation system with the residential and residential-supportive land uses shown on the Future Land Use map exhibit.

Policy TRA 1.3.2: **Discourage Speeding on Residential Streets**
The City shall establish standards for infill and redevelopment projects to discourage high vehicle speeding on adjacent residential streets. This shall be accomplished through appropriate traffic calming methods, such as

gateway treatments, roundabouts, reduced roadway width and turn radii, or other treatments as identified by the City.

Policy TRA 1.3.3: **Travel Between Neighborhoods**
The City shall ensure that existing and new developments are connected wherever feasible by roadways, bicycle and pedestrian systems, and access to transit that encourage travel between neighborhoods without requiring use of the major thoroughfare system.

Policy TRA 1.3.4: **Multimodal Access to Commercial Centers**
The City shall work to establish bicycle and pedestrian systems to provide access to Downtown Eustis and other commercial centers from surrounding residential areas.

OBJECTIVE TRA 1.4: TRANSPORTATION AND ENVIRONMENTAL QUALITY
To support the City's desire to maintain environmental sustainability, conserve energy and natural resources, discourage urban sprawl, and to improve the aesthetic quality of the community through the implementation of the following policies.

Policy TRA1.4.1: **Reducing Travel Demand through Land Use Measures**
The City shall ~~establish and implement policies, standards, and regulations that recommend future development to have land use mix, density and site plan layout/phasing which~~ recognize Future Land Use Element policies that support reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

Policy TRA 1.4.2: **Promotion of Energy Efficient Vehicles and Alternative Fuel Sources**
The City shall establish policies, standards, and regulations that encourage the use of energy efficient vehicles and enable the development of infrastructure systems to support their use by establishing sites for alternative energy fueling stations. Where appropriate, the City shall acquire energy-efficient vehicles as part of its vehicle fleet for police, fire, and maintenance needs.

Policy TRA 1.4.3: **Travel Demand Management**
The City shall establish policies, standards, and regulations that will result in lower vehicle miles traveled (VMT) through travel demand strategies such as telecommuting, ride-sharing, transit use, and employee guaranteed ride home programs.

Policy TRA 1.4.4: **Promoting Non-Motorized Travel**
The City shall establish and enforce policies, standards and regulations within the City's Land Development Regulations that promote pedestrian and bicycle mobility and access, including standards related to street design and connectivity; ~~; standards on building and site design that~~ accommodate non-motorized travel; the provision of bicycle parking; and bicycle and trail access and connectivity.

Policy TRA 1.4.5: **Roadway Speeds**
To facilitate safe pedestrian movement, the City shall work with Lake County and the Florida Department of Transportation to limit posted speed limits within the City to 45 miles per hour or less.

Policy TRA 1.4.6: **Protecting Natural Resources and Environmental Quality**
In the planning, design and construction of transportation improvements, the City shall consider design techniques to mitigate adverse impacts on natural and environmental resources as well as design and operational techniques which can complement adjacent development and enhance the aesthetic quality of the transportation corridor.

Policy TRA 1.4.7: **Enforcement of Environmental Regulations**
In the planning, design and construction of new transportation facilities, the City shall continue to recognize policies in the Conservation Element. ~~enforce policies, standards and regulations which provide for the protection of wetland areas by requiring documented evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of wetland areas as required by environmental regulations.~~

Policy TRA 1.4.8: **Lakeshore Drive Scenic Road**
Lakeshore Drive is hereby designated a scenic road requiring preservation of a two-lane cross section, posting for low-to-moderate travel speeds, limited improvements for bicycle use, and careful regulation of roadside development. The City shall coordinate with Lake County and the Lake-Sumter MPO to establish a consistent functional classification of Urban Local for the Lakeshore Drive/Lake Eustis Drive corridor.

OBJECTIVE TRA 1.5: PROMOTE MULTI-MODAL TRAVEL
To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the City, including travel by automobile, bicycle, walking, and transit.

Policy TRA 1.5.1: Multi-Modal Connectivity

The City shall preserve existing roadway, sidewalk and bicycle system connections, and restore networks that previously were disconnected, where appropriate. In particular, the City shall encourage future redevelopment and development projects to improve street connectivity by developing new local streets with appropriate sidewalk and bicycle facilities, where feasible. Priority shall be given to those proposed roadway connections identified in the ~~Downtown Plan and East CRA Plan~~Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan..

Policy TRA 1.5.2: Align Roadways to Connect to Stub-outs ~~Stub-outs~~ to Adjacent Parcels

~~The City shall ensure that streets in redevelopment areas are designed with stub-outs to connect to abutting undeveloped lands and/or land with redevelopment potential. Provisions for future connections shall be provided in all directions whether the streets are public or private, except where land is undevelopable~~The City shall continue to require joint connectivity and block structure requirements, including stub-outs to adjacent parcels and roadway alignment as provided for in the Land Development Regulations.

~~**Policy TRA 1.5.3: Align Roadways to Connect to Stub-outs**~~

~~The City shall ensure that new development and redevelopment projects align their roadways to connect with the stub-outs provided by adjacent developments.~~

Policy TRA 1.5.34: Citywide Bicycle and Pedestrian Master Plan

The City shall improve mobility through infrastructure improvements to be included in the citywide Bicycle and Pedestrian Master Plan proposed for completion by 2035 as provided for in the Recreation and Open Space Element. ~~completed in 2011. This Master Plan addresses local circulation via sidewalks, trails, and on-street bikeways to connect the City's downtown, neighborhoods, parks and environmental features. The plan builds on the Future Network Bicycle and Trail Plan illustrated in Transportation Map 12, the Lake-Sumter MPO Greenways and Trails Plan, the Downtown Plan, and the East CRA Master Plan.~~

Policy TRA 1.5.45: Demand Response Transit

The City shall work with Lake County to continue to provide demand-response transit service to cater to the transit dependent populations within

the City.

Policy TRA 1.5.~~5~~6: **Evaluate Transit Service Options**
The City shall work with Lake County to monitor and evaluate and, as deemed necessary, implement additional mass transit, paratransit and transportation demand management strategies and programs which support the Future Land Use Element, address the special needs of the service population, and increase the efficiency of transit services. Such strategies and programs may include rail services, intra-city trolley, carpools/vanpools, Park-and-Ride, demand response transit service, parking management, express bus services, transfer stations and increased frequency of bus service.

Policy TRA 1.5.~~7~~6: **Roadway Functional Classification**
The City shall adopt Transportation Map 1 – Roadway Functional Classification System that identifies the existing functional classification for collector and arterial roadways within the City.

Policy TRA 1.5.~~8~~7: **Orange Avenue Functional Classification**
To further the goals of Eustis in improving multi-modal mobility, the City shall continue working with Lake-Sumter MPO to reclassify Orange Avenue (old SR 44) from an arterial to a collector within the City limits.

Policy TRA 1.5.~~9~~8: **Constrained Facilities**
All collector and arterial roadways within the City shall be limited to the maximum number of through lanes shown on Transportation Map 10 - Year 2035 Roadway Number of Lanes. Small-scale modifications such as turn lanes may still be provided as warranted.

Policy TRA 1.5.~~10~~9: **Bicycle and Pedestrian Access to Schools**
In coordination with the Lake County School Board, the City shall work to establish sidewalks, bicycle paths, and/or a network of low-speed neighborhood streets to provide safe and convenient access to all elementary, middle and high schools.

OBJECTIVE TRA 1.6: TRANSPORTATION MOBILITY APPROACH
To support urban infill and redevelopment efforts of the City and to target economic development, job creation, housing, transportation, crime prevention, and neighborhood revitalization and preservation within the City, the City rescinds transportation concurrency for all areas within the City limits .

Policy TRA1.6.1: **Mobility Planning**

The City shall continue to develop integrated land use and transportation planning studies for geographic areas of the city ~~to outline land use, urban design, and transportation strategies that will support multi-modal mobility. This will include implementation of the~~ according to the Future Land Use Element ~~to achieve a higher density mix of uses, developed in a pattern and form that would support multiple modes of travel.~~

Policy TRA 1.6.2: **City Plans that Address Multi-Modal Mobility**

The City shall implement land use and transportation strategies that call for multi-modal mobility within recently completed and adopted city plans, including the ~~City of Eustis Downtown Plan, the City of Eustis East CRA Master Plan, and the revised~~ Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan and Land Development Regulations.

Policy TRA 1.6.3: **Development Review focused on Multi-Modal Mobility**

Through the policies, standards and regulations in the Land Development Regulations, the City shall continue to encourage the provision of multi-modal facilities~~, including new local street connections, sidewalks, transit shelters, bicycle facilities, etc., as part of any development proposals. Such multi-modal facilities will be designed to support the character and requirements of each of the City's development patterns.~~ .

Policy TRA 1.6.4: **Supporting Regional Multi-Modal Plans**

The City shall continue to participate in initiatives to promote regional and local transit, including future expansion plans for LakeXpress, Central Florida Commuter Rail ~~(especially the Orange Blossom Express)~~, and other proposed light rail or bus rapid transit projects (as illustrated in Transportation Map #13, Future Transportation Network-Mass Transit). The City shall continue to participate in the development of the MPO's Long Range Transit Plan and Greenways and Trails Plan, and coordinate with the County and adjacent municipalities in planning for and implementing future bicycle and multi-use trail facilities.

Policy TRA 1.6.5: **Roadway Level of Service Standard**

The City shall adopt a roadway Level of Service standard of E for collector and arterial roadways within the City. The roadway Level of Service shall be measured for daily conditions. In cases where individual roadway segments exceed the Level of Service standard, the available capacity on

parallel corridors within the City shall be included in the evaluation.

Policy TRA 1.6.6: Multi-Modal Transportation Level of Service

The City shall adopt transportation system performance measures to address its multimodal goals for bicycle, pedestrian and transit circulation.

Policy TRA 1.6.7: Refined Roadway Level of Service Analysis Techniques

The City may authorize refined transportation methodologies and techniques to be used in situations where more precise input data and analysis is desired prior to final action associated with development review or transportation infrastructure modifications. Acceptable methodologies and techniques may include, but are not limited to:

- Trip generation studies
- Traffic studies
- Trip characteristics studies
- Travel time/speed/delay studies
- Passer-by and internal trip analysis
- Person trip analysis
- Planning level models
- Traffic operation models
- Intersection analysis
- Corridor/subarea analysis
- Multi-modal analysis

Policy TRA 1.6.8: Multi-Modal Transportation Level of Service Analysis Techniques/Standards

The City shall develop special area plans, as needed, for areas of special concern. When appropriate, the City shall adopt additional or alternative level of service standards and methods of applying levels of service standards that address accessibility for vehicular traffic, pedestrians, cyclists, and transit modes.

OBJECTIVE TRA 1.7: TRANSPORTATION PLANNING COORDINATION

The City shall coordinate its plans with all transportation planning bodies including but not limited to the Florida Department of Transportation, Lake County, East Central Florida Regional Planning Council, and the Lake-Sumter MPO.

Policy TRA 1.7.1: FDOT Five-Year Work Program Coordination

Through the Lake-Sumter MPO, the City shall review on an annual basis

the FDOT Five-Year Work Program to address right-of-way needs, access management and level of service standards.

Policy TRA 1.7.2: **Lake County Transportation Element Coordination**
The City shall review on an annual basis the Transportation Element for Lake County to address right-of-way needs, access management, and level of service standards.

Policy TRA 1.7.3: **City of Tavares and City of Mount Dora Coordination**
The City shall review on an annual basis the Transportation Elements for Tavares and Mount Dora to address right-of-way needs, access management, and level of service standards.

OBJECTIVE TRA 1.8: ACCESS AND CONNECTION TO REGIONAL FACILITIES
To establish and enforce policies, standards, and regulations that recommend access and connection to regional transportation facilities and amenities.

Policy TRA 1.8.1: **Access to Recreational Facilities and Resources**
The City shall work with the County, the MPO, and other adjoining cities, to connect local trails and the sidewalks and bicycle facilities within the City to existing and proposed regional trail facilities and bicycle systems.

Policy TRA 1.8.2: **Access to Community Facilities and Downtown**
The City shall establish policies, standards, and regulations to ensure that residential neighborhoods have reasonable access to the City's community facilities and to Downtown via trails or bicycle facilities, transit service, and street network, as described under the Performance Standards for Goals TRA 2, TRA 3 and TRA 4.

OBJECTIVE TRA 1.9: FUNDING TRANSPORTATION IMPROVEMENTS
To identify multiple sources for funding transportation improvements necessary to support the growth forecasts, goals, objectives and policies of the Future Land Use Element and to provide for a safe, convenient and efficient transportation system.

Policy TRA 1.9.1: **Funding Sources**
The City shall work with the Lake-Sumter MPO, FDOT, Lake County, the Eustis CRA, and private developers in funding and implementing transportation improvements, as described in the policies contained in the Intergovernmental Coordination Element, Objective 1.2, Transportation.

Policy TRA 1.9.2: **Transportation Improvements as part of Development and Redevelopment**
As feasible, the City shall work to implement transportation improvements as part of development and redevelopment within the City through implementation of standards in the Land Development Regulations.

GOAL TRA 2: URBAN DEVELOPMENT PATTERN
Enhance the livability and viability of the urban core area of the City as described by the Urban Development Pattern Area through transportation policies and infrastructure investments that:

- **Prioritize the safety, comfort and convenience of the pedestrian, bicycle and mass transit environments;**
- **Accommodate vehicular circulation in a manner that is responsive to the needs of alternate modes; and**
- **Support the land use goals for the district.**

OBJECTIVE TRA 2.1: URBAN LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce ~~land use, design and transportation~~ policies, standards and regulations that align the existing and future transportation infrastructure with higher density mixed-use development called for in the Urban Development Design District.

Policy TRA 2.1.1: **Promote Land Use Patterns to Support Mass Transit Service**
To promote the viability of existing and planned transit service, the City shall adopt and enforce land use policies, standards and regulations that ~~concentrate employment opportunities and~~ promote high intensity residential-based mixed use developments in Urban Centers. ~~Neighborhood retail, transit service, and other support services shall be permitted and encouraged within the Urban Centers or within convenient walking and bicycling distance from the Centers.~~

Policy TRA 2.1.2: **Promote Shared and Reduced Parking**
~~To encourage the use of other transportation modes, reduce overall traffic demand, and encourage a "park-once" environment, t~~The City shall ~~adopt and~~ continue to enforce policies, standards and regulations that encourage shared parking across development parcels within Urban Centers and Urban Corridors. ~~The City shall, from time to time, evaluate and, as deemed necessary, modify its land use policies, standards and regulations to reduce parking minimum standards for the Urban Development Pattern.~~

~~**Policy TRA 2.1.3: Infrastructure Support for High Density / Intensity Mixed Use Development**~~

~~The City shall provide master stormwater improvements in the Central Business District by collecting and treating stormwater outside of the urban core area so that the density and intensity of redevelopment and infill development can be maximized.~~

OBJECTIVE TRA 2.2 URBAN MULTI-MODAL TRANSPORTATION

To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the Urban Development Pattern, including travel by automobile, bicycle, walking, and transit.

Policy TRA 2.2.1: Complete Streets

The City shall implement policies, including those standards already within the Land Development Regulations, to address the design and operation of all streets within the Urban Development Pattern for all users, including drivers, bicyclists, transit users, pedestrians of all ages and abilities, business owners and residents. ~~This shall be accomplished through design speeds and other design features (streetscape, traffic calming, on-street parking, etc.) that accommodate safe and comfortable bicycling and walking, and transit operation.~~

Policy TRA 2.2.2: Street Types in Land Development Regulations

The City shall use the Street Types outlined in the Land Development Regulations as a guidance when designing and constructing new street sections within the Urban Development Pattern. ~~and ensure that all future streets are designed holistically, considering the pavement, curbing, bicycle facilities, sidewalks, lighting, signs, front yard setbacks, and building facades.~~

Policy TRA 2.2.3: Street Connectivity

As identified in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan~~City's Downtown Plan and East CRA Master Plan~~, the City shall work to restore local street network segments that previously were disconnected and construct new street connections within the Urban Development Pattern. In particular, the City shall implement these street connections through development impact mitigation and as part of capital improvement projects.

~~**Policy TRA 2.2.4: Downtown Eustis Mobility Needs**~~

~~The City shall support the implementation of the City of Eustis Downtown Plan, which identified the following mobility needs for pedestrian, bicycle, vehicular and transit circulation within the Urban Character area:~~

- ~~Bates Avenue connection between Grove Street and Prescott Street~~
- ~~McDonald Avenue connection between Grove Street and Eustis Street~~
- ~~Two-way conversion of Magnolia Avenue and Eustis Street~~
- ~~Pedestrian streetscape improvements for Magnolia Avenue and Eustis Street~~
- ~~Traffic calming on Bay Street and Grove Street to provide safe pedestrian and bicycle accommodations~~
- ~~Downtown wayfinding system for pedestrian and vehicular circulation~~

Policy TRA 2.2.4~~5~~: Downtown and East Town Community Redevelopment Area ~~East CRA~~ Mobility Needs

The City shall support the implementation of the mobility needs identified in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan. ~~City of Eustis East CRA Plan, which identified the following mobility needs for pedestrian, bicycle, vehicular and transit circulation within the Urban Character area:~~

~~Realigned intersection of Palmetto Avenue / Kensington Street / Magnolia Avenue~~
~~Neighborhood commercial mixed-use development at Palmetto Avenue and McDonald Avenue~~
~~Pedestrian improvements along McDonald Avenue between Cardinal Street and Palmetto Avenue~~
~~Additional sidewalks and lighting along Bates Avenue~~
~~Neighborhood traffic calming to provide safe pedestrian and bicycle accommodations~~
~~Restored local street network as part of redevelopment~~

Policy TRA 2.2.5~~6~~: Lake-Sumter MPO Long Range Mobility Needs

The City shall support the implementation of the Lake-Sumter MPO Long Range Transportation Plan, ~~which identified the following mobility needs for pedestrian, bicycle, vehicular and transit circulation within the City of Eustis:~~

~~Regional transit system providing connections between downtown Eustis, Lake County and greater Orlando metropolitan area~~
~~Regional north-south pedestrian/bicycle trail connecting Eustis to Tavares and Umatilla~~

Policy TRA 2.2.7: **Lake County Transit Shelter Needs**
The City shall support the implementation of the 2010 Lake County Shelter Placement Site Recommendations Report, as may be amendment~~, which identified transit shelter needs at the following locations:~~

~~Ardice Mall~~
~~Eustis Public Library~~
~~Tall Pines Apartment Complex~~
~~Lake Tech~~

~~**Policy TRA 2.2.8:** **Two-Way Conversion of Bay Street and Grove Street**~~
~~To support safe pedestrian circulation within Downtown Eustis, the City shall continue working with the Florida Department of Transportation and the Lake-Sumter MPO to evaluate the conversion of the one-way sections of Bay Street and Grove Street to two-way operations. The City's adopted Transportation Map #10, Year 2035 Roadway Number of Lanes, shall be amended to reflect the planned two-way conversion.~~

Policy TRA 2.2.9: **Bates Avenue Connection**
To improve circulation within Downtown Eustis and provide a continuous east-west roadway alternative to Orange Avenue, the City shall ~~plan~~ continue to investigate opportunities for the roadway connection for Bates Avenue between Prescott Street and Grove Street. ~~The City's adopted Transportation Map #10, Year 2035 Roadway Number of Lanes, shall be amended to reflect the planned reconnection of Bates Street as a two-lane roadway.~~

Policy TRA 2.2.8~~10~~: **Sidewalk Connectivity**
The City shall work to complete the network of sidewalks along all streets within the Urban Development Pattern, as part of construction of new streets as well as retrofitting of existing streets.

Policy TRA 2.2.11: **Pedestrian-Oriented Development Design**
~~The City shall enforce p~~Provisions in the City's Land Development Regulations ~~that~~ require new developments in Urban Development Patterns to support the highest levels of pedestrian access and mobility. ~~These provisions include standards related to street connectivity, the~~

~~design of "complete streets", and pedestrian-oriented building and site design.~~

OBJECTIVE TRA 2.3: ENCOURAGING URBAN TRANSIT USE
To establish and enforce policies, standards, and regulations that promote transit use within the Urban Development Pattern.

Policy TRA 2.3.1: **Transit-Oriented Density, Diversity, and Design**
The City shall enforce provisions in the Future Land Use Element and the City's Land Development Regulations that encourage development patterns, densities, design, and a mix of uses in the Urban Development Pattern that will support expanded mass transit service in the future.

Policy TRA 2.3.2: **Transit in Urban Development Pattern**
The City shall work with the County, the MPO, and other regional and state agencies to increase transit service within the Urban Development Pattern, in particular encouraging the location of transit stops within the City's Urban Centers and along Urban Corridors.

~~**Policy TRA 2.3.3: Site Design Standards coordinated with Mass Transit and Bicycle/Trail Systems**~~
~~To encourage the use of transit in the Urban Development Pattern, the City shall encourage site and building design for infill and redevelopment projects to be coordinated with transit route and stops, and bicycle and trail systems. Standards may include, but not be limited to, pedestrian access to transit stops, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, and bicycle parking facilities.~~

OBJECTIVE TRA 2.5: URBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS
To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Urban Development Pattern.

Policy TRA 2.5.1: **Site and Building Design**
The character of the built environment that frames a street contributes greatly to its walkability. Because of this, ~~the City shall ensure that at the~~

minimum, future development within the Urban Development Pattern shall conform to the City has established the Urban Development Pattern intent and performance standards described in the City's Future Land Use Element and Land Development Regulations. These shall include but not limited to standards that regulate urban building lot types, building envelope standards, building height, parking provisions, setbacks and frontage, urban public space, urban landscape, and general building design standards. The general building design standards include requirements related to public entrance locations, building orientation, building mass and scale, building façade treatments, storefront character, location of pedestrian access and walkways to buildings, among others.

Policy TRA 2.5.2: **Sidewalks**
The City shall ensure through its Land Development Regulations that within the Urban Development Pattern, continuous sidewalks of at least five feet in width are provided on both sides of all public and private streets to the greatest extent practicable.

Policy TRA 2.5.3: **Intersection Design**
The City shall work to ensure that all signalized intersections within the Urban Development Pattern have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

Policy TRA 2.5.4: **Americans with Disabilities Act (ADA)**
The City shall work to ensure that all streets within the Urban Development Pattern conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

Policy TRA 2.5.5: **Block Size and Block Configuration**
As prescribed in the City's Land Development Regulations, blocks within the Urban Development Pattern shall be laid out within an interconnected network of streets. Blocks will be laid out with consideration of natural and environmental features and incorporating these features as an amenity to a development, where protection is required by environmental regulations.

Policy TRA 2.5.6: **Roadway Speeds**
To facilitate safe pedestrian movement, the City shall ensure that all City-maintained streets within the Urban Centers and the Urban Neighborhoods

have a posted speed limit of 25 mph or less.

Policy TRA 2.5.7: **Complete Streets**
~~The City shall ensure that all new "A" streets within the Urban Development Pattern as identified in the Land Development Regulations shall be designed to accommodate pedestrian and bicycle travel. Street section elements shall include sidewalks, on-street parking, planter, travel lane, and bicycle lanes, as appropriate.~~ The Street Types outlined in the Land Development Regulations can serve as a guide for developing new complete streets within the Urban Development Pattern.

Policy TRA 2.5.8: **Trees and Street Furnishings**
Based on the recommendations of the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan~~Downtown Plan and the East CRA Plan~~, the City shall work to ensure that all new and existing "A" streets within Urban Centers and Urban Corridors ~~as defined by the Land Development Regulations~~ have basic street furnishings and streetscape amenities, including street trees, pedestrian-scale lighting, seating, and bus stop shelters (where appropriate). ~~The arrangement, location, and type of street trees shall be regulated by provisions within the City's Land Development Regulations.~~

Policy TRA 2.5.9: **Downtown Wayfinding**
To improve circulation for all users, the City shall implement the recommendations of the Wayfinding Plan developed for Downtown Eustis.

Policy TRA 2.5.10: **Pedestrian Destinations**
Through implementation of the policies in the Future Land Use Element, the City shall work to ensure that community-serving destinations are accessible to residents within the Urban Development Pattern. ~~These uses may include retail uses, civic and institutional uses, or one of the park space types referenced in the Land Development Regulations.~~

Policy TRA 2.5.11: **Bicycle Lanes and Multi-use Trails**
As part of the development of the Citywide Bicycle and Pedestrian Master Plan, the City shall work to provide bicycle lanes or multi-use trails accessible to residents within the Urban Development Pattern.

Policy TRA 2.5.12: **Connection to Recreational Amenities**
The City shall ensure that all public recreational amenities such as parks, regional trails, and the Lake Eustis waterfront can be accessed from the Urban Centers via direct pedestrian connection.

Policy TRA 2.5.13: **Bicycle Parking**
The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Urban Development Pattern. ~~The number of bicycle parking spaces required shall conform to the standards listed in the City's Land Development Regulations.~~

Policy TRA 2.5.14: **Transit Stops and Transit Shelters**
The City shall work with Lake County to ensure that transit stops within Urban Centers and major destinations (hospitals, employment centers, shopping centers and schools) have, as feasible, shelters for transit users that would include bus route/schedule signs, seating, shelter from the elements, and be ADA compliant when required by law.

Policy TRA 2.5.15: **Transit Service Headways**
The City shall work with Lake County to improve transit service within the Urban Development Pattern during peak periods.

Policy TRA 2.5.16: **Transit Service Accessibility**
The City shall work with Lake County to improve transit service to ensure that all residents within the Urban Development Pattern have access to fixed-route transit service.

Policy TRA 2.5.17: **Transit Service Span**
The City shall work with Lake County to expand hours of operation for transit routes serving the City.

Policy TRA 2.5.18: **Transit Serving Major Destinations**
The City shall work with Lake County to ensure that major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

GOAL TRA 3: SUBURBAN DEVELOPMENT PATTERN
Enhance the livability and viability of neighborhoods and existing commercial corridors as described in the Suburban Development Pattern Area (in Appendix) through transportation policies and infrastructure investments that discourage urban sprawl and:

- **Balance vehicular mobility with the needs for pedestrian, bicycle and mass transit mobility**
- **Preserve and protect existing viable neighborhoods and subdivisions;**
- **Support the land use goals for the district.**

OBJECTIVE TRA 3.1: SUBURBAN LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce ~~land use, design and transportation~~ policies, standards and regulations that align the existing and future transportation infrastructure to support the residential and non-residential uses in distinct patterns arranged in centers, districts, and corridors, as called for in the Suburban Development Pattern.

Policy TRA 3.1.1: **Suburban Centers**
The City shall adopt and enforce ~~land use policies,~~ standards ~~and regulations~~ that encourage the development of Suburban Centers where a system of streets, pedestrian walkways, and driveways support ~~a mix of commercial, office, or multi-family residential uses and~~uses where development occurs at a density and intensity that can be feasible to support fixed-route transit.

Policy TRA 3.1.2: **Suburban Corridors**
The City shall ~~adopt and~~ continue to enforce ~~land use policies,~~ standards, and regulations that provide for adequate vehicular, bicycle, and pedestrian access and mobility to serve Suburban Corridors as well as the adjacent residential neighborhoods.

Policy TRA 3.1.3: **Linking Neighborhoods to Shopping Areas**
The City shall adopt and enforce ~~land use~~ policies, standards, and regulations that provide for multiple street connections and routing options between Suburban Neighborhoods and community-serving commercial areas.

Policy TRA 3.1.4: **Access Management**
The City shall continue to establish and enforce policies, standards and regulations for the management of access points along streets within the Suburban Development Pattern~~, to include the consolidation of multiple driveways within a parcel, sharing of driveways among multiple parcels, and cross-access easements between properties.~~ The implementation of the State Access Management Program and the control of access connections to the State highway system shall be consistent with Chapter 14-96 and 14-97, F.A.C. and the Florida Department of Transportation Access Management Rule and will be coordinated with the Florida Department of Transportation through the City's access permitting process.

Policy TRA 3.1.5: **Promote Shared Parking**
~~To further encourage the use of alternative transportation modes, reduce the traffic demand, and encourage a "park-once" environment, t~~The City shall ~~adopt and~~ continue to enforce policies, standards and regulations that

encourage shared parking among different parcels, through cross-access easements and a connected network of pedestrian walkways along Suburban Corridors and in Suburban Centers.

~~**Policy TRA 3.1.6: Criteria for Designation of New Suburban Centers**~~
~~The City's establishment of new Suburban Centers shall, in part, be based on the City's approval of plans for internal circulation which include, at a minimum, integrated roadway, transit, pedestrian and bikeway systems designed to reduce demand for automobile travel.~~

OBJECTIVE TRA 3.2: SUBURBAN MULTI-MODAL TRANSPORTATION
To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the Suburban Development Pattern, including travel by automobile, bicycle, walking, and transit.

Policy TRA 3.2.1: Complete Streets
The City shall implement policies, including those standards already within the Land Development Regulations, to address the design and operation of all streets within and between Suburban Centers for safe and comfortable bicycling, walking, and transit operation.

Policy TRA 3.2.2: Street Types in Land Development Code
The City shall use the Street Types outlined in the Land Development Regulations as a guidance when designing and constructing new street sections within the Suburban Development Pattern~~ and ensure that all future streets are designed holistically, considering the pavement, curbing, bicycle facilities, sidewalks, lighting, signs, front yard setbacks, and building facades. .~~

~~**Policy TRA 3.2.3: Street Connectivity**~~
~~As called for in the City's East CRA Master Plan, the City shall work to restore local street network segments and construct new street connections within the Suburban Development Pattern, as feasible. In particular, the City shall achieve these street connections through development impact mitigation and as part of capital improvement projects.~~

Policy TRA 3.2.4~~6~~: Sidewalk Connectivity
The City shall work to complete the network of sidewalks along all streets within the Suburban Centers, as part of construction of new streets as well as retrofitting of existing streets.

OBJECTIVE TRA 3.3: SUBURBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS

To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Suburban Development Pattern.

Policy TRA 3.3.1: **Site and Building Design**

The character of the built environment that frames a street contributes greatly to its walkability. Because of this, t~~he City shall ensure that at the minimum, future development within the~~the has established the Suburban Development Pattern s~~hall conform to the intent~~ and performance standards described in the Future Land Use Element and ~~City's~~ Land Development Regulations. ~~These shall include but not be limited to standards that regulate suburban building lot types, setbacks and lot requirements, suburban public space, suburban landscape, building envelope standards, building height, and general building design standards. The general building design standards addressed in the Land Development Regulations include requirements related to public entrance locations, building orientation, building mass and scale, building façade treatments, storefront character, location of pedestrian access and walkways to buildings, among others.~~

Policy TRA 3.3.2: **Sidewalks**

The City shall work to ensure that within the Suburban Development Pattern sidewalks shall be provided on both sides for all streets within Suburban Centers and those streets within one mile of public schools, community centers, parks, and major transit stops.

Policy TRA 3.3.3: **Intersection Design**

The City shall work to ensure that all signalized intersections within Suburban Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

Policy TRA 3.3.4: **Americans with Disabilities Act (ADA)**

The City shall work to ensure that all streets within Suburban Centers

conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

Policy TRA 3.3.5: **Block Size and Block Configuration**
As prescribed in the City's Land Development Regulations, blocks within the Suburban Development Pattern shall be laid out within an interconnected network of streets. ~~Blocks will be laid out with consideration of natural and environmental features and incorporating these features as an amenity to a development, where protection is required by environmental regulations.~~

Policy TRA 3.3.6: **Internal Streets**
The City shall require a connected system of internal streets within new suburban developments ~~larger than five acres~~, per the standards established by the Land Development Regulations. ~~The internal street system shall connect to publicly accessible access roadways of adjacent developments and to the public street system.~~

Policy TRA 3.3.7: **Internal Pedestrian Network**
The City shall require all new suburban developments to provide sidewalks along streets or pedestrian paths that connect primary building entrances to one another and to the public street, adjacent trails, transit stops, parking areas, and to publicly accessible pedestrian walkways of adjacent development.

Policy TRA 3.3.8: **Suburban Landscape Standards and Streetscaping**
The City shall require new suburban developments to conform to the suburban landscape requirements called for by the City's Land Development Regulations~~, specifically requirements related to the landscape buffers along streets in the Suburban Development Pattern~~.

Policy TRA 3.3.9: **Bicycle Lanes and Multi-use Trails**
As part of the development of the Citywide Bicycle and Pedestrian Master Plan, the City shall work to ensure that bicycle lanes or multi-use trails are accessible to residents within the Suburban Development Pattern.

Policy TRA 3.3.10: **Connection to Recreational Amenities**
The City shall work to ensure that all public recreational amenities ~~such as parks, regional trails, and community facilities within the Suburban Development Pattern~~ can be accessed from the Suburban Centers through pedestrian, bicycle, or transit connections.

Policy TRA 3.3.11: **Bicycle Parking**
The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Suburban Centers. ~~The number of bicycle parking spaces required shall conform to the standards listed in the City's Land Development Regulations.~~

Policy TRA 3.3.12: **Transit Stops and Transit Shelters**
The City shall work with Lake County to ensure that transit stops at major destinations (hospitals, employment centers, shopping centers, and schools) shall have, as feasible, shelters for transit users that would include bus route/schedule signs, bench, shelter from the elements, and be ADA compliant where required by law.

Policy TRA 3.3.13: **Transit Service Headways**
The City shall work with Lake County to improve transit service headways during peak periods at Suburban Centers.

Policy TRA 3.3.14: **Transit Service Accessibility**
The City shall work with Lake County to improve transit service to ensure that all residents within the Suburban Development Pattern have access to fixed-route transit service.

Policy TRA 3.3.15: **Transit Service Span**
The City shall work with Lake County to expand hours of operation for transit routes serving the City.

Policy TRA 3.3.16: **Transit Serving Major Destinations**
The City shall work with Lake County to ensure that all major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

GOAL TRA 4: RURAL DEVELOPMENT PATTERN
Manage the transportation system for the ~~rural areas of the City as described in the~~ Rural Development Pattern Area through transportation policies and infrastructure investments that:

- ~~**Address vehicular circulation** and **in a manner that preserves and enhances the rural character;**~~
- ~~**A**~~**allow for safe pedestrian and bicycle circulation ~~in accordance with the rural character;~~**
- ~~**Value and preserve open spaces, agricultural areas, and scenic view sheds; and**~~

- **Support the land use goals for the district.**

OBJECTIVE TRA 4.1: RURAL LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce land use, design and transportation policies, standards and regulations that align the existing and future transportation infrastructure to~~ support clustered residential development that allows for preservation of open space and the rural natural environment, as called for in~~ the Rural Development Pattern.

Policy TRA 4.1.1: **Rural Centers**
The City shall adopt and enforce~~ land use policies,~~ standards and regulations that encourage the development of Rural Centers where a system of streets and pedestrian walkways support ~~neighborhood-serving clusters of commercial uses integrated with other~~ uses ~~that may include office, residential, or open space~~.

Policy TRA 4.1.2: **Rural Corridors**
The City shall adopt and enforce l~~and use policies,~~ standards, and regulations that provide adequate vehicular, bicycle, and pedestrian access and mobility to serve Rural Corridors as well as the adjacent residential neighborhoods. ~~hat encourage new developments to occur in a pattern and intensity that respect and preserve the scenic views and character of a rural corridor.~~

Policy TRA 4.1.3: **Multi-Modal Connectivity Between Development Phases**
The City shall ensure that the street and trail layouts of subsequent phases of residential subdivision developments are coordinated with previous phases to ensure multi-modal connectivity.

~~**Policy TRA 4.1.4:** **Open Space and Street Connectivity**~~
~~The City shall ensure that residential subdivision developments delineate and preserve open space areas that are connected to the maximum extent practicable. The City shall uphold the principle that open space is still considered connected even if separated by a transportation facility that is necessary for overall area street connectivity.~~

~~**OBJECTIVE TRA 4.2: RURAL TRANSPORTATION AND ENVIRONMENTAL QUALITY**~~
~~To establish policies, standards and regulations that support the City's desire to maintain environmental sustainability, conserve energy and natural resources, discourage urban sprawl, and to improve the aesthetic quality of the community through the implementation of the following policies.~~

~~**Policy TRA 4.2.1: Aesthetics and Visual Appearance of Transportation Facilities**~~
~~The City shall promote the aesthetic and visual enhancement of roadways through the standards and in the City's Land Development Regulations. Existing scenic and canopy roadways shall be protected by restricting construction activity within rights-of-way to ensure preservation of canopy trees and vegetation.~~

~~**Policy TRA 4.2.2: Public Access to Natural Features**~~
~~The City shall ensure that to the maximum extent practicable, natural features, scenic vistas, and open space that are adjacent to or part of residential subdivision developments shall be accessible to the public through streets or multi-use trails. The City shall undertake corrective action if the quality of natural features is degraded due to public access.~~

~~**Policy TRA 4.2.3: Cluster Development**~~
~~The City shall enforce policies, standards and regulations that promote the clustering of development to preserve natural features, open space, and the rural character within the Rural Development Pattern.~~

OBJECTIVE TRA 4.32: RURAL DEVELOPMENT PATTERN PERFORMANCE STANDARDS
To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Rural Development Pattern.

Policy TRA 4.3.1: Site and Building Design
The character of the built environment that frames a street contributes greatly to its walkability. Because of this, the ~~City shall ensure that future development within the~~has adopted the Rural Development Pattern ~~shall conform to the intent~~ and performance standards described in the ~~City's~~ Future Land Use Element Land Development Regulations. ~~These shall include but not be limited to standards that regulate rural building lot types, setbacks and lot requirements, buffer requirements, rural public space, building envelope standards, building height, and general building design standards.~~

Policy TRA 4.3.2: Sidewalks
The City shall work to ensure that within the Rural Centers sidewalks shall be provided ~~on at least one side~~ for all streets connecting to public schools, community centers, parks, and transit stops.

Policy TRA 4.3.3: **Intersection Design**
The City shall work to ensure that all signalized intersections within Rural Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

Policy TRA 4.3.4: **Americans with Disabilities Act (ADA)**
The City shall work to ensure that all streets within Rural Centers conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

Policy TRA 4.3.5: **Street Types in Land Development Code**
The City shall use the Street Types outlined in the Land Development Regulations as guidance when designing and constructing new street sections within the Rural Development Pattern.

Policy TRA 4.3.6: **Transit in Rural Centers**
The City shall work with Lake County to ensure that fixed-route transit service is provided to Rural Centers as they are developed.

Policy TRA 4.3.7: **Transit Stops**
The City shall work with Lake County to ensure that transit stops are provided for all routes that serve Rural Centers.

EXHIBIT A

FUTURE LAND USE
GOALS, OBJECTIVES AND POLICIES

GOAL FLU 1: DEVELOPMENT FRAMEWORK
Implement a land use and development framework that will:

- **Promote diversified economic development;**
- **Protect and enhance residential neighborhoods;**
- **Ensure services and facilities for new and existing development;**
- **Discourage urban sprawl;**
- **Recognize the value of natural resources; and**
- **Respect private property rights.**

OBJECTIVE FLU 1.1: DEVELOPMENT FRAMEWORK IMPLEMENTATION
To create a planning framework and implementation strategy that will enhance the livability of the City of Eustis; promote its natural, cultural, and physical resources; minimize any negative effects of urban development on the natural resources of the City; maintain overall air quality; and discourage urban sprawl.

Policy FLU 1.1.1: Planning Principles
The following principles shall guide the creation of land use policy and development regulations within the City of Eustis:

- Creating a range of housing opportunities and choices;
- Creating walkable neighborhoods;
- Encouraging community and stakeholder collaboration;
- Fostering distinctive, attractive communities with a strong sense of place;
- Making development decisions predictable, fair and cost effective;
- Allowing for a mix of land uses;
- Providing for open space, natural beauty and protection of critical environmental areas;
- Providing a variety of transportation choices; and
- Encouraging compact building design.

Policy FLU 1.1.2: Strategy for Sustainability
The City shall take the following actions as part of an overall strategy to improve energy efficiency and sustainability in the City of Eustis:

a. Continue to support alternative modes of travel as called for in the Transportation Element.
b. Support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities.
c. Encourage the cooperation of public agencies and private owners in the provision of a multi-modal transportation system connecting all land uses along arterial and collector roads within recreational, commercial and multi-family residential areas.
d. Cooperate with existing and future land owners in the locating of solar sheds, bus stops, shelters, and other passenger and system accommodations for a transportation system to service current and future needs.
e. Encourage energy efficient appliances and equipment, energy-efficient features in window design, use of operable windows and ceiling fans and other technology to conserve energy and encourage energy efficient lighting for streets, parking lots and other public areas.

f. Continue to permit grassed parking areas and other permeable materials as a part of the City's Land Development Code and encourage reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas.
g. Encourage the planting of Florida Friendly shade trees to provide reasonable shade for all recreation areas, streets and parking areas.

Policy FLU 1.1.3: Development Incentives
The City shall continue to provide incentives for energy efficient development as provided in the Land Development Code and shall review the Land Development Code as a part of monitoring the effectiveness of the Comprehensive Plan to determine if there are additional opportunities for development incentives that can be provided for projects that participate in energy efficient development programs.

Policy FLU 1.1.4: Building and Development Conservation Principles
The City shall encourage energy and water conservation and solid waste reduction through the site plan review process and at the building scale, including participation in the following programs and development standards:

- Retrofit for Energy and Environmental Performance program (REEP)
- State Energy and Environment Development program (SEED)
- Federal Weatherization Assistance Program
- Multifamily Housing Energy Efficiency Grant Program
- Leadership in Energy Efficient Design (LEED)
- Energy Star
- Water Star
- Florida Friendly landscaping
- Reduction of fertilizer needs
- Block standards and connected streets
- High density and intensity development in the urban core
- Compact, mixed use development
- Infill development
- Support of multi-modal transportation networks
- Protection of environmentally sensitive lands

OBJECTIVE FLU 1.2: FUTURE LAND USE MAP (FLUM)
To direct the timing, location, density, and intensity of development and redevelopment throughout the City of Eustis.

Policy FLU 1.2.1: Adopted Future Land Use Map Series (FLUM)
The Future Land Use Map (FLUM) series provides the information for strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. The City of Eustis provides appropriate future land use planning for a planning horizon through the year 2035 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix and uses the Future Land Use Designations as defined in the Future Land Use Element Appendix which is also adopted herein by reference:

Map #1:	2035 Future Land Use Map
Map #3:	Soils
Map #4:	Topography and Drainage Basins
Map #5:	Designated Water Wellhead Protection Areas
Map #6:	Surface Water Features
Map #7:	Areas Subject to Flooding
Map #8:	Vegetation
Map #9:	Washington Avenue Historic District
Map #10:	National Register of Historic Places and Sites
Map #11:	Local Landmark Sites
Map #12:	Wekiva Study Area: Most Effective Undeveloped Recharge Areas
Map #13:	Wekiva Study Area: Undeveloped and Water-Filled Karst Areas
Map #14:	Wekiva Study Area: Integrated Wildlife Habitat Ranking System
Map #15:	Wekiva Basin Land Cover
Map #16:	Priority Wetlands
Map #17:	Wekiva Basin: Strategic Habitat Ranking Systems, Public Lands and Proposed Acquisitions
Map #18:	Biodiversity Hotspots

With the exception of Map #1, the Future Land Use Map, these maps shall be used for general identification only and are not specifically regulatory in nature. Site specific information and analysis shall determine the actual features or applicability of a site for the purposes of applying the requirements of this Plan. The city shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of 2035, including amounts sufficient to minimize land speculation and undue price appreciation and to provide for choices of residential and non-residential locations.

Policy FLU 1.2.2: Future Land Use Map Limitations
The Future Land Use Classifications set forth the current and long-range potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. A property owner is not entitled to the most potentially dense or intense uses permitted within a land use classification. Thus, in some cases, the application of compatibility standards in the land development regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

Policy FLU 1.2.3: Urban Services Required
All new development in the city shall be required to receive public water service. All new development must be served by public sewer systems, except where public sewer is not available and it can be demonstrated that sewage disposal is permittable by those state and county agencies having regulatory jurisdiction.

Policy FLU 1.2.4: Development Patterns
To discourage urban sprawl and to protect and enhance the community's unique character, the City shall implement regulations within the Land Development Code that encourage a mix of uses in specific areas of the City. Those areas are identified in the development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. The City shall adopt performance standards for the land uses within each development pattern as prescribed by the City's Land Development Code. In general, the patterns are as follows:

a. Urban Areas. Urban development pattern areas shall rely primarily on a system of interconnected streets in a grid network pattern that prioritizes pedestrians and transit features and links civic buildings, squares, parks, and other neighborhood uses.

b. Suburban Areas. Suburban development pattern areas shall rely primarily on a pattern of residential development that is formed on a street network which shall be designed to provide for pedestrian and bicycle connections.Non-residential uses shall be primarily located on corridors and within districts.

c. Rural Areas. Rural development pattern areas may include clustered residential development or large lots that provide substantive open space to preserve and enhance the rural viewshed and character of the community. Non-residential uses are primarily located in centers and may contain a mix of uses. The rural pattern is generally located on the periphery of the Eustis urbanized area, away from the urban core.

Policy FLU 1.2.5: Joint Planning Area
The City shall continue to coordinate with Lake County to address annexation and land use issues.

OBJECTIVE FLU 1.3: RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE LAND DEVELOPMENT CODE
To implement the policies, standards and land use classifications of the City's Comprehensive Plan through the Land Development Code.

Policy FLU 1.3.1: Promote Compact Growth and Preservation of Open Space
The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space

Policy FLU 1.3.2: Maintain Residential Compatibility
The City shall continue to rely upon the Land Development Code to address specific standards for the review of residential compatibility to provide standard and predictable measures for establishing and creating compatibility. At a minimum these standards shall conform to the following guidelines:

a. The review and analysis of development applications and future land use map amendments shall recognize as a fundamental principle of the City's Comprehensive Plan that the highest concentration of development density and intensity within the City shall be permitted in the downtown and that this overall density/intensity decreases incrementally outward from the downtown to lower densities that are located on the periphery of the Eustis urbanized area or in areas of the City which have physical limitations to development. Higher density in locations away from downtown, but supported with urban servicesis permitted as an exception to this principle.

b. Landscapes, buffers, natural areas or transitional development practices shall be utilized in site planning to demonstrate that the project transitions appropriately to adjacent uses or to lessen impacts and integrate development along the edges of different land use categories, screen undesirable views, preserve tree canopy and vegetation.

c. The location of development on a site shall:

(1) Protect existing natural and environmental features on and adjacent to the site to the extent practicable, including wetlands and wetland systems, karst features, and tree canopy;

(2) Respect the existing development transect;

(3) Permit the most density and intensity in areas that are served or may be served by public utilities, or are most proximate to support services.

d. The location of required minimum open space on a site shall be configured to:

(1) To create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, where applicable.

(2) To create internal connectedness through connected and integrated open space within the subdivision parcel where applicable and shall be based upon the context sensitive site design standards.

Policy FLU 1.3.3: Right-of Way Standards for Utilities

Right-of-way standards adopted as part of the Land Development Regulations and roadway improvement projects shall be designed to accommodate public and regulated utility distribution lines.

Policy FLU 1.3.4: Compatibility with the Placement of Utility Structures

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

Commented [BL1]: The city has no regulatory authority over independent utility providers.

OBJECTIVE FLU 1.4: PROTECTION OF HISTORIC RESOURCES

To protect and enhance those areas and individual sites of historical significance or distinct architectural character in the community.

Policy FLU 1.4.1: Protect Historic Character and Preserve Historic Properties

Land Development Regulations and development review procedures shall continue to recognize the need to maintain or improve the character of designated historic properties and the historic district, andincorporate incentives to preserve designated historic properties, including advice to applicants on the tax benefits of historic preservation.

Policy FLU 1.4.2: Downtown Main Street Character

In addition to adding beauty to the Downtown, walkable design standards shall be included in the Land Development Regulations regarding development and redevelopment in the Urban Core.

Policy FLU 1.4.4: Preserve the Architectural and Historical Heritage of Eustis
Pursuant to the Intergovernmental Coordination element, provide ongoing affirmational support to preservation organizations.

Policy FLU 1.4.5: Historic Structures
Where an application for development may involve the removal of a historic structure listed on the National Register, the city shall first invite comment by the Florida Division of Historical Resources and the City's Historic Preservation Board before rendering a decision on the application.

Policy FLU 1.4.6 Historic Overlay
When an area is designated as a local Historic District, the designation shall be entered as an overlay to the Future Land Use map in accordance with State law.

Policy FLU 1.4.7: Archaeological Discovery
By year-end 2035, the Land Development Regulations shall provide for notification of the archaeological discovery to and request for guidance from the Florida Division of Historical Resources in instances when an archaeological discovery occurs in the city; and will provide for best management practices to address the discovery.

GOAL FLU 2: URBAN DEVELOPMENT PATTERN AREA
Enhance the livability and viability of the urban core area of the City through design standards and capital improvement priorities that:

- **Align public investments, incentives and Future Land Use Element policies to encourage and protect redevelopment and revitalization opportunities that leverage existing economic assets;**
- **Promote revitalization in developed neighborhoods that are aging; and**
- **Rely primarily on a system of interconnected street grids with pedestrian and mass transit features and links to civic buildings, squares, parks and other neighborhood uses.**

OBJECTIVE FLU 2.1: REDEVELOPMENT AND INFILL
To implement programs which facilitate redevelopment of and infill development in older sections of the city and to promote the revitalization of the Downtown and East TownCommunity Redevelopment Area as a safe, attractive, and stable residential and business area.

Policy FLU 2.1.1: Downtown Redevelopment
The City shall continue to implement the redevelopment and revitalization vision for the Community Revelopment Area as provided for in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan, and Economic Element.

Policy FLU 2.1.2: Funding Assistance for Housing Needs
The City shall continue to pursue funding pursuant to the Housing Element Policy HSG 1.3.3.

Policy FLU 2.1.3: Code Enforcement & Displacement
The City shall continue to address substandard housing and displacement pursuant to the Housing Element Policies HSG 1.2.1 and 1.2.2.

GOAL FLU 3: SUBURBAN DEVELOPMENT PATTERN AREA
Enhance the livability and viability of neighborhoods and existing commercial corridors through the implementation of a coordinated strategy that discourages urban sprawl and:

- **Promotes development standards for new neighborhoods consistent with the principles included in FLU Policy 1.1.1.**
- **Preserves and protects existing viable neighborhoods and subdivisions;**
- **Promotes revitalization in developed neighborhoods that are aging; and**

OBJECTIVE FLU 3.1: PROTECTION OF RESIDENTIAL NEIGHBORHOODS
To ensure the long-term viability of residential neighborhoods by regulating future development and redevelopment to create compatibility with surrounding land uses.

Policy FLU 3.1.1: Neighborhood Compatibility
The City shall protect the quality and integrity of established neighborhoods by relying upon the standards of the adopted Land Development Regulations to address residential compatibility.

Policy FLU 3.1.2: Roadway Compatibility
The City shall maintain and protect the long-term viability of residential neighborhoods where they are

developed adjacent to collector and arterial roadways by relying upon the standards of the adopted Land Development Regulations

Policy FLU 3.1.4: Limits on Industrial Uses Adjacent to Residential Areas
The City shall ensure that future Plan amendments to industrial uses adjacent to existing Residential Land Use categories shall be light industrial uses only to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise.

OBJECTIVE FLU 3.2: DISCOURAGE URBAN SPRAWL
To use an approach to neighborhood revitalization that will transform the character, function and form of residential land uses into functional, sustainable neighborhoods.

Policy FLU 3.2.1: Neighborhood Revitalization
The City shall encourage neighborhood revitalization by continuing to implement and enforce the adopted Land Development regulations regarding pedestrian connectivity standards and block configuration requirements.

GOAL FLU 4: RURAL DEVELOPMENT PATTERN AREA
Manage the form, pattern and timing of future growth and development for the areas on the periphery of the Eustis urbanized area through a clear and predictable land use strategy that:

- **Facilitates the transition of land uses over time into sustainable, livable places (communities).**
- **Provides for a transitional area between suburban development and the County's rural areas;**
- **Allows the continuance of agricultural land uses;**
- **Values and preserves open spaces; and**

OBJECTIVE FLU 4.1: PROTECTION OF RURAL CHARACTER
To protect the character of those areas that are designated as Rural Design Districts.

Policy FLU 4.1.1: Rural Residential Design Districts
Greater flexibility and creativity in the design of residential developments within the Rural Design Districts is permitted through the subdivision development approval process and the design criteria provided in the Land Development Regulations as a means to preserve significant on-site environmental resources and preservation areas.

GOAL FLU 5: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT
Support and further the *Wekiva Parkway and Protection Act* through land use strategies designed to protect significant natural resources of the Wekiva Springs Overlay Protection District, also known as the Wekiva Study Area, including the springshed and springs.

OBJECTIVE FLU 5.1: Wekiva Springs Overlay Protection District Land Use Strategy
The City shall establish an overlay district described herein for the purpose of providing an appropriate transition between the City's urban core and the County's rural areas, and implementing enhanced standards for the protection of significant open space. The following policies and open space

requirements recognize the relative position of the City within the Wekiva Springs Overlay Protection District/

Policy FLU 5.1.1: Land Use Activity Restrictions
The City designates the Wekiva Springs Overlay Protection District as provided on the Future Land Use Map. The City shall restrict new land use activities within the Wekiva Springs Overlay Protection District, that are adjacent to most effective recharge areas, karst features and sensitive natural habitats, that have a potential to adversely impact ground water and surface water quality; such as mining, landfills, spray-fields, golf courses, heavy industry, intense animal operations, and other uses or activities with extensive impervious surface area, involving hazardous chemicals or materials, having potential to contaminate groundwater, or requiring significant consumption of groundwater beyond the City's adopted level of service.

Policy FLU 5.1.2: Best Management Practices and Standards
Where avoidance of impacts through the limitation of land use activities is not feasible, the City shall require implementation of Best Management Practices and development/redevelopment standards, such as buffering, setbacks and open space standards, that will minimize the impact of land use and development within the Wekiva Springs Overlay Protection District, consistent with Objectives FLU 5.1, and 5.2 and supporting policies applicable to the Wekiva Springs Overlay Protection District.

Policy FLU 5.1.3: Surveys and Studies
The Land Development Regulations shall require the following surveys and studies to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub:

a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type "A" Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and sub-surface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall utilize Best Management Practices described in Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002).
c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional, and local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding area in coordination with the Florida Fish and Wildlife

Conservation Commission and the Florida Department of Environmental Protection.

d. The analysis required above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

Policy FLU 5.1.4: Open Space Requirements

In order to protect natural resources within the Wekiva Springs Overlay Protection District, including but not limited to most effective recharge areas, karst features and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, the City shall require that new development preserve and dedicate open space pursuant to the policies established for the Wekiva Springs Overlay Protection District. Open space shall be connected to the greatest extent possible within the development site and to natural areas or open space within adjacent property in order to provide larger contiguous corridors.

Policy FLU 5.1.5: Open Space Priority and Assignment

Priority for preservation and dedication of open space shall be given to most effective recharge areas, karst features, and sensitive natural habitats including Long Leaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub vegetative communities. Assignment of open space shall be determined at the time of site plan review to maximize protection of natural resource features and functions. This evaluation shall consider the aforementioned priorities, protection of wildlife habitat, the ability to provide substantial buffering to natural wetlands and water bodies, and the ability to create greenway corridors. Other significant resources, such as natural wetlands and floodplains and other sensitive natural habitats shall be protected consistent with all other objectives and policies of this Comprehensive Plan. Within the Wekiva Springs Overlay Protection District, natural wetland impacts, including the placing or depositing of fill within natural wetlands, shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances, structural enhancements may be required to maintain wetland connectivity and natural flow regimes.

Policy FLU 5.1.6: Dedication of Open Space

Natural open space designated as part of a development project shall remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, deed restrictions or similar legal instruments that run with the land and establish the conditions and restrictions on the use of open space areas. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats

Policy FLU 5.1.7: Ownership and Maintenance of Open Space

Ownership and maintenance of open space that is held in group ownership shall be by one or a combination of the following, which shall be designated prior to development.

a. Conservation Agency such as the SJRWMD
b. Non-profit conservation organization or land trust
c. City of Eustis, subject to City approval
d. Homeowners Association providing for binding legal commitments regarding preservation and management

The costs and responsibility of maintaining open space shall be borne by the owner of open space. If not properly maintained, the City may enforce maintenance.

OBJECTIVE FLU 5.2: Conservation Design Standards
All development within the Wekiva Springs Overlay Protection District shall meet the conservation design standards as set forth below as provided for in the Conservation Element

Policy FLU 5.2.1: Principles of Conservation Design
Within the Wekiva Springs Overlay Protection District, all new development shall be required to implement the following principles of conservation design:

a. When clustering dwelling units within a development, the clustering of uses shall be designed to occur in those areas with the lowest priority for preservation.
b. Establishment of natural open space, consistent with Policies FLU 5.1.4 through 5.1.8 and Policies FLU 5.2.1 through 5.2.3, which shall be connected wherever possible and protected by recorded conservation easement, dedicated plat, or similar binding instrument;
c. Protection and enhancement of corridors for wildlife movement in coordination with adjacent properties if applicable;
d. Minimize site disturbance and alteration of terrain through use of design techniques that protect native vegetation and minimize earth movement;
e. Use of Florida Friendly landscaping, and limiting areas requiring irrigation;
f. Design of stormwater systems as natural amenities where possible;
g. Central water and sewer treatment facilities within urban service areas that can be connected to a regional system when available or use of performance-based on-site wastewater treatment systems consistent with the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element;
h. Installation of reclaimed water lines in order to ensure the present or future capability to receive treated reuse water.

Policy FLU 5.2.2: Setback from Karst Features
All development shall be set back from springs, spring runs, sinkholes, and other karst features as shown below. The setback area shall consist of a buffer that excludes development and retains all natural vegetation within the setback area, with the exception of the setback area from subsurface caves and flow corridors.

Development Setbacks

Feature	Minimum setback (feet)
Springs	300
Spring runs	100
Sinkholes, with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Other karst features with a direct connection to the aquifer (swallet or stream-to-sink)	200, measured from the drainage divide

Land uses with a high potential to impact groundwater resources such as mining, landfills, spray-fields, heavy industrial, and intense animal operations will be prohibited within one mile of a springhead and

½ mile of a surface centerline of the cave system.

Land Use Setbacks

Feature	Minimum setback (feet) for land uses identified as having a high potential to impact groundwater resources.
Caves (subsurface caves and flow corridors)	½ mile, measured on the surface from the centerline of the cave system
Springhead (vent)	One (1) mile, measured from the springhead in all directions

Policy FLU 5.2.3: Setback Exceptions
Where an existing lot of record as of the effective date of the previous Policy is too small to accommodate the minimum amount of development necessary for the setbacks set forth in Policy FLU 5.2.2, the allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature with a direct connection to the aquifer. The swale and berm shall be designed to direct drainage away from the karst feature.

Policy FLU 5.2.6: Minimization of Connected Impervious Areas
Design of access, parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

a. Development shall use joint or shared access and stormwater facilities to the maximum extent feasible when it serves to minimize impervious surfaces.
b. Non-residential development shall use shared parking and pervious pavement to the maximum extent feasible in order to minimize impervious surfaces.
c. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water; Directing flows from paved areas to vegetated areas; Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
d. Breaking up flow directions from large paved surfaces.

Policy FLU 5.2.7: Use of Pervious Materials
Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment consistent with code requirements regarding protection of natural systems from contaminants.

Policy FLU 5.2.8: Stormwater Drainage
Drainage for streets and roads within new development shall be consistent with the St. Johns River Water Management District requirement and the Land Development Regulations.

Policy FLU 5.2.9: Minimization of Site Disturbance

Development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:

a. Avoid or minimize the removal of existing native trees and vegetation;
b. Minimize soil compaction by delineating the smallest disturbance area feasible;
c. Use design techniques that limit earth movement and impervious surfaces such as stem-wall construction, reduced pavement widths, and swales; and
d. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy FLU 5.2.10: Golf Courses

All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the P*rotecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002)*. These practices are derived from the Audubon International Signature program.

Policy FLU 5.2.11: Landscape Best Management Practices

The following landscaping Best Management Practices shall be instituted to the greatest extent practicable to reduce nitrate loading:

a. Planted turf grass and landscaping within residential lots shall be restricted wherever feasible to minimize the use of fertilization and water for irrigation;
b. Florida Friendly landscaping shall be required wherever feasible; and
c. The City will adopt Land Development Regulations for managing future lawns and landscapes within the Wekiva Springs Overlay Protection Area using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices wherever feasible. Such Land Development Regulations shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

Policy FLU 5.2.12: Protection of Sensitive Natural Habitats

The City shall protect sensitive natural habitat including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub (generally shown on Map #14 and Map #15) within the Wekiva Springs Overlay Protection Area to the greatest extent practicable. The Land Development Regulations shall require a site analysis during the development review process to identify sensitive natural habitat. If such habitat is determined to exist on-site, proposed development shall be required to avoid and protect such areas as much as possible as follows:

a. Design shall be accomplished to maintain sensitive natural upland habitat in functional, clustered and contiguous configurations that maximize use by wildlife (Map #18) and maintain the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.
b. Sensitive natural habitat protected on-site shall require a permanent conservation easement and be incorporated as open space within the subject property.

Policy FLU 5.2.13: Management of Sensitive Natural Habitats

The City may require a management plan for sensitive natural habitat areas greater than two acres in size that are protected as the result of a development project. The management plan shall be prepared at the expense of the developer by a qualified professional biologist and provide for the following:

a. Eventual removal of invasive plants and replanting with Florida Friendly vegetation as necessary;
b. Maintenance of biodiversity, with special emphasis on the protection of listed plant and animal species;
c. Removal of debris, articles, and structures not permitted by the management plan;
d. Conditions for use that are limited to passive recreation; and
e. Any additional measures necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildfire.

EXHIBIT B FUTURE LAND USE ELEMENT APPENDIX

SECTION FLU A-1: PLAN AMENDMENT STANDARDS OF REVIEW

The City of Eustis Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the City.

GENERAL
All applications for a Plan amendment including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:

A **General Public Facilities/Services**: Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

B **Natural Resources/Natural Features**: The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Evaluation of specific features and impacts shall be included in the Land Development Regulations and addressed at time of site plan or subdivision plan consideration.

C **Comprehensive Plan Review**: Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

1. Proposed Residential Land Uses. The City shall limit these uses adjacent to incompatible commercial or industrial land uses unless sufficient mitigation, such as buffering and setbacks is provided and available through the Land Development Regulations, which lessens the impact to the proposed residences.

2. Proposed Non-Residential Land Uses. The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

D **Transportation**: Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

E **Water Supply**: Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

AMENDMENTS WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT

Amendments to the Future Land Use Map (FLUM) within the Wekiva Springs Overlay Protection District shall be required to comply with all applicable policies of this Comprehensive Plan and at time of site plan or subdivision consideration, approval of a development plan shall satisfy the following criteria:

A. Support the development plan with the required studies and surveys in FLU Policy 5.1.3 to document that the development is consistent with protection of groundwater and surface water and natural resources;

B. Support the development plan with a nitrate/nitrogen loading analysis prepared by a professional qualified to use professionally accepted methods that compare the existing land use activity to the proposed future land use activity at build-out if there is no connection to central sanitary sewer. The analysis must demonstrate when all factors are considered, that there shall be no increase in nitrate/nitrogen loading to groundwater and surface water.

SECTION FLU A-2: ZONING STANDARDS OF REVIEW

The City of Eustis does not have zoning districts. The City of Eustis regulates the specific uses that are permitted and prohibited within each land use district through the City's Land Development Code based on the Future Land Use Map designation and establishes the minimum design standards to be used when developing property through the application of a Design District Overlay. The intent of the land use and design regulations of the Land Development Code is to promote the health, safety, and welfare of the community; to ensure that future growth and development which occurs in Eustis is consistent and compatible with the city comprehensive plan; is compatible with existing and planned development in the City in type, design, and location; is served by adequate public services and facilities; and in all other respects achieves and implements the goals, objectives, and policies of the city as contained in the city comprehensive plan.

SECTION FLU A-3: THE OFFICIAL FUTURE LAND USE MAP

General Application

The City of Eustis Future Land Use Element contains the Official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements. The Future Land Use Classifications set forth the potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. A property owner is not necessarily entitled to the most potentially dense or intense uses permitted within a land use classification. In some cases, the compatibility standards in the Land Development Regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

The official Future Land Use Map depicts the following land use classifications, map symbols, and the identification of designations that require urban services.

TABLE A-3.1 FUTURE LAND USE DESIGNATIONS

LAND USE DISTRICT	MAP SYMBOL	Maximum Net Density (Total dwelling units per net acre)	Intensity Range (Floor Area Ratio)	Maximum Impervious Surface (% of net buildable area)
Suburban Residential Transitional	SRT	3 dwelling units per acre	N/A	40% (4)
Suburban Residential	SR	5 dwelling units/acre(2)	N/A	50%(4)
Urban Residential	UR	12 dwelling units/acre(2)	N/A	50%(4)
Manufactured Home Community	MH	8 dwelling units/acre	N/A	50%(4)
General Commercial	GC	N/A	up to 2.5(3)	75%
General Industrial	GI	N/A	up to 2.5(3)	75%
Central Business District	CBD Residential Non-Residential	40 dwelling units/acre (1)	 up to 3.0	100%
Residential/Office Transitional	RT Residential Non-Residential	12 dwelling units/acre (2)	 up to 2.5(3)	50%(4) 75%
Mixed Commercial/ Residential	MCR Residential Non-Residential	12 dwelling units/acre (2)	 up to 2.5(3)	50%(4) 75%
Mixed Commercial/ Industrial	MCI	N/A	up to 2.5(3)	75%
Public and Institutional	PI	N/A	up to 2.5(3)	75%
Conservation	CON	N/A	up to 0.20(3)	10%

Table Footnotes

Generally: Stated densities and intensities will not be achieved in all cases. Compatibility standards and other Land Development Regulations, including those regulating the interaction between land use districts and design districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.

(1) In the Central Business District, the maximum of 40 units per acre is permitted in the portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall have a base maximum density of 12 du/ac and shall require a conditional use permit to develop up to 40 units per

LAND USE DISTRICT	MAP SYMBOL	Maximum Net Density (Total dwelling units per net acre)	Intensity Range (Floor Area Ratio)	Maximum Impervious Surface (% of net buildable area)
acre. With the implementation of Transfer of Development Rights, maximum density/intensity in the CBD shall be measured district wide versus per site. (2) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in these classifications where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. (3) Allowable intensities incrementally decrease between downtown and outlying areas, and between corridors and neighborhoods, as specified in Section 109-3 of the Land Development Regulations. Higher intensities apply in urban districts, medium intensities in suburban districts and lower intensities in rural districts. Similarly, within those districts, higher intensities apply along corridors and lower intensities in neighborhoods. (4) Maximum impervious surface requirements apply to the development as a whole, when common area is provided. In no case shall individual building lot coverage exceed 80 percent. For more information regarding open space and impervious definitions see the City of Eustis Land Development Regulations, Definitions and Chapter 115, Section 115-4.1				

DEFINITIONS OF FUTURE LAND USE DESIGNATIONS

The definitions and uses provided for in each of the following future land use designations are descriptive definitions only.

Residential Districts
Suburban Residential Transitional
Suburban Residential
Urban Residential
Mobile Home Community

Suburban Residential Transitional (SRT)
This designation is provided for residential growth and development in areas on the periphery of the Eustis urbanized area; to provide for a transitional area between medium density suburban development and the County's outlying rural areas. Generally located within approximately 1/2 mile of the joint planning area boundary with Lake County where not bordered by another city's joint planning area or interlocal service boundary area.

General Range of Uses: This designation is intended to provide for single-family detached and patio homes (duplex). Other uses and may include civic uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential Transitional lands may be developed up to a maximum density of 3 dwelling units per net buildable acre.

Special Provisions:

(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
   a. all such housing is attached to foundations as in the case of conventional site-built construction; and
   b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Suburban Residential (SR)
This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

a. all such housing is attached to foundations as in the case of conventional site-built construction; and

b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

(3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Urban Residential (UR)

This designation is intended to provide higher density residential options for the areas near the downtown core of the city.General Range of Uses: Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
   a. all such housing is attached to foundations as in the case of conventional site-built construction; and
   b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

Mobile Home Community (MH/RV)
This designation applies to specific existing mobile home and recreational vehicle developments which are predominantly located north of Trout Lake. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership. No new mobile home or transient recreation vehicle developments are scontemplated on the Future Land Use Map.

General Range of Uses: Single-family residential dwelling units, multi-family dwelling units, manufactured residential dwelling units, mobile homes, outdoor recreation, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed eight dwelling unit per net buildable acre.

Special Provisions:
(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

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

Commercial Districts

General Commercial (GC)

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists and local residents.

General Range of Uses: General Commercial may include a variety of free-standing retail and service uses and small strip centers including automotive-oriented uses such as service stations and auto sales as well as outdoor recreation, and schools. Public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the

net buildable area.

Industrial Districts

General Industrial (GI)

This land use designation is provided for those businesses that have one or more objectionable uses such as noise, dust or odor. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. This district also offers greater economy and freedom to the industrial developer by the relaxation of certain standards and screening requirements within the district itself.

General Range of Uses: General Industrial development includes existing industrial development of light-to-heavy nature along the rail line both north and south of downtown. Outdoor recreation, schools, and public and utility services and facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Special Provisions:

(1) New development within GI areas shall continue to be required to:

a. Provide adequate setbacks and buffering from residential areas and public roads;
b. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
c. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Use Districts

Central Business District
Residential / Office Transitional
Mixed Commercial / Residential
Mixed Commercial / Industrial

Central Business District (CBD)

This land use designation is designed to support a mixed-use area encompassing downtown Eustis within which a combination of commercial, institutional, office, and residential uses may occur at comparatively high densities.

General Range of Uses: This category accommodates the mix of residential, commercial, light industrial/manufacturing, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted as well as residential uses found in or otherwise desirable in downtown areas.

Density: The maximum density is 40 du/ net buildable acre where the maximum of 40 units per buildable acre is permitted in the "core area" of the district which is defined as that portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street and north by Clifford Avenue. The remainder of the Central Business District shall be a maximum density of 12 du/ net buildable area unless granted a conditional use permit to develop up to 40 units per net buildable acre. The minimum density within the "core area" of the CBD is 6 du/ net buildable acre except where existing conditions require less than the minimum.

Intensity Range: up to 3.0 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated CBD. For the mixed land use category CBD, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial/Office: 50% - 80% of total CBD building square footage Residential: 20% - 60% of total CBD building square footage Institutional: 5% - 15% of total CBD building square footage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially, commercially, or as an institutional use provided that all applicable criteria set forth herein are met.

Residential / Office Transitional (RT)

This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business and professional offices and limited retail and service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses and are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.

General Range of Uses: This category accommodates residential uses; professional and business offices in certain predominantly residential areas near major traffic arteries and adjacent to commercial areas; outdoor recreation; and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements or limitations regarding the amount of residential and non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed land use category RT, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 55% - 70% of total RT acreage
Commercial/Office: 30% - 45% of total RT acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:
(1) Future amendments to designate areas as RT shall be required to be designated near thoroughfares and commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use and to provide an economic use of property while maintaining their general residential character by:

a. limiting commercial uses to retail, business and professional offices,

group homes, and home occupations as defined in the Land Development Regulations;

b. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
c. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Commercial / Residential (MCR)

This land use designation is intended to regulate the character and scale of commercial uses so as to minimize their impacts on adjacent roadways and to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, and schools. Public and utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCR. For the mixed land use category MCR, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR acreage
Commercial/Office: 75% - 85% of total MCR acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:

(1) Future amendments to designate areas as MCR shall be permitted only along arterial and collector roads and in certain neighborhoods which meet the

following conditions:

a. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;

b. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;

c.the arterial road frontage contains an existing mix of viable commercial and residential uses;

d. the clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Mixed Commercial / Industrial (MCI)

This land use designation is intended to provide for development of light manufacturing, distribution, corporate office and related commercial and industrial facilities in select high profile locations and in well planned environments.

General Range of Uses: Uses include light industry and manufacturing, distribution, corporate office, and related commercial and industrial facilities in select high profile locations and in well- planned environments. Outdoor recreation and schools are permitted as well as public and utility services and facilities that are 5 acres or less in size.

Light industry includes warehousing and wholesale distribution, provided that truck access bays and loading operations are effectively screened from view where necessary, truck traffic does not impact local streets, and hours of operation are compatible with adjacent land uses. Light industry also includes those manufacturing, distribution, and associated activities which do not create any noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations.

Maximum Density: Not applicable.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements and limitations regarding the amount of residential and non-residential uses allowable in an area designated MCI. For the mixed land use category MCI, the city establishes, and shall monitor on a citywide basis, a mix of uses as follows:

Commercial: No more than 20% of total MCI acreage
The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the city to ensure continuity and compatibility with adjacent land uses. Individual properties may develop all commercially or all industrially, provided that all applicable criteria set forth herein are met.

Special Provisions:
(1) Future amendments to designate areas as MCI may be permitted in undeveloped areas oriented to major highways and other transportation facilities as determined by market demand, and provided that:

a. Mixed Commercial Industrial areas and developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, and building quality than General Commercial (GC) areas; and
b. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Other Districts
Public and Institutional

Conservation

Public and Institutional (PI)

This land use designation applies to public and quasi-public properties and other facilities that provide a community service.

General Range of Uses: Uses include school, recreation, and public utility properties and other governmental facilities. Cemeteries are also included in this category.

Maximum Density: Not Applicable

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Conservation (CON)
This land use designation provides for lands that have environmental sensitivity and significance with the purpose of preserving natural resources in the community.
General Range of Uses: Development within these areas is limited to interpretative features and related facilities for nature study and enjoyment. These related facilities may include nature trails, needed utility services, and shelters. Outdoor recreation facilities may be permitted in disturbed uplands or other non-environmentally sensitive land within the designation.
Intensity Range: up to 0.20 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

EXHIBIT C

CONSERVATION
GOALS, OBJECTIVES AND POLICIES

GOAL CON 1: AIR AND WATER RESOURCES

Promote the attainment and preservation of clean air and water in the Eustis Planning Area.

OBJECTIVE CON 1.1: WATER AND AIR QUALITY

To assist federal, state, regional, and county efforts on an ongoing basis to improve water and air quality within prescribed standards and compliance schedules.

Policy CON 1.1.1: Water Quality Permit Requirements

The City shall continue to mandate that applicants 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, as provided for the Land Development Regulations.

Policy CON 1.1.2: Water Quality Program

The City shall, 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 CON 1.1.3: Growth Control Programs for Invasive Aquatic Weeds

The City shall 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 invasive aquatic weeds in local lakes and waterways.

Policy CON 1.1.4: Floodplains

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

a. Public wastewater service is provided. Alternatively, on-site waste disposal may be used only where it is permittable 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;
b. Public water service is provided;
c. Wetlands and other designated environmentally sensitive resources are not displaced;
d. Impervious surfaces in a development, including road pavement, are limited; and
e. There is no net loss of flood storage capacity.

Policy CON 1.1.5: Lakeshore Development Limitations

The Land Development Regulations shall continue to limit development in areas near lake shorelines, as provided for in the Land Development Regulations

Commented [BL2]: Addressed in CON 1.2.7, 1.3.1, 1.3.2

Policy CON 1.1.8: Air Quality

The City shall coordinate with adjacent municipalities and Lake County to comply with or exceed air quality standards established by the Florida Department of Environmental Protection (FDEP), including the following actions:

a. Through the adopted land development regulations and the development review and approval process, regulate uses to prevent adverse impacts to air quality.
b. Through enforcement of building codes, provide proper ventilation and restrict use of hazardous construction materials in order to promote safe indoor air quality.

Policy CON 1.1.19: Protection and Replanting of Trees

The City shall maintain provisions in the Land Development Regulations for the protection and replanting of trees on public property as natural air pollution filters in the community.

OBJECTIVE CON 1.2: STORMWATER MANAGEMENT

To take actions on a continuing basis 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.

Policy CON 1.2.1: Drainage Program

As provided for in Policy INT 1.3.6., he City will coordinate with state and local agencies regarding drainage in existing developed areas.

Policy CON 1.2.2: Correction of Existing Drainage Deficiencies

The City will participate, on an ongoing basis, (based on facts and needs determined using the process outlined in Policy CON 1.2.1 above) 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:

a. Establishment of Best Management Practices (BMPs) applicable to existing areas of development and
b. Improvement of facilities as recommended in the 2005 Update to the Master Stormwater Plan and any subsequent updates.

Policy CON 1.2.3: Best Management Practices for Surface Water Quality

The City shall implement Best Management Practices (BMPs) on an ongoing basis 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, the 2005 Update, and any subsequent updates shall include, where appropriate:

a. Reverse berms in areas where existing drainage facilities outlet directly into lakes;

b. Dry retention/detention basins for soils with good percolation;
c. Wet retention/detention basins for soils with high water table characteristics and poor percolation;
d. Construction of roadway swales;
e. Exfiltration trenches;
f. Use of wetland systems;
g. Use of grass inlets;
h. Multi-component sedimentation/filtration retention/detention ponds; and
i. Vegetative swales, landscaped bump-outs, and bio-retention systems

Policy CON 1.2.4: Mitigation of Stormwater Impacts

The City shall on a continuing basis implement a phased multi-year program of improvements needed to mitigate existing runoff impacts 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 CON 1.2.5: LOS Standards for New Development

The City shall adopt level of service (LOS) standards principally applicable to new development as follows:

a. 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.
b. 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.
c. 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.

Policy CON 1.2.6: Requirements for Water Quality Standards for Stormwater Discharge

The City shall adopt 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:

a. 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.
b. 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.
c. 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.
d. 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 CON 1.2.7: Provision of Public Sewer Service to Lake Shoreline Areas

The City shall initiate, in accordance with the final rules resulting from the implementation of the Wekiva Parkway and Preservation Act, and continue to implement a phased program to provide public sewer service to developed and developing areas within 400 feet of lake shorelines 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.

OBJECTIVE CON 1.3: GROUNDWATER PROTECTION

To continue to protect the integrity of groundwater resources in the community through the implementation of design standards (performance and technical) 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.

Policy CON 1.3.1: Development Regulation within Wellhead Protection Areas and High Recharge Areas

The City shall continue to regulate development within designated wellhead protection areas of public water supply wellheads and in high recharge areas as follows:

a. 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;
b. 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 in areas with central sewer service; and
c. On-site waste disposal methods may be used only where permittable 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 are generally identified in Map #12 and Designated Wellhead Protection Areas are generally those set forth in Map #5. Specific site information will determine actual applicability.

Policy CON 1.3.2. Public Sewer Service to High Recharge Areas

The city will continue to implement its phased program to provide public sewer service in high recharge areas, and in designated wellhead protection areas, 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.

OBJECTIVE CON 1.4: WATER CONSERVATION

To 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.

Policy CON 1.4.1: Installation of Low Volume Plumbing Fixtures in New and Renovated Buildings

The City 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 CON 1.4.2: Leak Detection and Correction Program

The City shall, 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 CON 1.4.3: Water Conservation Programs

The City shall, 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 CON 1.4.4: Water Use Rate Structure

The City shall 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 CON 1.4.5: Programs for Recycled Non-Potable Water Sources

The City shall continue to expand programs using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent.

Policy CON 1.4.6 Criteria for Reuse of Stormwater

The City shall maintain criteria for reuse of stormwater for irrigation purposes and supplementation of reclaimed water.

OBJECTIVE CON 1.5: WEKIVA SPRINGS WATER CONSERVATION/RESOURCES

To conserve water and protect the Wekiva spring system and groundwater and surface water resources of the Wekiva Springs Overlay Protection District.

Policy CON 1.5.1: Landscape Best Management Practices

The City shall require the use of landscaping Best Management Practices as described in *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes* (Florida Department of Environmental Protection, September 2, 2003).

Policy CON 1.5.2: Landscaping at City Facilities

The City shall manage existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles, and Best Management Practices.

Policy CON 1.5.3: Best Management Practices Education

The City shall continue to coordinate with other local governments to develop and maintain programs to educate and encourage homeowners and private land owners to use Best Management Practices to protect natural habitat and to protect the quality and quantity of surface and groundwater resources within the Wekiva Springs Overlay Protection District.

Policy CON 1.5.4: Landscaping and Lawn Care Certification

The City shall encourage homeowners to be responsible in the application of fertilizers and pesticides, especially within the Wekiva Springs Overlay Protection District.

GOAL CON 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 CON 2.1: SOILS

To prevent soil erosion, on an ongoing basis, by recognizing soil limitations for development and requiring the utilization of Best Management Practices (BMPs).

Policy CON 2.1.1: Use of Septic Systems

The City shall continue to regulate the use of septic systems for on-site waste disposal in accordance with Florida Statutes and the requirements of FAC rule 64E 6. On-site sub-surface waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public service is unavailable and not included in the Five-Year Capital Improvements Element at the time of application.

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 permittable by state and local agencies having jurisdiction under Florida Statute.

a. Anclote
b. Manatee
c. Iberia
d. Felda
e. Oklawaha
f. Placid
g. Pelham
h. Ocoee
i. Pompano
j. Iberia and Manatee
k. Anclote and Myakka
l. Swamp
m. Placid and Myakka
n. Emeralda
o. Myakka and Placid
p. Fellowship
q. Brighton
r. Montverde

Policy CON 2.1.2: Erosion Prevention

The City shall continue to provide for, in the Land Development Regulations, standards, site plan review procedures, and Best Management Practices to prevent soil erosion and loss during construction on and occupancy of a site, including provisions which address the following:

a. Density and land coverage in areas having highly erodible soils.
b. Time period between site clearance and initiation of construction standards for tree protection and removal;
c. Time period between completion of construction and replanting, sodding, or seeding the site; and
d. Submittal of soil removal and erosion prevention plans for all major subdivisions and developments, as defined in the Land Development Regulations, including procedures for removal of vegetation, temporary soil stockpiling, and soil stabilization.

OBJECTIVE CON 2.2: MINERAL RESOURCES

To promote, on an ongoing basis, the conservation and commercial use of locally available mineral resources in an environmentally acceptable manner.

Policy CON 2.2.1: Extraction of Mineral Resources

The City may permit the extraction of mineral resources , provided that:

a. Compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
b. Compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
c. The activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
d. Excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

OBJECTIVE CON 2.3: WETLANDS

To continue to preserve the integrity of locally and regionally significant wetland communities from urban encroachment and degradation through the Land Development Regulations and Best Management Practices.

Policy CON 2.3.1 Wetland Protection

The City shall continue to protect the natural functions provided by wetlands by first directing incompatible uses away from wetlands, and then by requiring conservation easements, setbacks/buffers, and/or mitigation consistent with the Uniform Mitigation Assessment method used by the St. John's River Water Management District.

Policy CON 2.3.2: Wetland Mitigation

The City shall consider wetland alteration with mitigation only as a last resort, and only if the City determines that encroachment in the wetland is the least damaging alternative and no practicable on-site alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions as determined by SJRWMD. Preservation of upland habitat may be considered in certain instances if deemed appropriate by the City but shall not result in a net loss of wetland functions.

Policy CON 2.3.3: Wetland Encroachment

In determining whether an encroachment in the wetland is the least damaging to the wetland and that no practicable on-site (or when in same ownership, adjacent off-site) alternative exists, the City shall evaluate the following:

a. The land use category according to the Future Land Use Map (FLUM) series of the site and surrounding parcels;
b. Alternative designs which could accomplish the purpose of providing a minimal, reasonable, beneficial use including the encroachment on the wetland of such alternative design;
c. The degree of impact to the wetlands; and
d. The quality of the wetland and the wetland functions being served by the area proposed to be encroached upon.
e. The requirements applied by SJRWMD through the permitting process.

Policy CON 2.3.4: Wetland Buffer

The City shall require, for all natural, protected wetlands, an undisturbed upland buffer consistent with SJRWMD requirements, except where exemptions are established by SJRWMD and the Land Development Regulations. The size of the buffer shall vary in proportion to the ecological value of the adjacent wetland. The wetland classes are as follows:

a. Isolated – on-site wetlands entirely isolated hydrologically from off-site wetlands and not considered waters of the state
b. Non-isolated – on-site wetlands that are connected hydrologically to off-site wetlands, but not through permanently standing water
c. Stream or lake – on-site wetlands which are riparian or otherwise connected to off-site wetlands via permanent bodies of water.

The minimum and average size buffers are as follows (except where established exemptions apply):

Type	Average width	Minimum width
Isolated	25 ft.	10 ft.
Non-isolated	35 ft.	15 ft.
Stream/lake	50 ft.	35 ft.

Policy CON 2.3.5 Enforcement

The City shall continue to enforce and apply all special Federal, State, and local provisions that relate to the protection of wetlands and their functions.

OBJECTIVE CON 2.4: WILDLIFE

To protect, on a continuing basis, locally significant habitat for endangered, threatened, and rare species of terrestrial and aquatic animals.

Policy CON 2.4.1: Development Application Requirements

The City shall, on an ongoing basis, require applications for major subdivisions and developments requiring site plan approval to identify locally significant habitat areas potentially impacted by proposed development and include a plan and procedures for avoiding or mitigating potential impacts.

Commented [BL3]: Addressed in the Land Development Regulations and other Elements.

OBJECTIVE CON 2.5: OPEN SPACE/ENVIRONMENTAL PROTECTION

To conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Recreation and Open Space elements.

Policy CON 2.5.1: Required Open Space

The City shall establish minimum open space standards by limiting the amount of impervious coverage for each future land use designation, where applicable, through the Future Land Use Element Appendix.

Policy CON 2.5.2: Reservation and Maintenance of Open Space

The City shall allow clustering of development in subdivisions or developments to provide for the reservation and maintenance of common open spaces.

Policy CON 2.5.3: Open Space Maintenance

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

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

Policy CON 2.5.4: Acquisition of Open Space

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:

a. 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;
b. Requirements of the Land Development Regulations provide insufficient protection; or
c. Grants are available to help defray acquisition costs.

Policy CON 2.5.5: Protection of Environmentally Sensitive Areas

The City shall, on an ongoing basis, undertake efforts to protect designated environmentally sensitive areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

Policy CON 2.5.6: Intergovernmental Coordination

The City shall coordinate with Lake County and other jurisdictions to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

OBJECTIVE CON 2.6: LAND ACQUISITION

To support public land acquisition within the Wekiva Springs Overlay Protection District to protect and preserve through acquisition and management most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

Policy CON 2.6.1: Acquisition Partnerships

The City shall support funding opportunities and partnerships with state agencies and local governments through programs such as the Florida Communities Trust to acquire lands for preservation within the Wekiva Springs Overlay Protection District including, but not limited to, karst features, habitat, corridors for wildlife movement, and most effective recharge areas. Both fee-simple acquisition of environmentally-sensitive land and less-than-fee simple conservation easements should be considered.

Policy CON 2.6.2: Wildlife Corridors and Greenways

The City shall coordinate with pertinent state and regional land acquisition and wildlife agencies to identify natural greenways and wildlife corridors to link public parks, preservation areas, and similar areas for aquifer recharge, conservation and habitat preservation purposes.

GOAL CON 3: EFFICIENT DESIGN FOR THE BUILT ENVIRONMENT

Minimize the effects of urban development on the natural resources of the City, and to the regional environment.

OBJECTIVE CON 3.1: Efficient Design and Sustainable Techniques

To continue to review and update policies, codes and practices to provide guidance for new development to utilize worthwhile sustainable techniques, measures and materials as appropriate.

Policy CON 3.1.1: Incentives for Conservation Certified Projects

The City shall continue to provide incentives for energy efficient development as provided in the Land Development Code as detailed in Policy FLU 1.1.4

Policy CON 3.1.2: Existing Efficient Design at the Site Planning Scale

As provided for in the Future Land Use Element, the City shall continue to support and require efficient design concepts as a part of the site plan review and approval process through the City's Land Development Regulations.

Policy CON 3.1.3 City Projects

The City, in its public development projects, will utilize worthwhile sustainable techniques, measures and materials as appropriate.

EXHIBIT D

ECONOMIC DEVELOPMENT
GOALS, OBJECTIVES AND POLICIES

GOAL ECD 1: ECONOMIC DEVELOPMENT
Promote a healthy and growing local employment and tax base in terms of new job opportunities provided, wages paid and revenues generated.

OBJECTIVE ECD 1.1: TARGET INDUSTRIES
To provide an environment favorable for the development of new target industries within the City.

Policy ECD 1.1.1: **Industrial Development**
The City shall continue to provide locations for industrial development on the Future Land Use Map, consistent with the standards and provisions for each district as defined in the Future Land Use Appendix.

Policy ECD 1.1.2: **Land Development Regulations Standards**
The City shall continue to ensure that Land Development Regulations standards regarding industrial development are contextually appropriate and do not place onerous site standards on new industrial development.

Policy ECD 1.1.3: **Coordination with the Orlando Economic Partnership**
The City shall maintain regular communications with the Orlando Economic Partnership to promote the Eustis area as a location for industrial development.

Policy ECD 1.1.4: **Coordination with Local Economic Development Organizations**
The City shall maintain regular communications with the, Lake Technical College, the Lake County Agency for Economic Prosperity and Lake-Sumter State College to ensure that labor force skills and training programs are relevant to local economic development needs and opportunities.

OBJECTIVE ECD 1.2: DOWNTOWN EUSTIS
To promote the continued development and redevelopment of Downtown Eustis, consistent with the adopted Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan.

Policy ECD 1.2.1: **Land Development Regulations Standards**
The City shall ensure that the Land Development Regulations promote investments in the Downtown and do not create significant regulatory impediments to redevelopment and infill projects.

Policy ECD 1.2.2: **Walkability and Beautification**
The City shall continue to pursue projects that enhance the beauty and walkability of the Eustis Downtown through streetscaping projects such as the addition of street trees, sidewalks, bike lanes, on-street parking, improved crosswalks, and Florida Friendly plantings.

Policy ECD 1.2.3: **Land Acquisition**
The City may consider programs for purchasing key downtown parcels for economic development, redevelopment, and/or housing.

Policy ECD 1.2.4: **Downtown Signage**
The City shall maintain a cohesive wayfinding and signage Master Plan for the Downtown area.

OBJECTIVE ECD 1.3: EUSTIS COMMUNITY REDEVELOPMENT AGENCY
To coordinate economic development efforts by the City with the Community Redevelopment Agency.

Policy ECD 1.3.1: **CRA Master Plan**
The City shall consider the specific action items in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan when reviewing applications for redevelopment, site plans, or amendments to the Future Land Use Map within the CRA.

Policy ECD 1.3.2: **CRA Plan Implementation**
The City shall Incorporate goals and objectives of the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan into the City's Strategic Plan.

Policy ECD 1.3.3: **Infrastructure Coordination**
The City shall coordinate with the CRA in developing updates to the City's Five-Year Capital Improvements Plan.

EXHIBIT E

HOUSING ELEMENT
GOALS OBJECTIVES AND POLICIES

GOAL HSG 1: SAFE AFFORDABLE SANITARY HOUSING
Promote safe, sanitary, and affordable housing to meet current and projected future needs.

OBJECTIVE: HSG 1.1: ADEQUATE AND AFFORDABLE HOUSING
To provide sufficient land and incentives and take other actions necessary to accommodate and facilitate construction of housing to meet projected demand and to accommodate the needs of the various household types and income groups characteristic of the city and planning area.

Policy HSG 1.1.1: **Future Land Use**
The City shall maintain land use classifications and density criteria to accommodate the varying housing needs of the community, as provided for in the Future Land Use Element Appendix.

Policy HSG 1.1.2: **Land Development Regulations**
The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space.

Policy HSG 1.1.3: **Future Permit Placement**
The City shall continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable building codes and federal and state regulations and standards.

Policy HSG 1.1.4: **Energy Efficiency**
The City shall encourage construction methods, materials, and appliances that minimize energy and water consumption, limit or eliminate the use of toxic materials and reduce waste in housing construction to help reduce the overall cost of home maintenance and operation. As provided for in FLU 1.1.4 the City may participate in green residential programs.

OBJECTIVE HSG 1.2: SUBSTANDARD HOUSING
To eliminate substandard housing within the City while providing relocation assistance to displaced persons.

Policy HSG 1.2.1: **Code Enforcement**
The City shall continue to carry out systematic code enforcement activities to condemn and clear substandard structures which are beyond reasonable rehabilitation, based on the provisions of City Ordinances

dealing with unsafe structures and minimum conditions for habitation.

Policy HSG 1.2.2: **City Code Enforcement Displaced Residents**
Where residents are displaced by city code enforcement activities or other local public actions, the City shall assist residents as follows in seeking standard housing in the community:

a. Provide adequate notification of public action to owners and occupants;
b. Maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same; and
c. Utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community.

OBJECTIVE HSG 1.3: DISADVANTAGED POPULATIONS
To provide housing opportunities commensurate with identified needs and available resources for individuals and families having physical, economic or other limitations or who require assistance, care, or supervision through the following policies and implementing regulations and programs.

Policy HSG 1.3.1: **Permit Group Homes and Foster Care Facilities**
The City shall continue to permit group homes and foster care facilities in residential areas, and through the Land Development Regulations, provide minimum standards designed to limit impacts to other residential uses

Policy HSG 1.3.2: **High Density Residential Development**
The City shall continue to allow higher density residential development as one way to reduce per-unit costs.

Policy HSG 1.3.3: **Extremely Low, Low and Moderate Income Housing Funding**
The City shall continue to pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs of extremely low-, low-, and moderate-income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:

d. SAIL;
e. Section 8;
f. Rental Rehabilitation;
g. Weatherization; and
h. Section 202.
i. Community Development Block Grants
j. HOPE VI

OBJECTIVE HSG 1.4: NEIGHBORHOOD ENVIRONMENT
To take actions to conserve and rehabilitate standard and deteriorating housing in the community and to improve living conditions in residential neighborhoods.

Policy HSG 1.4.1: **Repair and Upgrade Funding**
The City shall monitor, apply for, and utilize available federal and state funding programs to repair and upgrade residential properties to meet minimum applicable construction and sanitary standards.

Policy HSG 1.4.2: **Housing Conservation**
The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

OBJECTIVE HSG 1.5: HISTORIC HOUSING
To preserve historically significant housing in the community.

Policy HSG 1.5.1: **Maintain Historic Character**
The City shall maintain or improve the character of designated historic properties and areas by implementing the Historic Preservation Ordinance.

OBJECTIVE HSG 1.6: HOUSING IMPLEMENTATION
To pursue available means, including federal and state grants and its local regulatory authority to implement housing needs and activities.

Policy HSG 1.6.1: **Nonprofit Technical Assistance**
The city shall provide technical assistance to private, nonprofit, and other entities wishing to participate in meeting local housing needs

Policy HSG 1.6.2: **Affordable Housing**
The city shall facilitate provision of infill and affordable housing by making a percentage of the City-owned residential parcels available for residential construction and utilization to Habitat for Humanity and similar not for profit organizations at no cost and to private parties at minimal cost.

OBJECTIVE HSG 1.7: RELOCATION
To provide for the relocation of residents when City actions, such as the acquisition and clearance of property for construction of public facilities, result in the displacement of residents.

Policy HSG 1.7.2: **Displacement Compensation**
The City shall compensate owners and occupants according to applicable state requirements and, prior to displacement, assist occupants in seeking standard housing in the community in the manner provided in Policy HSG 1.2.2 of this element.

EXHIBIT F

INTERGOVERNMENTAL COORDINATION
GOALS, OBJECTIVES AND POLICIES

GOAL 1: INTERGOVERNMENTAL COORDINATION
Promote adequate coordination among local governments in the Eustis area and with other public agencies on all matters of mutual interest.

OBJECTIVE INT 1.1: LAND USE AND DEVELOPMENT
To coordinate with adjacent local governments on mutual land use and development issues.

Policy INT 1.1.1: **Dispute Resolution Process**

The City shall use the dispute resolution process prescribed in Section 186.509, Florida Statutes, if or when conflicts of purpose among jurisdictions cannot be resolved locally.

Policy INT 1.1.3: **Joint Planning Agreement with Lake County**
The City shall continue to observe the joint planning area agreement with Lake County.

Policy INT 1.1.4: **Amending the Joint Planning Agreement with Lake County**
The City shall amend the joint planning agreement with Lake County as necessary to update the location of public utility facilities.

Policy INT 1.1.5 **Level of Service Standards**
The City shall continue to coordinate level-of-service standards and the impacts of development proposed in this plan upon adjacent cities, the county, the region and the State.

OBJECTIVE INT 1.2: TRANSPORTATION
To coordinate with adjacent local governments, the Lake-Sumter MPO and the Florida Department of Transportation on transportation mobility and transportation service issues according to the specific policies listed below.

Policy INT 1.2.1: **Transportation Performance Standards**
The City and County shall coordinate transportation needs for county-maintained roads in unincorporated sections of the Eustis Planning Area.

Policy INT 1.2.2: **Five-Year Work Program**
The City shall continue to meet with the Florida Department of Transportation, Lake County, the Lake-Sumter MPO and adjacent

municipal jurisdictions annually to ensure that the FDOT Five-Year Work Program adequately reflects local needs.

Policy INT 1.2.3: **Regional Bicycle and Trails Network**
The City shall coordinate with the Lake-Sumter MPO in implementing the regional bicycle and trails network identified in its 2035 Long-Range Plan and any subsequent updates.

Policy INT 1.2.4: **Regional Mass Transit Systems**
The City shall coordinate with the Lake-Sumter MPO and Lake Xpress in implementing the regional transit systems plan identified in the MPO's 2035 Long Range Plan and any subsequent updates.

Policy INT 1.2.5: **Transportation Impact Fees**
The City shall coordinate with Lake County in implementing a transportation impact fee system to support mobility improvements consistent with the City's vision.

OBJECTIVE INT 1.3: UTILITIES

To continue to coordinate with adjacent local governments and federal, state, and regional agencies on issues related to provision of urban services and conservation and protection of natural resources which supply urban needs including local and regional water supply plans, according to the specific policies listed below:

Policy INT 1.3.1: **Ten-Year Water Supply Plan**
The City will implement the Ten-Year Water Supply Plan Update adopted February 2010; will coordinate with SJRWMD and local governments to identify potable water supply, infrastructure and facility projects; potable water sources; and estimated project costs; and will provide fiveyear updates within one year of the District's regional water supply plan update.

Policy INT 1.3.2: **Water Management District Coordination**
The City will coordinate with SJRWMD in evaluating alternative sources of providing potable water and will participate in the development of updates to the SJRWMD Water Supply Plan and other initiatives that affect the City.
Policy INT 1.3.3: Water Supply Project Selection
The City will work with other jurisdictions to consider the feasibility of interconnecting alternative water supply facilities and in the evaluation of alternative water supply sources.

Policy INT 1.3.4: **Water Conservation Programs Coordination**
The City shall 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 INT 1.3.5 **Interlocal Agreements**
The City shall continue to coordinate with Lake County and other municipalities in water supply planning.

Policy INT 1.3.6: **Intergovernmental Coordination**
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 programs designed to correct deficiencies and (2) delineates solutions to drainage problems in these areas. Such a program will also address or includes:

a. Determination of those basins, sub-basins, and water bodies in the Eustis area to be included; and
b.
c. Establishment of a system to monitor the quality of discharges into receiving waters using certain pollution indicators.
d. Identification of funding sources; and
e. Establishment of stormwater recharge and supplemental stormwater irrigation to meet the requirements of the Wekiva Parkway and Protection Act; and

Policy INT 1.3.7: **Mitigating Existing Impacts**
The City shall implement a phased multi-year program of stormwater improvements needed to mitigate existing runoff impacts and remedy existing deficiencies, 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 INT 1.3.8: **Disposal Coordination**
The City shall coordinate with Lake County to regulate sources and disposal of hazardous wastes, consistent with federal and state guidelines and requirements, and collection and disposal activities.

Policy INT 1.3.9: **Used Oil and Battery Collection**
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. **OBJECTIVE INT 1.4: NATURAL AND HISTORIC RESOURCES**

To coordinate with adjacent local governments and federal, state, and regional agencies on issues related to protection and conservation of local natural and historical resources according to the specific policies listed below.

Policy INT 1.4.1: Water Quality Requirements
The City's Land Development Regulations shall continue taddress applicable permit requirements relating to water quality, including those of the St. Johns River Water Management District and Florida Department of Environmental Protection.

Policy INT 1.4.3: Mapping Environmentally Sensitive Lands
The City shall continue to coordinate with Lake County regarding policies on environmentally sensitive lands. The City's Land Development Regulations continue to regulate these areas through one or more of the following approaches:

k. Utilize the general information presented in this element, the Conservation Element, and the Future Land Use Element as a basis for development review; and
l. Require applications for development within the Wekiva Study Area to include information on these environmental resources, including assessments of impacts and plans for avoidance or mitigation.

Policy INT 1.4.5: Historical Resources
The City shall provide ongoing affirmational support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.

Policy INT 1.4.6: National Register of Historic Resources
Where an application for development may involve the removal of a historic structure listed on the National Register, the City shall first invite comment by the Florida Trust for Historic Preservation and the City's Historic Preservation Board before rendering a decision on the application..

OBJECTIVE INT 1.5: RECREATION AND OPEN SPACE
To coordinate with adjacent local governments and other public providers on issues relating to provision of recreation services and facilities and preservation of open space, according to the specific policies listed below.

Policy INT 1.5.1: Inventory of Public Water Access Points
The City shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and continue to develop and improve water access facilities in the Eustis area, including boat ramps, viewing areas, and nature trails.

OBJECTIVE INT 1.6: HOUSING AND REDEVELOPMENT

To coordinate with adjacent local governments and federal and state agencies on issues relating to delivery of affordable housing and urban revitalization and redevelopment, according to the specific policies listed below.

Policy INT 1.6.1: **Coordination with Housing Needs**
As provided for in the Housing Element, the City shall continue to pursue available federal and state funds to help meet the projected housing needs of very low-, low-, and moderate-income families and elderly households

Policy INT 1.6.2: **Consult Federal and State Housing Agencies**
The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities

OBJECTIVE INT 1.8: PUBLIC SCHOOL FACILITIES

To abide by and enforce the interlocal agreement between the city and school board to require cooperation in terms of population projections and school siting.

Policy INT 1.1.2: **Interlocal Agreement**
The City shall continue to observe and uphold the requirements of the inter-local agreement executed between the City and Lake County School Board to establish joint processes for collaborative planning and decision-making. The joint processes included in the agreement include:

m. Population projections;
n. Public school siting;
o. The location and extension of public facilities subject to concurrency; and
p. The siting of facilities with countywide significance, including locally unwanted land uses.

Policy INT 1.8.1: **Annual Reporting for facilities and population projections**
The school board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

Policy INT 1.8.2: **School Board Planning**
The School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy INT 1.8.3: **Land Use Plan Amendments**
The City shall provide to the school board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.

Policy INT 1.8.4: **School Board Member Local Planning Agency**
The City shall allow a member of the school board to sit on the local planning agency and comment on proposals that have the potential to increase density.

Policy INT 1.8.5: **Lake County Educational Concurrency Review Committee**
The City shall take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually, but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.

Policy INT 1.8.6: **The Joint Staff School Concurrency Review Group**
The City shall take part in the Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between the City and the Lake County School Board, to discuss issues concerning school planning. The School Board staff shall be responsible for making meeting arrangements.

OBJECTIVE INT 1.9: INTERGOVERNMENTAL COORDINATION WITHIN THE WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT
To coordinate with other local governments located in the Wekiva Springs Overlay Protection District to ensure a consistent approach to springs, springshed, and aquifer protection.

Policy INT 1.9.1: **Cooperation with Local Governments and Agencies**
The City shall coordinate with local governments and regulatory agencies within the Wekiva Springs Overlay Protection District regarding land development regulations, stormwater management, and other matters that impact the springs and springshed.

Policy INT 1.9.2: **Water Resource and Supply Planning**
The City shall pursue joint strategies with the SJRWMD and local governments within the Wekiva Springs Overlay Protection District for protection of water resources through water supply planning, specifically addressing identification and use of alternative water sources.

Policy INT 1.9.3: **Joint Land Acquisition Strategies**
Where possible, the City shall pursue joint strategies with local governments within the Wekiva Springs Overlay Protection District regarding land acquisition efforts and conservation easements for protection of water resources, environmentally sensitive lands and open spaces.

OBJECTIVE INT 1.10: WASTEWATER TREATMENT COORDINATION
To coordinate with the Department of Health regarding on-site sewerage treatment and disposal systems located in the Wekiva Springs Overlay Protection District to ensure a coordinated approach to the provision of wastewater treatment.

Policy INT 1.10.1: **On-site Sewage Treatment and Disposal Systems**
The City shall coordinate with the county health department regarding the owners of on-site sewerage treatment and disposal systems that will be required to connect to central sewer facilities, and owners of on-site sewerage treatment and disposal systems that will remain, including those that require a department of health permit or permit modification, because of failing systems or systems requiring major repairs.

Policy INT 1.10.2: **Notification of Central Sewer Availability**
The City shall coordinate with providers of public and private sewer systems regarding the process for notification of existing owners of the availability of central sewer facilities.

EXHIBIT G

RECREATION AND OPEN SPACE
GOALS, OBJECTIVES AND POLICIES

GOAL REC 1: OPEN SPACE FOR RECREATIONAL USE
Ensure adequate open space for recreational use by all citizens and conservation of natural amenities.

OBJECTIVE REC 1.1: FACILITIES
To provide recreational facilities in accordance with current and projected demand.

Policy REC 1.1.1: **Recreation Level of Service Standards**
The City's recreation level of service standards reflect 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 REC 1.1.2: **Recreation Level of Service Standards**
The City's recommended recreation level of service standards for certain classes of parks and recreation sites are as follows:

Table 1: Recreation Level of Service Standards

Class	Service Area	Standard
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 REC 1.1.3: **Neighborhood Parks Improvements**
The City shall use the level of service standards 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:

q. Shuffleboard court;
r. Basketball court;
s. Tennis court;
t. Multi-purpose field;
u. Picnic area with tables;
v. Children's play equipment area; and
w. Open area for passive use.

Community parks may include larger quantities of the facilities in the previous list plus the following facilities as appropriate:

x. Community building;
y. Baseball and softball fields;
z. Swimming pool; and
aa. Fishing pier.

Policy REC 1.1.4: **Parks and Recreation Funding Program**
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.

Policy REC 1.1.5: **Parks Master Plan & Bicycle and Pedestrian Master Plan**
The City shall develop a Parks Master Plan by the year 2035. The City shall develop a City-wide Bicycle and Pedestrian Master Plan by the year 2035. This Master Plan will address local circulation via sidewalks, trails and bikeways to connect the City's downtown, neighborhoods, parks, and environmental features. The plan shall build on the Future Network – Bicycle and Trail Plan illustrated in Transportation Map #12, the Lake-Sumter MPO Greenways and Trail Plan, the Downtown and East Town Community Redevelopment Area Plan.

Policy REC 1.1.6: **Private Recreation Connections**
The City shall encourage private residential subdivisions to provide bicycle and pedestrian connections to the City's planned and existing trail system.

Policy REC 1.1.7: **Local Recreation Preferences**
The City shall make use of citizen surveys or other methods to ensure that the parks and recreation facilities provided by the City reflect the local

preferences and needs for such facilities.

OBJECTIVE REC 1.2: ACCESS
To make recreational facilities and important open space resources available to and accessible by the general public, including the physically impaired and economically disadvantaged.

Policy REC 1.2.1: **Acquisition of Recreation Sites**
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 REC 1.2.2: **Access to Recreational Facilities for the Physically Handicapped**

The City shall require that new recreational facilities are designed to facilitate access by the physically handicapped.

Policy REC 1.2.3: **Special Programs**
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 posted in key locations around the community. The City shall seek outside funding support to assist in paying for these programs.

Policy REC 1.2.4: **Urban Waterfront Park**
The City shall maintain Ferran Park, the urban waterfront park along the Lake Eustis shoreline to serve as a catalyst for economic growth and revitalization in downtown Eustis.

Policy REC 1.2.5: **Water Access Facilities Planning**
The City shall cooperate with Lake County and the Lake County Water Authority in preparing an inventory of existing public water access points and shall continue to develop and improve 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 REC 1.2.6: **Provision of Bicycle Racks and/or Storage Facilities**

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 REC 1.2.7: **Listing and Map of Recreational Sites and Facilities**
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 REC 1.3: PUBLIC-PRIVATE COORDINATION
To provide for ongoing coordination of public and private resources to meet recreational demands of City residents.

Policy REC 1.3.1: **Opportunities for Joint Public/Private Development and/or Use of Existing and Potential Recreation Facilities**
The City staff shall continue to meet with private providers in the Eustis area and Lake County recreation officials on future 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 REC 1.4: OPEN SPACE

The City will continue to conserve open space for passive recreation use and natural beauty, and acquire open space to protect sensitive environmental resourcesconsistent with the Future Land Use and Conservation elements

Commented [BL4]: Duplicative language; addressed in conservation element.

EXHIBIT H

TRANSPORTATION
GOALS, OBJECTIVES AND POLICIES

GOAL TRA 1: SYSTEMS FRAMEWORK
Implement a transportation systems framework based upon principles that will:

- **Promote diversified economic development;**
- **Protect and enhance residential neighborhoods;**
- **Ensure adequate services and facilities to serve new and existing development;**
- **Discourage urban sprawl;**
- **Preserve and protect natural resources; and**
- **Respect private property rights.**

OBJECTIVE TRA 1.1: LAND USE AND TRANSPORTATION COORDINATION
To enforce land use, design and transportation policies, standards and regulations that coordinate the existing and future transportation infrastructure with land uses shown in the Future Land Use map exhibit and that encourage development patterns consistent with the City's various design districts.

Policy TRA 1.1.1: **Consistency with Future Land Use Element**
The City shall coordinate the development of new transportation regulations, policies, standards, and plans with the Future Land Use element. The City will also consider both the Transportation Element and the Future Land Use Element when evaluating all development proposals.

Policy TRA 1.1.2: **Transportation and Development Patterns**
To discourage urban sprawl and to maximize the use of existing transportation infrastructure, the City shall implement regulations within the Land Development Code consistent with the development patterns identified in FLU 1.2.4.

Policy TRA 1.1.3: **Roadway Improvements and Land Use Amendments**
The City shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods.

OBJECTIVE TRA 1.2: PROMOTE ECONOMIC DEVELOPMENT
To promote a safe, efficient and livable transportation system that provides for mobility to support

the City of Eustis' continued economic development.

Policy TRA 1.2.1: **Right of Way Preservation**
The City shall continue to adopt and enforce policies, standards and regulations which specify the City's right-of-way needs.

Policy TRA 1.2.2: **Dedication of Rights-of-Way**
The City shall continue to require as authorized by law, the dedication of rights-of-way as conditions of approval for all development proposals and subdivision plats.

Policy TRA 1.2.3: **Identification of Future Enhanced Transit Corridors**
The City shall work with appropriate agencies and entities to evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped platted road rights-of-way for potential use as future multi-use corridors and determine if these corridors are consistent with other elements of the Plan.

Policy TRA 1.2.4: **Coordinate Transportation with Other Public Facilities**
As part of the process for the acquisition or development of land for public uses, such as, parks, open space, environmental protection or other public purpose, the City shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

OBJECTIVE TRA 1.3 PROTECT AND ENHANCE RESIDENTIAL NEIGHBORHOODS
To develop and maintain an effective, convenient and economically feasible multi-modal transportation system in its neighborhoods that preserves and strengthens the residential quality of life by providing local accessibility for multiple modes, and provides access to neighborhood developments and attractors.

Policy TRA 1.3.1: **Coordination with Future Land Use Element**
The City shall establish and enforce land use, design, and transportation policies, standards and regulations that coordinate the transportation system with the residential and residential-supportive land uses shown on the Future Land Use map exhibit.

Policy TRA 1.3.2: **Discourage Speeding on Residential Streets**
The City shall establish standards for infill and redevelopment projects to discourage high vehicle speeding on adjacent residential streets. This shall be accomplished through appropriate traffic calming methods, such as gateway treatments, roundabouts, reduced roadway width and turn radii, or other treatments as identified by the City.

Policy TRA 1.3.3: **Travel Between Neighborhoods**
The City shall ensure that existing and new developments are connected wherever feasible by roadways, bicycle and pedestrian systems, and access to transit that encourage travel between neighborhoods without requiring use of the major thoroughfare system.

Policy TRA 1.3.4: **Multimodal Access to Commercial Centers**
The City shall work to establish bicycle and pedestrian systems to provide access to Downtown Eustis and other commercial centers from surrounding residential areas.

OBJECTIVE TRA 1.4: TRANSPORTATION AND ENVIRONMENTAL QUALITY
To support the City's desire to maintain environmental sustainability, conserve energy and natural resources, discourage urban sprawl, and to improve the aesthetic quality of the community through the implementation of the following policies.

Policy TRA1.4.1: **Reducing Travel Demand through Land Use Measures**
The City shall recognize Future Land Use Element policies that support reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

Policy TRA 1.4.2: **Promotion of Energy Efficient Vehicles and Alternative Fuel Sources**
The City shall establish policies, standards, and regulations that encourage the use of energy efficient vehicles and enable the development of infrastructure systems to support their use by establishing sites for alternative energy fueling stations. Where appropriate, the City shall acquire energy-efficient vehicles as part of its vehicle fleet for police, fire, and maintenance needs.

Policy TRA 1.4.3: **Travel Demand Management**
The City shall establish policies, standards, and regulations that will result in lower vehicle miles traveled (VMT) through travel demand strategies such as telecommuting, ride-sharing, transit use, and employee guaranteed ride home programs.

Policy TRA 1.4.4: **Promoting Non-Motorized Travel**
The City shall establish and enforce policies, standards and regulations within the City's Land Development Regulations that promote pedestrian and bicycle mobility and access, including standards related to street

design and connectivity; accommodate non-motorized travel; the provision of bicycle parking; and bicycle and trail access and connectivity.

Policy TRA 1.4.5: **Roadway Speeds**
To facilitate safe pedestrian movement, the City shall work with Lake County and the Florida Department of Transportation to limit posted speed limits within the City to 45 miles per hour or less.

Policy TRA 1.4.6: **Protecting Natural Resources and Environmental Quality**
In the planning, design and construction of transportation improvements, the City shall consider design techniques to mitigate adverse impacts on natural and environmental resources as well as design and operational techniques which can complement adjacent development and enhance the aesthetic quality of the transportation corridor.

Policy TRA 1.4.7: **Enforcement of Environmental Regulations**
In the planning, design and construction of new transportation facilities, the City shall continue to recognize policies in the Conservation Element.

Policy TRA 1.4.8: **Lakeshore Drive Scenic Road**
Lakeshore Drive is hereby designated a scenic road requiring preservation of a two-lane cross section, posting for low-to-moderate travel speeds, limited improvements for bicycle use, and careful regulation of roadside development. The City shall coordinate with Lake County and the Lake-Sumter MPO to establish a consistent functional classification of Urban Local for the Lakeshore Drive/Lake Eustis Drive corridor.

OBJECTIVE TRA 1.5: PROMOTE MULTI-MODAL TRAVEL
To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the City, including travel by automobile, bicycle, walking, and transit.

Policy TRA 1.5.1: **Multi-Modal Connectivity**

The City shall preserve existing roadway, sidewalk and bicycle system connections, and restore networks that previously were disconnected, where appropriate. In particular, the City shall encourage future redevelopment and development projects to improve street connectivity by developing new local streets with appropriate sidewalk and bicycle facilities, where feasible. Priority shall be given to those proposed roadway connections identified in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan..

Policy TRA 1.5.2: **Align Roadways to Connect to Stub-outs to Adjacent Parcels**

The City shall continue to require joint connectivity and block structure requirements, including stub-outs to adjacent parcels and roadway alignment as provided for in the Land Development Regulations.

Policy TRA 1.5.3: **Citywide Bicycle and Pedestrian Master Plan**

The City shall improve mobility through infrastructure improvements to be included in the citywide Bicycle and Pedestrian Master Plan proposed for completion by 2035 as provided for in the Recreation and Open Space Element.

Policy TRA 1.5.4: **Demand Response Transit**

The City shall work with Lake County to continue to provide demand-response transit service to cater to the transit dependent populations within the City.

Policy TRA 1.5.5: **Evaluate Transit Service Options**

The City shall work with Lake County to monitor and evaluate and, as deemed necessary, implement additional mass transit, paratransit and transportation demand management strategies and programs which support the Future Land Use Element, address the special needs of the service population, and increase the efficiency of transit services. Such strategies and programs may include rail services, intra-city trolley, carpools/vanpools, Park-and-Ride, demand response transit service, parking management, express bus services, transfer stations and increased frequency of bus service.

Policy TRA 1.5.6: **Roadway Functional Classification**

The City shall adopt Transportation Map 1 – Roadway Functional Classification System that identifies the existing functional classification for collector and arterial roadways within the City.

Policy TRA 1.5.7: **Orange Avenue Functional Classification**

To further the goals of Eustis in improving multi-modal mobility, the City shall continue working with Lake-Sumter MPO to reclassify Orange Avenue (old SR 44) from an arterial to a collector within the City limits.

Policy TRA 1.5.8: **Constrained Facilities**

All collector and arterial roadways within the City shall be limited to the maximum number of through lanes shown on Transportation Map 10 - Year 2035 Roadway Number of Lanes. Small-scale modifications such as turn lanes may still be provided as warranted.

Policy TRA 1.5.9: **Bicycle and Pedestrian Access to Schools**
In coordination with the Lake County School Board, the City shall work to establish sidewalks, bicycle paths, and/or a network of low-speed neighborhood streets to provide safe and convenient access to all elementary, middle and high schools.

OBJECTIVE TRA 1.6: TRANSPORTATION MOBILITY APPROACH
To support urban infill and redevelopment efforts of the City and to target economic development, job creation, housing, transportation, crime prevention, and neighborhood revitalization and preservation within the City, the City rescinds transportation concurrency for all areas within the City limits .

Policy TRA1.6.1: **Mobility Planning**
The City shall continue to develop integrated land use and transportation planning studies for geographic areas of the city according to the Future Land Use Element

Policy TRA 1.6.2: **City Plans that Address Multi-Modal Mobility**
The City shall implement land use and transportation strategies that call for multi-modal mobility within recently completed and adopted city plans, including the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan and Land Development Regulations.

Policy TRA 1.6.3: **Development Review focused on Multi-Modal Mobility**
Through the policies, standards and regulations in the Land Development Regulations, the City shall continue to encourage the provision of multi-modal facilities.

Policy TRA 1.6.4: **Supporting Regional Multi-Modal Plans**

The City shall continue to participate in initiatives to promote regional and local transit, including future expansion plans for LakeXpress, Central Florida Commuter Rail, and other proposed light rail or bus rapid transit projects (as illustrated in Transportation Map #13, Future Transportation Network-Mass Transit). The City shall continue to participate in the development of the MPO's Long Range Transit Plan and Greenways and Trails Plan, and coordinate with the County and adjacent municipalities in planning for and implementing future bicycle and multi-use trail facilities.

Policy TRA 1.6.5: Roadway Level of Service Standard

The City shall adopt a roadway Level of Service standard of E for collector and arterial roadways within the City. The roadway Level of Service shall be measured for daily conditions. In cases where individual roadway segments exceed the Level of Service standard, the available capacity on parallel corridors within the City shall be included in the evaluation.

Policy TRA 1.6.6: Multi-Modal Transportation Level of Service

The City shall adopt transportation system performance measures to address its multimodal goals for bicycle, pedestrian and transit circulation.

Policy TRA 1.6.7: Refined Roadway Level of Service Analysis Techniques

The City may authorize refined transportation methodologies and techniques to be used in situations where more precise input data and analysis is desired prior to final action associated with development review or transportation infrastructure modifications. Acceptable methodologies and techniques may include, but are not limited to:

- Trip generation studies
- Traffic studies
- Trip characteristics studies
- Travel time/speed/delay studies
- Passer-by and internal trip analysis
- Person trip analysis
- Planning level models
- Traffic operation models
- Intersection analysis
- Corridor/subarea analysis
- Multi-modal analysis

Policy TRA 1.6.8: Multi-Modal Transportation Level of Service Analysis Techniques/Standards

The City shall develop special area plans, as needed, for areas of special concern. When appropriate, the City shall adopt additional or alternative level of service standards and methods of applying levels of service standards that address accessibility for vehicular traffic, pedestrians, cyclists, and transit modes.

OBJECTIVE TRA 1.7: TRANSPORTATION PLANNING COORDINATION
The City shall coordinate its plans with all transportation planning bodies including but not limited

to the Florida Department of Transportation, Lake County, East Central Florida Regional Planning Council, and the Lake-Sumter MPO.

Policy TRA 1.7.1: **FDOT Five-Year Work Program Coordination**
Through the Lake-Sumter MPO, the City shall review on an annual basis the FDOT Five-Year Work Program to address right-of-way needs, access management and level of service standards.

Policy TRA 1.7.2: **Lake County Transportation Element Coordination**
The City shall review on an annual basis the Transportation Element for Lake County to address right-of-way needs, access management, and level of service standards.

Policy TRA 1.7.3: **City of Tavares and City of Mount Dora Coordination**
The City shall review on an annual basis the Transportation Elements for Tavares and Mount Dora to address right-of-way needs, access management, and level of service standards.

OBJECTIVE TRA 1.8: ACCESS AND CONNECTION TO REGIONAL FACILITIES
To establish and enforce policies, standards, and regulations that recommend access and connection to regional transportation facilities and amenities.

Policy TRA 1.8.1: **Access to Recreational Facilities and Resources**
The City shall work with the County, the MPO, and other adjoining cities, to connect local trails and the sidewalks and bicycle facilities within the City to existing and proposed regional trail facilities and bicycle systems.

Policy TRA 1.8.2: **Access to Community Facilities and Downtown**
The City shall establish policies, standards, and regulations to ensure that residential neighborhoods have reasonable access to the City's community facilities and to Downtown via trails or bicycle facilities, transit service, and street network, as described under the Performance Standards for Goals TRA 2, TRA 3 and TRA 4.

OBJECTIVE TRA 1.9: FUNDING TRANSPORTATION IMPROVEMENTS
To identify multiple sources for funding transportation improvements necessary to support the growth forecasts, goals, objectives and policies of the Future Land Use Element and to provide for a safe, convenient and efficient transportation system.

Policy TRA 1.9.1: **Funding Sources**
The City shall work with the Lake-Sumter MPO, FDOT, Lake County, the

Eustis CRA, and private developers in funding and implementing transportation improvements, as described in the policies contained in the Intergovernmental Coordination Element, Objective 1.2, Transportation.

Policy TRA 1.9.2: **Transportation Improvements as part of Development and Redevelopment**
As feasible, the City shall work to implement transportation improvements as part of development and redevelopment within the City through implementation of standards in the Land Development Regulations.

GOAL TRA 2: URBAN DEVELOPMENT PATTERN
Enhance the livability and viability of the urban core area of the City as described by the Urban Development Pattern Area through transportation policies and infrastructure investments that:

- **Prioritize the safety, comfort and convenience of the pedestrian, bicycle and mass transit environments;**
- **Accommodate vehicular circulation in a manner that is responsive to the needs of alternate modes; and**
- **Support the land use goals for the district.**

OBJECTIVE TRA 2.1: URBAN LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce policies, standards and regulations that align the existing and future transportation infrastructure with higher density mixed-use development called for in the Urban Development Design District.

Policy TRA 2.1.1: **Promote Land Use Patterns to Support Mass Transit Service**
To promote the viability of existing and planned transit service, the City shall adopt and enforce land use policies, standards and regulations that promote high intensity residential-based mixed use developments in Urban Centers.

Policy TRA 2.1.2: **Promote Shared and Reduced Parking**
The City shall continue to enforce policies, standards and regulations that encourage shared parking across development parcels within Urban Centers and Urban Corridors.

OBJECTIVE TRA 2.2 URBAN MULTI-MODAL TRANSPORTATION
To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the Urban Development Pattern, including travel by automobile, bicycle, walking, and transit.

Policy TRA 2.2.1: **Complete Streets**
The City shall implement policies, including those standards already within the Land Development Regulations, to address the design and operation of all streets within the Urban Development Pattern for all users, including drivers, bicyclists, transit users, pedestrians of all ages and abilities, business owners and residents.

Policy TRA 2.2.2: Street Types in Land Development Regulations
The City shall use the Street Types outlined in the Land Development Regulations as a guidance when designing and constructing new street sections within the Urban Development Pattern.

Policy TRA 2.2.3: **Street Connectivity**
As identified in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan, the City shall work to restore local street network segments that previously were disconnected and construct new street connections within the Urban Development Pattern. In particular, the City shall implement these street connections through development impact mitigation and as part of capital improvement projects.

Policy TRA 2.2.4: **Downtown and East Town Community Redevelopment Area Mobility Needs**
The City shall support the implementation of the mobility needs identified in the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan.

Policy TRA 2.25: **Lake-Sumter MPO Long Range Mobility Needs**
The City shall support the implementation of the Lake-Sumter MPO Long Range Transportation Plan,

Policy TRA 2.2.7: **Lake County Transit Shelter Needs**
The City shall support the implementation of the 2010 Lake County Shelter Placement Site Recommendations Report, as may be amendment

Policy TRA 2.2.9: **Bates Avenue Connection**
To improve circulation within Downtown Eustis and provide a continuous east-west roadway alternative to Orange Avenue, the City shall continue to investigate opportunities for the roadway connection for Bates Avenue

between Prescott Street and Grove Street.

Policy TRA 2.2.8: **Sidewalk Connectivity**
The City shall work to complete the network of sidewalks along all streets within the Urban Development Pattern, as part of construction of new streets as well as retrofitting of existing streets.

Policy TRA 2.2.11: **Pedestrian-Oriented Development Design**
Provisions in the City's Land Development Regulations require new developments in Urban Development Patterns to support the highest levels of pedestrian access and mobility.

OBJECTIVE TRA 2.3: ENCOURAGING URBAN TRANSIT USE
To establish and enforce policies, standards, and regulations that promote transit use within the Urban Development Pattern.

Policy TRA 2.3.1: **Transit-Oriented Density, Diversity, and Design**
The City shall enforce provisions in the Future Land Use Element and the City's Land Development Regulations that encourage development patterns, densities, design, and a mix of uses in the Urban Development Pattern that will support expanded mass transit service in the future.

Policy TRA 2.3.2: **Transit in Urban Development Pattern**
The City shall work with the County, the MPO, and other regional and state agencies to increase transit service within the Urban Development Pattern, in particular encouraging the location of transit stops within the City's Urban Centers and along Urban Corridors.

OBJECTIVE TRA 2.5: URBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS
To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Urban Development Pattern.

Policy TRA 2.5.1: **Site and Building Design**
The character of the built environment that frames a street contributes

greatly to its walkability. Because of this, the City has established the Urban Development Pattern intent and performance standards described in the Future Land Use Element and Land Development Regulations.

Policy TRA 2.5.2: **Sidewalks**
The City shall ensure through its Land Development Regulations that within the Urban Development Pattern, continuous sidewalks of at least five feet in width are provided on both sides of all public and private streets to the greatest extent practicable.

Policy TRA 2.5.3: **Intersection Design**
The City shall work to ensure that all signalized intersections within the Urban Development Pattern have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

Policy TRA 2.5.4: **Americans with Disabilities Act (ADA)**
The City shall work to ensure that all streets within the Urban Development Pattern conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

Policy TRA 2.5.5: **Block Size and Block Configuration**
As prescribed in the City's Land Development Regulations, blocks within the Urban Development Pattern shall be laid out within an interconnected network of streets.

Policy TRA 2.5.6: **Roadway Speeds**
To facilitate safe pedestrian movement, the City shall ensure that all City-maintained streets within the Urban Centers and the Urban Neighborhoods have a posted speed limit of 25 mph or less.

Policy TRA 2.5.7: **Complete Streets**
The Street Types outlined in the Land Development Regulations can serve as a guide for developing new complete streets within the Urban Development Pattern.

Policy TRA 2.5.8: **Trees and Street Furnishings**
Based on the recommendations of the Downtown and East Town Community Redevelopment Area 2016 Redevelopment Plan, the City shall

work to ensure that all new and existing "A" streets within Urban Centers and Urban Corridors have basic street furnishings and streetscape amenities, including street trees, pedestrian-scale lighting, seating, and bus stop shelters (where appropriate).

Policy TRA 2.5.9: **Downtown Wayfinding**
To improve circulation for all users, the City shall implement the recommendations of the Wayfinding Plan developed for Downtown Eustis.

Policy TRA 2.5.10: **Pedestrian Destinations**
Through implementation of the policies in the Future Land Use Element, the City shall work to ensure that community-serving destinations are accessible to residents within the Urban Development Pattern.

Policy TRA 2.5.11: **Bicycle Lanes and Multi-use Trails**
As part of the development of the Citywide Bicycle and Pedestrian Master Plan, the City shall work to provide bicycle lanes or multi-use trails accessible to residents within the Urban Development Pattern.

Policy TRA 2.5.12: **Connection to Recreational Amenities**
The City shall ensure that all public recreational amenities such as parks, regional trails, and the Lake Eustis waterfront can be accessed from the Urban Centers via direct pedestrian connection.

Policy TRA 2.5.13: **Bicycle Parking**
The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Urban Development Pattern.

Policy TRA 2.5.14: **Transit Stops and Transit Shelters**
The City shall work with Lake County to ensure that transit stops within Urban Centers and major destinations (hospitals, employment centers, shopping centers and schools) have, as feasible, shelters for transit users that would include bus route/schedule signs, seating, shelter from the elements, and be ADA compliant when required by law.

Policy TRA 2.5.15: **Transit Service Headways**
The City shall work with Lake County to improve transit service within the Urban Development Pattern during peak periods.

Policy TRA 2.5.16: **Transit Service Accessibility**
The City shall work with Lake County to improve transit service to ensure that all residents within the Urban Development Pattern have access to fixed-route transit service.

Policy TRA 2.5.17: **Transit Service Span**

The City shall work with Lake County to expand hours of operation for transit routes serving the City.

Policy TRA 2.5.18: Transit Serving Major Destinations
The City shall work with Lake County to ensure that major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

GOAL TRA 3: SUBURBAN DEVELOPMENT PATTERN
Enhance the livability and viability of neighborhoods and existing commercial corridors as described in the Suburban Development Pattern Area (in Appendix) through transportation policies and infrastructure investments that discourage urban sprawl and:

- **Balance vehicular mobility with the needs for pedestrian, bicycle and mass transit mobility**
- **Preserve and protect existing viable neighborhoods and subdivisions;**
- **Support the land use goals for the district.**

OBJECTIVE TRA 3.1: SUBURBAN LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce policies, standards and regulations that align the existing and future transportation infrastructure to support the residential and non-residential uses in distinct patterns arranged in centers, districts, and corridors, as called for in the Suburban Development Pattern.

Policy TRA 3.1.1: Suburban Centers
The City shall adopt and enforce standards that encourage the development of Suburban Centers where a system of streets, pedestrian walkways, and driveways support uses where development occurs at a density and intensity that can be feasible to support fixed-route transit.

Policy TRA 3.1.2: Suburban Corridors
The City shall continue to enforce standards, and regulations that provide for adequate vehicular, bicycle, and pedestrian access and mobility to serve Suburban Corridors as well as the adjacent residential neighborhoods.

Policy TRA 3.1.3: Linking Neighborhoods to Shopping Areas
The City shall adopt and enforce policies, standards, and regulations that provide for multiple street connections and routing options between Suburban Neighborhoods and community-serving commercial areas.

Policy TRA 3.1.4: Access Management

The City shall continue to establish and enforce policies, standards and regulations for the management of access points along streets within the Suburban Development PatternThe implementation of the State Access Management Program and the control of access connections to the State highway system shall be consistent with Chapter 14-96 and 14-97, F.A.C. and the Florida Department of Transportation Access Management Rule and will be coordinated with the Florida Department of Transportation through the City's access permitting process.

Policy TRA 3.1.5: **Promote Shared Parking**
The City shall continue to enforce policies, standards and regulations that encourage shared parking among different parcels, through cross-access easements and a connected network of pedestrian walkways along Suburban Corridors and in Suburban Centers.

OBJECTIVE TRA 3.2: SUBURBAN MULTI-MODAL TRANSPORTATION
To establish and enforce policies, standards, and regulations that promote multi-modal mobility and access throughout the Suburban Development Pattern, including travel by automobile, bicycle, walking, and transit.

Policy TRA 3.2.1: **Complete Streets**
The City shall implement policies, including those standards already within the Land Development Regulations, to address the design and operation of all streets within and between Suburban Centers for safe and comfortable bicycling, walking, and transit operation.

Policy TRA 3.2.2: **Street Types in Land Development Code**
The City shall use the Street Types outlined in the Land Development Regulations as a guidance when designing and constructing new street sections within the Suburban Development Pattern.

Policy TRA 3.2.6: **Sidewalk Connectivity**
The City shall work to complete the network of sidewalks along all streets within the Suburban Centers, as part of construction of new streets as well as retrofitting of existing streets.

OBJECTIVE TRA 3.3: SUBURBAN DEVELOPMENT PATTERN PERFORMANCE STANDARDS

To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Suburban Development Pattern.

Policy TRA 3.3.1: **Site and Building Design**
The character of the built environment that frames a street contributes greatly to its walkability. Because of this, tthe has established the Suburban Development Pattern s and performance standards described in the Future Land Use Element and Land Development Regulations.

Policy TRA 3.3.2: **Sidewalks**
The City shall work to ensure that within the Suburban Development Pattern sidewalks shall be provided on both sides for all streets within Suburban Centers and those streets within one mile of public schools, community centers, parks, and major transit stops.

Policy TRA 3.3.3: **Intersection Design**
The City shall work to ensure that all signalized intersections within Suburban Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

Policy TRA 3.3.4: **Americans with Disabilities Act (ADA)**
The City shall work to ensure that all streets within Suburban Centers conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

Policy TRA 3.3.5: **Block Size and Block Configuration**
As prescribed in the City's Land Development Regulations, blocks within the Suburban Development Pattern shall be laid out within an interconnected network of streets.

Policy TRA 3.3.6: **Internal Streets**
The City shall require a connected system of internal streets within new suburban developments l, per the standards established by the Land Development Regulations.

Policy TRA 3.3.7: **Internal Pedestrian Network**
The City shall require all new suburban developments to provide sidewalks along streets or pedestrian paths that connect primary building entrances to

one another and to the public street, adjacent trails, transit stops, parking areas, and to publicly accessible pedestrian walkways of adjacent development.

Policy TRA 3.3.8: **Suburban Landscape Standards and Streetscaping**
The City shall require new suburban developments to conform to the suburban landscape requirements called for by the City's Land Development Regulations.

Policy TRA 3.3.9: **Bicycle Lanes and Multi-use Trails**
As part of the development of the Citywide Bicycle and Pedestrian Master Plan, the City shall work to ensure that bicycle lanes or multi-use trails are accessible to residents within the Suburban Development Pattern.

Policy TRA 3.3.10: **Connection to Recreational Amenities**
The City shall work to ensure that all public recreational amenities can be accessed from the Suburban Centers through pedestrian, bicycle, or transit connections.

Policy TRA 3.3.11: **Bicycle Parking**
The City shall ensure that bicycle parking is required for all new development projects that will be accessed by the public within the Suburban Centers.

Policy TRA 3.3.12: **Transit Stops and Transit Shelters**
The City shall work with Lake County to ensure that transit stops at major destinations (hospitals, employment centers, shopping centers, and schools) shall have, as feasible, shelters for transit users that would include bus route/schedule signs, bench, shelter from the elements, and be ADA compliant where required by law.

Policy TRA 3.3.13: **Transit Service Headways**
The City shall work with Lake County to improve transit service headways during peak periods at Suburban Centers.

Policy TRA 3.3.14: **Transit Service Accessibility**
The City shall work with Lake County to improve transit service to ensure that all residents within the Suburban Development Pattern have access to fixed-route transit service.

Policy TRA 3.3.15: **Transit Service Span**
The City shall work with Lake County to expand hours of operation for transit routes serving the City.

Policy TRA 3.3.16: Transit Serving Major Destinations
The City shall work with Lake County to ensure that all major public gathering venues and destinations are served by a local transit route. These include hospitals, employment centers, shopping centers, and schools.

GOAL TRA 4: RURAL DEVELOPMENT PATTERN
Manage the transportation system for the Rural Development Pattern Area through transportation policies and infrastructure investments that:

- **Address vehicular circulation and allow for safe pedestrian and bicycle circulation**
- **Support the land use goals for the district.**

OBJECTIVE TRA 4.1: RURAL LAND USE AND TRANSPORTATION COORDINATION
To establish and enforce land use, design and transportation policies, standards and regulations that align the existing and future transportation infrastructure t the Rural Development Pattern.

Policy TRA 4.1.1: Rural Centers
The City shall adopt and enforcestandards and regulations that encourage the development of Rural Centers where a system of streets and pedestrian walkways support uses.

Policy TRA 4.1.2: Rural Corridors
The City shall adopt and enforce lstandards, and regulations that provide adequate vehicular, bicycle, and pedestrian access and mobility to serve Rural Corridors as well as the adjacent residential neighborhoods.

Policy TRA 4.1.3: Multi-Modal Connectivity Between Development Phases
The City shall ensure that the street and trail layouts of subsequent phases of residential subdivision developments are coordinated with previous phases to ensure multi-modal connectivity.

OBJECTIVE TRA 4.2: RURAL DEVELOPMENT PATTERN PERFORMANCE STANDARDS
To establish and utilize performance standards for the provision and operation of a multi-modal transportation system (including pedestrian and bicycle facilities, mass transit and paratransit services, the City Road System and the portion of the County Road and State Highway Systems within the City). The performance standards will measure progress toward achieving the multi-modal mobility goals within the Rural Development Pattern.

Policy TRA 4.3.1: Site and Building Design
The character of the built environment that frames a street contributes greatly to its walkability. Because of this, the has adopted the Rural

Development Pattern and performance standards described in the Future Land Use Element Land Development Regulations.

Policy TRA 4.3.2: **Sidewalks**
The City shall work to ensure that within the Rural Centers sidewalks shall be provided for all streets connecting to public schools, community centers, parks, and transit stops.

Policy TRA 4.3.3: **Intersection Design**
The City shall work to ensure that all signalized intersections within Rural Centers have a protected signal phase for pedestrians on all legs of the intersection. In addition, all signalized intersections shall have striped crosswalks or other crosswalk treatments that would enhance the comfort and safety of pedestrians crossing a street. Crosswalk treatments shall be in compliance with requirements of the MUTCD.

Policy TRA 4.3.4: **Americans with Disabilities Act (ADA)**
The City shall work to ensure that all streets within Rural Centers conform with the requirements of the ADA, including the provision of handicapped accessibility ramps and provision of handicapped accessible routes from the street to major public entrances of buildings.

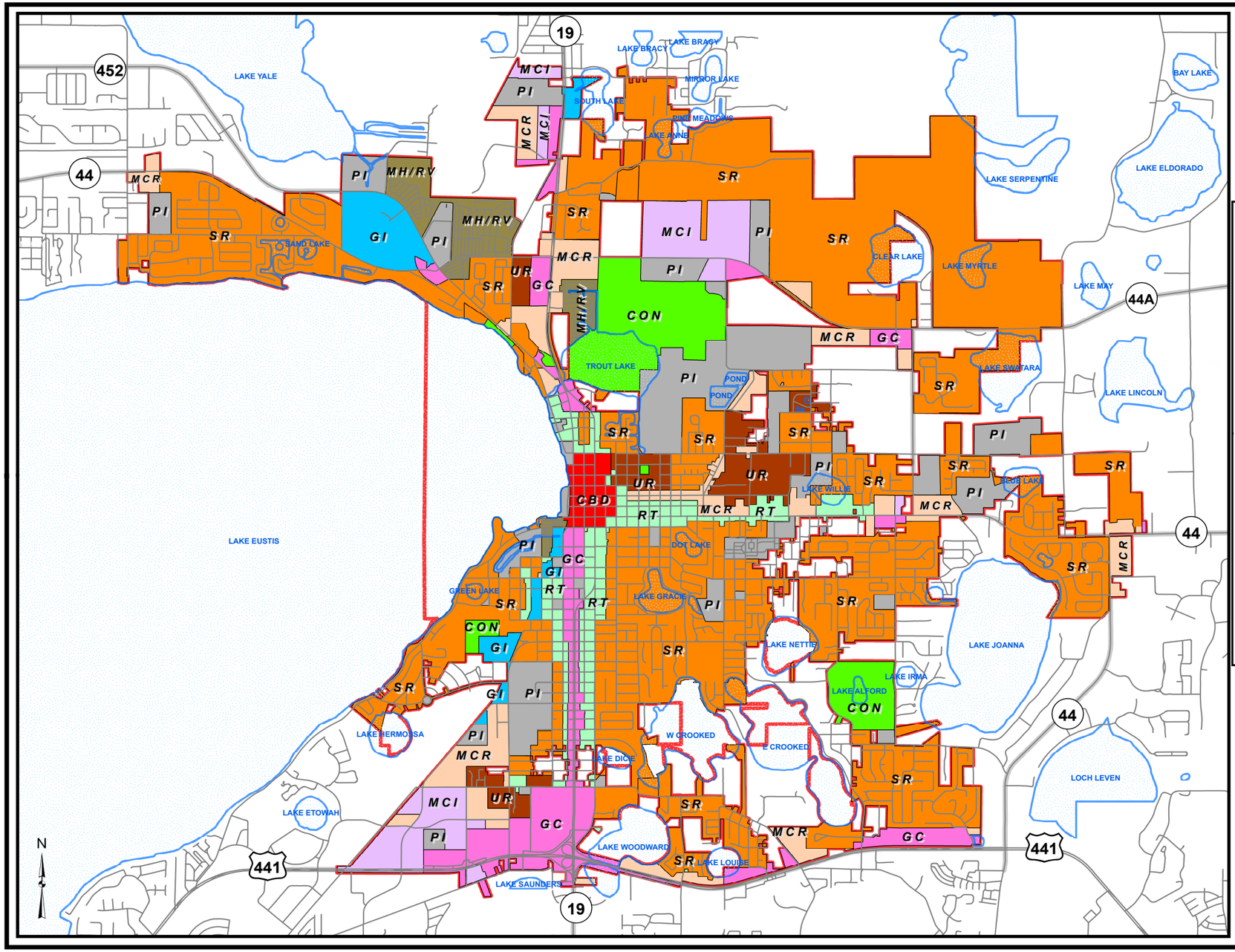
Policy TRA 4.3.5: **Street Types in Land Development Code**
The City shall use the Street Types outlined in the Land Development Regulations as guidance when designing and constructing new street sections within the Rural Development Pattern.

Policy TRA 4.3.6: **Transit in Rural Centers**
The City shall work with Lake County to ensure that fixed-route transit service is provided to Rural Centers as they are developed.

Policy TRA 4.3.7: **Transit Stops**
The City shall work with Lake County to ensure that transit stops are provided for all routes that serve Rural Centers.

City of Eustis
Comprehensive Plan

Map #1
2035 Future Land Use Map



Legend

- CBD- Central Busines DIstrict
- CON- Conservation
- GC- General Commercial
- GI-General Industrial
- MCI- Mixed Commercial/Indusrial
- MCR- Mixed Commercial/Residential
- MH/RV- Mobile Homes/RV
- PI- Public/Instititional
- RT- Residential/Office Transitional
- SR- Suburban Residential
- UR- Urban Residential

Sourse: City Of Eustis

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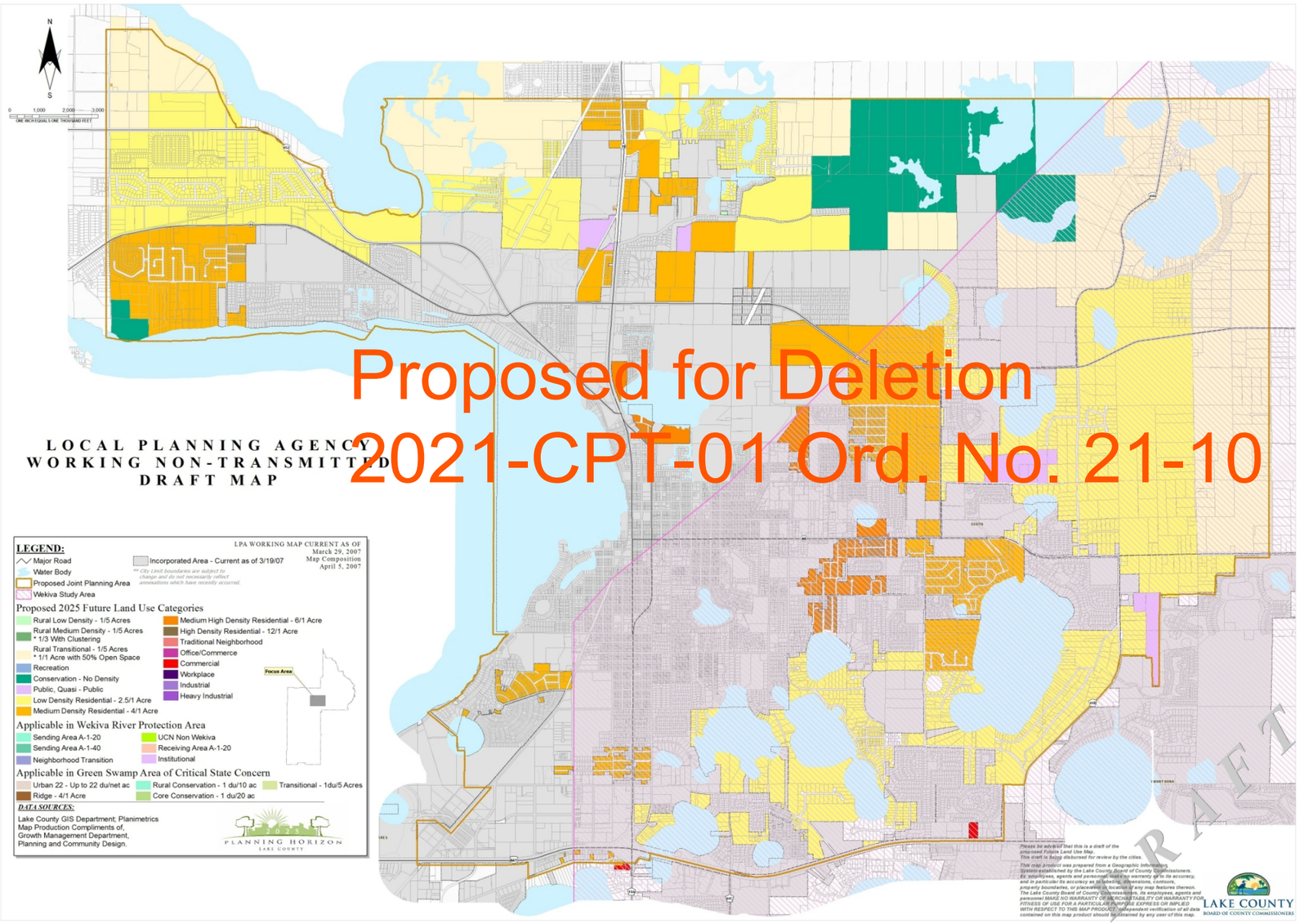
Map Date: April 30, 2021

CITY OF EUSTIS
LAKE COUNTY, FLORIDA

PROPOSED 2025 FUTURE LAND USE
PROPOSED JOINT PLANNING AREA



City of Eustis Comprehensive Plan

Map #19

Eustis-Lake County Joint Planning Area

Source: City of Eustis

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Map Date: March 10, 2010

EUSTIS

AECOM

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: BILL HOWE, ACTING CITY MANAGER

DATE: OCTOBER 14, 2021

SUBJECT: WORKSHOP DISCUSSION ON PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT (2021-CPT-02/ORDINANCE NO. 21-22)

Introduction

The proposed Comprehensive Plan Amendment: Amends the Future Land Use Element, Future Land Use Element Appendix, Conservation Element, Economic Development Element, Housing Element, Intergovernmental Coordination Element, Recreation and Open Space Element and Transportation Element to reflect the vision of the City Commission as identified in the Strategic Plan and other long-range master plans, provide for municipal densities and intensities, thereby discouraging urban sprawl, improve internal consistency of the Comprehensive Plan Element and consistency with the Land Development Regulations (LDRs), and eliminate duplicative language; and amends the Future Land Use Map Series.

Recommended Action

Discussion and consensus regarding 2021-CPT-02 in preparation for the October 21, 2021 Local Planning Agency and City Commission meetings.

Background

January 9, 2021: City Commission directed staff to prepare an ordinance for their consideration to address municipal land uses and non-conforming uses in Comprehensive Plan and the Future Land Use Map, including the elimination of Rural Residential, Agricultural and Map 19 Joint Planning Area Map. The City Commission acknowledged other revisions may be forthcoming based on staff review of the plan.

May 6, 2021: Advertised first Local Planning Agency consideration of Comprehensive Plan Amendment 2021-CPT-01 and City Commission first reading of Ordinance 21-10; continued to May 20 due to staff unavailability.

May 20, 2021: Local Planning Agency considered Comprehensive Plan Amendment 2021-CPT-01; workshop requested; amendment consideration continued to June 3.

June 2, 2021: Comprehensive Plan Workshop; overview of the amendment with City Commission requesting another workshop scheduled for June 16; amendment consideration continued to June 17.

June 16, 2021: Comprehensive Plan Workshop; extensive explanation and discussion by City Commission.

June 17, 2021: Local Planning Agency again considered Comprehensive Plan Amendment 2021-CPT-01; failed to proceed to City Commission on a three to two vote.

July 7, 2021: Staff memo to City Commission on effect of House Bill 59 and required Property Rights Element.

On August 5, 2021: Local Planning Agency again considered the Comprehensive Plan Amendment 2021-CPT-01; three out of four members present (one absent) moved to transmit only the Property Rights Element to the City Commission for consideration.

August 5, 2021: City Commission approved an amended Ordinance 21-10 to provide for the addition of a Property Rights Element to the Comprehensive Plan and continued consideration of other proposed amendments to the September 9 City Commission meeting.

September 9, 2021: Local Planning Agency again considered the balance of the Comprehensive Plan Amendment, now under 2021-CPT-02; members discussed creating a new residential future land use designation permitting a maximum of 2 to 3 units per acre for addition to the Comprehensive Plan. The Local Planning Agency directed staff to meet with each member individually to discuss their concerns and desired additions and/or amendments; workshop scheduled for October 14; amendment continued to date certain of October 21.

September 13 through October 1, 2021: Individual meetings were scheduled with each City Commissioner (LPA member) to discuss the proposed Comprehensive Plan Amendments. The following areas of concern and apparent consensus of the City Commission on proposed action in regard to each is resultant of staff's private discussion with each Commissioner.

Areas of Concern

Density up to 5 du/ac in Suburban Residential and Proposal to Add a New Future Land Use Classification allowing up to 2 or 3 du/ac (See bold italic text below for conclusions/consensus on area of concern):

The City of Eustis Future Land Use Element contains the Official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements.

The Future Land Use Classifications set forth the potential uses of property in the context of the lawful planning horizon and provide for a wide array of density or intensity of use within each land use classification. **A property owner is not necessarily entitled to the most potentially dense or intense uses permitted within a land use classification.**

In some cases, the compatibility standards in the Land Development Regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. **The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.**

Generally: Stated densities and intensities will not be achieved in all cases. Compatibility standards and other Land Development Regulations, including those regulating the interaction between land use districts and design districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.

Suburban Residential (SR)
This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, and townhouse dwellings in a suburban atmosphere and may also include ACLF, parks and recreation facilities, and schools. Apartments may be permitted through the PUD process. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential lands may be developed **up to a maximum density of 5 dwelling units per net buildable acre**. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:
(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the

Suburban Residential (SR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing and energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
   a. all such housing is attached to foundations as in the case of conventional site-built construction; and
   b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

(3) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.4: Development Patterns

To discourage urban sprawl and to protect and enhance the community's unique character, the City shall implement regulations within the Land Development Code that encourage a mix of uses in specific areas of the City. Those areas are identified in the development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. The City shall adopt performance standards for the land uses within each development pattern as prescribed by the City's Land Development Code. In general, the patterns are as follows:

a. Urban Areas. Urban development pattern areas shall rely primarily on a system of interconnected streets in a grid network pattern that prioritizes pedestrians and transit features and links civic buildings, squares, parks, and other neighborhood uses.

b. Suburban Areas. Suburban development pattern areas shall rely primarily on a pattern of residential development that is formed on a street network which shall be designed to provide for pedestrian and bicycle connections. Non-residential uses shall be primarily located on corridors and within districts.

c. Rural Areas. Rural development pattern areas may include clustered residential development or large lots that provide substantive open space to preserve and enhance the rural viewshed and character of the community. Non-residential uses are primarily located in centers and may contain a mix of uses. The rural pattern is generally located on the periphery of the Eustis urbanized area, away from the urban core.

OBJECTIVE FLU 1.3: RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE LAND DEVELOPMENT CODE

To implement the policies, standards and land use classifications of the City's Comprehensive Plan through the Land Development Code.

Policy FLU 1.3.1: Promote Compact Growth and Preservation of Open Space

The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space

Policy FLU 1.3.2: Maintain Residential Compatibility

The City shall continue to rely upon the Land Development Code to address specific standards for the review of residential compatibility to provide standard and predictable measures for establishing and creating compatibility. At a minimum these standards shall conform to the following guidelines:

a. The review and analysis of development applications and future land use map amendments shall recognize as a fundamental principle of the City's Comprehensive Plan that the highest concentration of development density and intensity within the City shall be permitted in the downtown and that this overall density/intensity decreases incrementally outward from the downtown to lower densities that are located on the periphery of the Eustis urbanized area or in areas of the City which have physical limitations to development. Higher density in locations away from downtown, but supported with urban services is permitted as an exception to this principle.

b. Landscapes, buffers, natural areas or transitional development practices shall be utilized in site planning to demonstrate that the project transitions appropriately to adjacent uses or to lessen impacts and integrate development along the edges of different land use categories, screen undesirable views, preserve tree canopy and vegetation.

c. The location of development on a site shall:

   Protect existing natural and environmental features on and adjacent to the site to the extent practicable, including wetlands and wetland systems, karst features, and tree canopy;

   Respect the existing development transect;

   Permit the most density and intensity in areas that are served or may be served by public utilities, or are most proximate to support services.

d. The location of required minimum open space on a site shall be configured to:

   To create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, where applicable.

   To create internal connectedness through connected and integrated open space

within the subdivision parcel where applicable and shall be based upon the context sensitive site design standards.

Permit the most density and intensity in areas that are served or may be served by public utilities, or are most proximate to support services

e. The location of required minimum open space on a site shall be configured to:

To create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, where applicable.

To create internal connectedness through connected and integrated open space within the subdivision parcel where applicable and shall be based upon the context sensitive site design standards.

Land Development Regulations - Sec. 115-4. Site Design Standards

Sec. 115-4.1 Open Space

a. When there is a requirement that the minimum open space required within a development be under common ownership or unified control, or within a subdivision, the open space shall be property under control of the developer or in public or common private ownership. It shall not be in individual lots unless restricted by a conservation easement protecting natural resources and prohibiting construction of impervious surface improvements.

b. Open space may be used for parks, recreation, conservation, preservation of native habitat and other natural resources, stormwater management, historic or scenic purposes. When used for recreation, the following shall apply:

1. Recreational activities in conservation or preservation open space areas shall maintain the areas in their natural state with little or no land disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary for resource management.

2. Recreational activities in all other open space areas may include, but are not limited to active and passive recreation where not more than five percent of the area of any required open space shall be occupied by impervious surfaces other than sidewalks, boardwalks, and other pedestrian pathways.

Sec. 115-4.2 General Site Design Criteria

Sec. 115-4.2.1 All Districts

a. General site design criteria. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below

1. Step 1 - Delineate open space areas as outlined below:
   i. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities for restoring native habitats.

ii. Create connected and integrated open space within the development to the maximum extent practicable based on the context sensitive site design standards and priorities below:
    1. Protect listed species.
    2. Create/enhance connectivity.
    3. Protect native habitat.
    4. Restore native habitat.

2. Step 2 – Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

3. Step 3 – Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

4. Step 4 – Lots lines and building placement should be added as the last step in the design process.

Sec. 115-4.2.2 Rural Design Districts

Greater flexibility and creativity in the design of residential developments within the Rural Design Districts is permitted through the subdivision development approval process and the design criteria provided herein as a means to preserve on-site environmental resource and preservation areas. Rural Subdivisions shall be organized into three components: 1) Wetlands and Water Bodies; 2) Open Space; and 3) developed areas.

a. Site Design Process. After delineating the wetlands and water bodies on a site, development within the Rural Design Districts shall generally follow a four-step design process as described below.

1. Step 1: Delineate Open Space Areas and Development Areas.

i. External Connectedness. Except as otherwise prioritized by subsection 3. below and when off-site open space exists, Open Space shall be configured to create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and opportunities for restoring native habitats. Whenever opportunities exist to create connections with existing or potential off-site open space, greenways or conservation systems on adjoining parcels or with existing or proposed local or regional recreational trails, such connections shall be provided. Opportunities for connections will be determined based upon the natural features of both the subject property and adjacent properties; the existence of connected natural systems, the existence of a proposed local or regional trail, or the existence of other such features that would function and support the purpose and intent of the Rural Design Districts. Where Open Space would further support critical linkages of either an existing or proposed local or regional recreational trail, such connection shall be made accessible to the public for such purpose.

ii. Internal Connectedness. Open Space shall be configured to create connected and integrated Open Space within the subdivision parcel to the maximum extent practicable and shall be based upon the context sensitive site design standards and priorities that are provided in subsection 3 below. Open Space shall still be considered connected if it is separated by a roadway or accessory amenity.

iii. Context Sensitive Site Design. The areas to be preserved shall be identified on a case-by-case basis to address the individual natural features of each site. The open space preservation objectives, in order of priority, are to: 1) protect listed species, 2) create/enhance connectivity of open space, 3) protect native habitat and 4) restore native habitat. The relative size and functional value of each feature shall be assessed as a part of the site design process to determine the protection measures required. Based on an assessment of the quality and quantity of on-site natural resources, departures from the above prioritization are allowed. In addition to the protection of natural features as described above, other types of allowable open space may be provided as a secondary priority including:
(a) View shed protection of existing and planned public roadways.
(b) Continuation of agriculture uses; and
(c) Recreation.

iv. Perpetual Easement. Open Space shall be preserved in perpetuity through the use of an irrevocable open space/conservation easement. The easement shall be in such form as is deemed acceptable by the city attorney and shall be recorded for the entire property which is subject to development including both the developed lots and the remaining open space.

v. Maintenance of Native Habitat Areas. Protected habitat areas within the Open Space, shall not be converted to other uses, and shall be maintained in their natural condition and managed to sustain or enhance their native function. These areas may be modified to restore the overall condition and natural functions of the features.

2. *Step 2: Location of Development Lots.* The location of residential development lots shall be configured to meet the following standards:

i. Residential lots shall be arranged in a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resources and environmental systems to the maximum extent practicable.
ii. The development shall minimize disturbance to woodlands, wetlands, and other natural features.
iii. The development shall protect and preserve the rural appearance of land when viewed from public roads and from abutting properties to the maximum extent practicable.
iv. The design shall minimize the amount of road length required for the subdivisions to the maximum extent practicable.

3. *Step 3: Alignment of Streets and Trails*.

i. Support of Open Space Areas. Streets shall avoid or at least minimize adverse impacts on the designated Open Space areas. To the greatest extent practicable, wetland crossings shall be avoided.
ii. Continuation of Street Pattern between Phases. The street layout of subsequent phases shall be coordinated with the street system of previous phases.
iii. A proposed trail network should be shown consistent with the obligations included herein that require external connectedness with existing or proposed local or regional recreational trails. Where critical linkages of either an existing or proposed local or regional recreational trail exist, such connection shall be made accessible to the public for such purpose.

4. *Step 4: Design of Lots.* Lot lines for the subdivision should be drawn as the last step in the design process.

Despite language in the Comprehensive Plan and the Land Development Regulations specifying that maximum densities allowed under a future land use designation are not guaranteed due to the application of the above referenced and other land development regulations, the majority of the City Commission supported a new residential future land use designation be incorporated into the Comprehensive Plan. Commissioners indicated a desired maximum density of 3 to 3.5 dwelling units per acre; there was no consensus on the maximum density.

The following proposed "Suburban Residential Transitional" land use designation definition is offered for City Commission consideration:

Suburban Residential Transitional (SRT)

This designation is provided for residential growth and development in areas on the periphery of the Eustis urbanized area; to provide for a transitional area between medium density suburban development and the County's outlying rural areas. Generally, within approximately 1/2 mile of the joint planning area boundary with Lake County when not bordered by another city's joint planning area or interlocal service boundary area.

General Range of Uses: This designation is intended to provide for single-family detached and patio homes. Other uses and may include civic uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential Transitional lands may be developed up to a maximum density of 3 dwelling units per net buildable acre.

Special Provisions:

(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

a. all such housing is attached to foundations as in the case of conventional site-built construction; and

b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as

dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Elimination of Agriculture Future Land Use Designation (See bold italic text below for conclusions/consensus on area of concern):

Agricultural (AG)

This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.

General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.

Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below.

Special Provisions:

(4) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:

a. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;

b. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;

c. the activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and

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

The majority of the City Commission supported elimination of the Agricultural future land use designation and retaining control to permit agriculture uses in other land use districts via the Conditional Use Permit process as specified in the Land Development Regulations.

Elimination of Rural Residential Future Land Use Designation (See bold italic text below for conclusions/consensus on area of concern):

Rural Residential (RR)
This designation provides for large lot development near or on the periphery of the Eustis urbanized area. Low density designation is a proven effective means for delaying development until growth can be accommodated in an orderly economical fashion. Mainly, this category is seen as providing a low density estate-type housing environment preferred by a segment of the local population. Principal locations are near East Crooked Lake, Lake Joanna, Lake Yale, and around certain lakes in the eastern portion of the City.

General Range of Uses: Single-family residential dwelling units, parks, schools, and public and utility services and facilities that are 2 acres or less in size.

Maximum Density: Residential densities in Rural Residential may not exceed one dwelling unit per net buildable acre. Net Densities of one unit or less per acre are appropriate in areas of steep slope near lakes where soil erosion is a potential problem and in remote locations where provision of urban services is not economically feasible.

Special Provisions:
(1) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
a. all such housing is attached to foundations as in the case of conventional site-built construction; and
b. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
(2) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

The majority of the City Commission supported elimination of the Rural Residential future land use designation.

Elimination of Map #19 (See bold italic text below for conclusions/consensus on area of concern):

…With the exception of Map #1, the Future Land Use Map, and Map #19, the Planning Area Map, these maps shall be used for general identification only and are not specifically regulatory in nature…

Policy FLU 1.2.5: Joint Planning Area
The City shall continue to coordinate with Lake County to address annexation and land use issues and shall rely upon the City of Eustis-Lake County Joint Planning Area (JPA) Map (Map #19) or its successor agreement as describing the appropriate transition between the City's urban core and the County's rural areas.

The majority of the City Commission supported elimination of Map #19.

Proposed Amendments

The following is a summary of the full amendment proposed. Individual meetings with City Commissioners did not reveal concerns regarding the proposed amendments excepting those discussed above. Other potential future initiatives were mentioned by some Commissioners for which there was no majority inquiring as to or supporting such initiatives.

Future Land Use Element:

1. Eliminated redundant administrative policy provisions, duplicative and redundant language (specificity more appropriate for LDRs), and updated references.
2. Eliminated Map #19 Eustis Lake County Joint Planning Area Map from the Future Land Use Map Series and deleted other references to the map.
3. Clarified Rural Development Pattern.

Future Land Use Element Appendix:

1. Updated impervious surface area maximums for residential development and added footnote for consistency with the Land Development Regulations (LDRs).
2. Added language to accommodate a future Transfer of Development Rights program for the Central Business District.
3. Clarified Mobile Home (MH/RV) land use (mobile home vs manufactured).
4. Eliminated Rural Residential and Agricultural land use designations.

Conservation Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.

Economic Development Element:

1. Updated references.

Housing Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.

Intergovernmental Coordination Element:

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.
2. Eliminated provisions related to financial commitments not clearly in the best interest of the Eustis taxpayers.
3. Eliminated provisions regarding use of school facilities by the City as there is no interest on the part of the LCSB to facilitate shared use.

Recreation and Open Space Element

1. Eliminated duplicative language and redundant language (specificity more appropriate for LDRs), and added cross references to other Elements.
2. Provided that a Parks Master Plan and a Bicycle and Pedestrian Master Plan shall be developed by 2035.

Transportation Element:

1. Eliminated redundant administrative policy provisions, duplicative and redundant language (specificity more appropriate for CRA Redevelopment Plan and LDRs), and updated references.
2. Eliminated policies regarding two-way conversion of Bay St/Grove St.
3. Clarified Rural Development Pattern.

Future Land Use Map Series:

1. Updated 2035 Future Land Use Map
2. Eliminated Map #19 Eustis Lake County Joint Planning Area Map

Community Input

The public will have an opportunity to provide input at October 21, 2021 public hearing, and any other future public hearings.

Prepared By: Lori Barnes, AICP, CPM, Development Services Director

Attachments

Ordinance No. 21-22

Exhibits A – H Redline-Strike Thru of Elements to be Amended

Exhibits A – H Proposed Revisions (Clean Copies)

Exhibit I – Updated 2035 Future Land Use Map

Exhibit J – Map Proposed for Deletion

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, INTERIM CITY MANAGER

DATE: OCTOBER 21, 2021

RE: **EXPLANATION OF ORDINANCES FOR PROPERTY AT 1704 VIRGINIA AVENUE**

Ordinance Number 21-30 – Voluntary Annexation

Ordinance Number 21-31 – Comprehensive Plan Amendment

Ordinance Number 21-32 – Design District Assignment

Introduction

Ordinance Number 21-30 provides for the voluntary annexation of approximately 0.06 acres located at 1704 Virginia Avenue. Provided the annexation of the subject property is approved, Ordinance Number 21-31 would change the future land use designation from Urban Medium in Lake County to Urban Residential (UR) in the City of Eustis, and Ordinance Number 21-32 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 21-30 is denied, then there can be no consideration of Ordinance Numbers 21-31 and 21-32.

Recommended Action

The administration recommends approval of Ordinance Numbers 21-30, 21-31, and 21-32.

Background/Pertinent Site Information

1. The site contains approximately 0.06 acres, and is located within the Eustis Joint Planning Area. The site has vegetation in existence, and the structure on the site is currently undergoing demolition. The property owner pulled a permit on September 16, 2021, through Lake County for demolition of the residential building on the site, which was deemed unsafe and unfit for human occupancy. The property contains debris and obnoxious growth, which the property owner is clearing and cleaning up.

2. The site is contiguous to the City on its western, southern, and eastern boundaries.

3. The site has a Lake County land use designation of Urban Medium, but approval of Ordinance Number 21-31 would change the land use designation to Urban Residential (UR) in the City of Eustis. Surrounding properties have the following land use designations:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	Urban Medium (Lake County)	NA
North	Vacant	Urban Medium (Lake County)	NA
South	Vacant	Urban Residential	Suburban Neighborhood
East	Vacant	Urban Residential	Suburban Neighborhood
West	Vacant	Urban Residential	Suburban Neighborhood

Applicant's Request

The applicant, Shelby D. Sanders, wishes to annex the property, change the future land use to Urban Residential and assign a design district of Suburban Neighborhood.

The current Lake County land use designation is Urban Medium. The Lake County land use designation allows for residential uses up to seven (7) dwelling units per one (1) net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. The property owner has requested the UR land use designation within the City of Eustis. The UR land use provides for residential uses up to 12 dwelling units per acre. The requested UR designation permits the proposed residential use and is consistent with the land use designation of properties to the south, east, and west in the City of Eustis. The UR designation allows for similar uses as those that are permitted immediately adjacent to the subject property.

Analysis of Annexation Request (Ord. Number 21-30)

1. Resolution Number 87-34 – Joint Planning Area Agreement with Lake County:

   "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law…….The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."

   The subject property is located within the Joint Planning Area. Urban services of adequate capacity are available to serve future development, consistent with the requested UR future land use designation. (See public facilities and services analysis under item 5 below).

2. Florida Statutes Voluntary Annexation - Chapter 171.044(1):

   "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."

   The Joint Planning Area boundaries define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area; it is contiguous to the City limits on the western, southern, and eastern boundaries; and the owner petitioned for annexation.

3. Florida Statutes Voluntary Annexation - Chapter 171.044(2):

   "…Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town…"

   The department published notice of this annexation in the Daily Commercial in accordance with the requirements on October 7, 2021 and October 14, 2021.

4. Florida Statutes Voluntary Annexation - Chapter 171.044(5):

   "Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves."

   Annexation of the subject property does not create an enclave; it reduces the size of an existing enclave.

5. Florida Statutes Voluntary Annexation - Chapter 171.044(6):

   "Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located..."

   The department provided notice to the Lake County Board of County Commissioners on September 23, 2021.

Analysis of Comprehensive Plan/Future Land Use Request (Ord. Number 21-31)

In Accordance with Florida Statutes Chapter 163.3177.9.:

Discourage Urban Sprawl:

Primary Indicators of Sprawl:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

Review of Indicators

1. *Low Intensity Development:*

   Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

   This indicator does not apply. The requested future land use will provide for a higher density (12 du/acre) than the county FLU (7 du/acre) allows.

2. *Urban Development in Rural Areas:*

   Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

   This indicator does not apply. The site is within nearby proximity to existing urban and suburban style residential development. A church is located to the southwest of

the subject property, and Eustis High School is nearby to the East. The subject property is located less than one (1) mile from the downtown Eustis core.

3. *Strip or Isolated Development:*

   Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

   This indicator does not apply. The site is adjacent to existing/approved community services development, and nearby to existing/approved residential development. The proposed designation is consistent with the character of the surrounding area.

4. *Natural Resources Protection:*

   Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

   This indicator does not apply. The property is not within a floodplain nor do any wetlands exist on the property. The property is within the Wekiva Study Area. The site must obtain building permit approval before development may begin. The Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply should conditions at time of development warrant such protection.

5. *Agricultural Area Protection:*

   Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

   This indicator does not apply. This site and adjacent areas do not support active agricultural or silvicultural activities. The site is not prime farmland nor does the site includes soils identified by the USDA as farmlands of unique importance. The site primarily contains Pomello sand, 0 to 5 percent slopes (Source: United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey Online). This site is in close proximity to existing commercial and residential development. This is an urban area that would not be appropriate for agriculture.

6. Public Facilities:

   Fails to maximize use of existing public facilities and services.

   This indicator does not apply. City water and sewer services are available to the property. Development of this parcel will maximize the use and efficiency of City water and sewer services.

7. Cost Effectiveness and Efficiency of Public Facilities:

   Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

   This indicator does not apply. Adequate capacity is available to serve the existing and future development consistent with the requested UR future land use designation.

The property will utilize existing water and sewer services already provided to other properties in the area increasing efficiency and cost effectiveness.

8. *Separation of Urban and Rural:*

   Fails to provide a clear separation between rural and urban uses.

   This indicator does not apply. No nearby properties contain active agricultural activities or uses. The surrounding area is developed or has development entitlements attached to the land. These developments have densities and intensities that are clearly urban uses. The character of the UR land use designation and the Suburban Neighborhood Design District are compatible with the existing development pattern.

9. Infill and Redevelopment:

   Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

   This indicator does not apply. Annexation of this property reduces the size of an existing enclave; future development of the site would be considered infill development. The UR future land use and Suburban Neighborhood design district are compatible and consistent with the existing development pattern.

10. Functional Mix of Uses:

    Fails to encourage a functional mix of uses.

    This indicator does not apply. Commercial development to serve the residential population is located in close proximity to the site, and the site is less than a mile from the City's Central Business District (CBD). The site is surrounded by vacant residential. In nearby proximity to the site, there is single-family development, a church, and Eustis High School.

11. *Accessibility among Uses*:

    Results in poor accessibility among linked or related land uses.

    This indicator does not apply. The Land Development Regulations include provisions to provide adequate accessibility and linkages between related uses. Development Services will ensure compliance with these standards at time of development review.

12. Open Space:

    Results in the loss of significant amounts of functional open space.

    This indicator does not apply. The site does not contain functional open space and is not connected to regionally important open space.

13. Urban Sprawl:

    The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Direction of Growth:

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is adjacent to existing urban/suburban development patterns; annexation reduces the size of an existing enclave in a developed neighborhood.

b. Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Water and sewer services are already available. Using existing water and sewer services will increase the efficiency and cost effectiveness of these services.

c. Walkable and Connected Communities:

Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The property subject to this request is an infill lot. The site is within a mile of parks, shopping, commercial businesses, and other community services and needs, allowing for easy ability to get to nearby destinations.

d. Water and Energy Conservation:

Promotes conservation of water and energy.

When the site is developed, it must meet City development and Florida Building Code standards that will require energy and water efficient appliances.

e. Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable; this site and adjacent areas do not support active agricultural or silvicultural activities. The site is not prime farmland nor does the site includes soils identified by the USDA as farmlands of unique importance. The site primarily contains Pomello sand, 0 to 5 percent slopes (Source: United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey Online). This site is in close proximity to existing commercial and residential development. This is an urban area that would not be appropriate for agriculture.

f. Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

This is not applicable. The site does not provide functional open space or natural areas.

g. Balance of Land Uses:

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

This does not apply. The proposed use for a residential home is similar with surrounding uses. Existing commercial development exists in close proximity to serve the residential population.

h. Urban Form Densities and Intensities:

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable. This is infill development consistent and compatible with existing surrounding development.

In Accordance with Comprehensive Plan Future Land Use Element Appendix:

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the City and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the Map #1: 2035 Future Land Use Map by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any significant impacts to the policy structure on the Comprehensive Plan of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Plan.

Major Categories of Plan Policies:

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the major categories of Plan policies as follows:

1. General Public Facilities/Services:

Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation if and when available, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

a. Emergency Services Analysis:

The subject property is located approximately one (1) mile from the downtown core. Eustis emergency services already provide emergency response to other properties in the area. Additionally, fire service is approximately 1.53 miles of the subject property. Any development consistent with the UR future land use designation would not have a significant negative impact on the operations of Eustis emergency services.

b. Parks & Recreation:

In 2010, the City prepared a Park Inventory and Level of Service Demand and Capacity analysis as part of the Comprehensive Plan Evaluation and

Appraisal Report. The results show that a surplus of park area exists up to and beyond the City's population reaching 20,015.

Parks Level of Service Demand and Capacity

c.

Year	*Population*	*LOS Required acreage*	*Existing Acreage*	*Surplus/ (Deficiency)*
2009/10	*18,538*	*55.61*	*453.76*	*398.15*
2010/11	*18,760*	*56.28*	*453.76*	*397.48*
2011/12	*18,985*	*56.96*	*453.76*	*396.81*
2012/13	*19,213*	*57.64*	*453.76*	*396.12*
2013/14	*19,443*	*58.33*	*453.76*	*395.43*
2014/15	*20,015*	*60.05*	*453.76*	*393.72*

a
ter & Sanitary Sewer:

Water and wastewater are available to the subject property, and connection is along Virginia Avenue.
The following outlines the water and wastewater demand based on a maximum development potential scenario.
Potential Residential Demand
1 Dwelling Units

<u>Water</u>: Level of Service (LOS) for water is 140 gcd. A household is defined as 2.51 persons/hh or 351 g/hh. 1 du x 351 g/du = 351 gal/day

<u>Sewer/wastewater</u>: LOS for sewer is 120 gcd. 2.51 p/hh x 120 gcd = 301.2 301.2 g/du x 1 du = 301.2 g/d

There is sufficient capacity in both treatment and transmission facilities to meet demand even under a maximum development scenario.

d. *Schools:*

The proposed change will not negatively impact schools. The addition of one single-family home is considered a de-minimis development and does not require a school impact report.

e. *Solid Waste:*

The City contracts with Waste Management for hauling of solid waste. The company already services properties in the general area of the subject property. Serving this property will increase efficiency in delivery of services.

f. *Stormwater:*

The Comprehensive Plan and Land Development Regulations include level of service standards to which new development must adhere. Projects

designed to meet these standards will not negatively affect the existing facilities and services.

g. Transportation Network Analysis:

A single-family home is considered de-minimis development for transportation and is considered to have no negative impacts on the existing

transportation system. The existence of commercial development in a walkable distance to the property offers opportunities for a reduction in vehicle trips on the roadway network. At this time, the adjacent transportation network has the capacity to serve the proposed UR property, even at a maximum development standard, without negatively affecting the adopted level of service.

2. Natural Resources/Natural Features:

The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to 1) determine the existence of groundwater recharge areas; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

a. ***Ground water recharge areas:***

The site is not within a high recharge area, nor a wellhead protection area. Source: Lake County Comprehensive Plan 2030 Floridian Aquifer Recharge Map.

b. ***Historical or archaeological sites:***

The City does not have any record of Florida Master Site Files related to this property and no known historical or cultural resources exist.

c. ***Flood zones:***

The subject property is in Flood Zone X, an area of minimal flood hazard. Source - Lake County GIS - 2012 Flood Zones and FEMA Flood Map Service Center online.

d. **Soil and topography:**

The site soils are Pomello sand, 0 to 5 percent slopes (Source: United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey Online).

As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply should conditions at time of development warrant such protection.

3. **Comprehensive Plan Review:**

Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the compatibility of the use, intensity, location, and timing of the proposed amendment.

Existing Land Use According to the Lake County Comprehensive Plan:
"The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use.

This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.

This category may serve as an effective transition between more intense and less intense urban land uses.

Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70."

Proposed Land Use According to the Eustis Comprehensive Plan:

The Urban Residential (UR) land use designation is intended to provide higher density residential options for the areas near the downtown core of the city.

The general range of uses in the UR land use includes: Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted.

Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre.

The land use designations of residential properties within the City of Eustis in the surrounding area are generally Urban Residential (UR) with a maximum density of 12 dwelling units per acre (du/ac). To the west, east, and south, the Eustis land use designations in the surrounding area is Urban Residential.

The surrounding, immediately adjacent to the north, unincorporated areas are designated Urban Medium with a maximum density of seven (7) dwelling units per net buildable acre.

Comparison of Lake County Development Conditions

Residential: Lake County limits residential development to 7 du/acre or a total of 1 dwelling unit. The UR allows 12 du/acre or 1 theoretical maximum unit.

Proposed is one single-family home; if a second dwelling unit were requested, this would be permitted as an accessory apartment, or accessory dwelling unit, as per the UR land use district regulations.

Proposed Residential Land Uses.
The City shall limit these uses adjacent to incompatible commercial or industrial lands unless sufficient mitigation, such as buffering and setbacks is provided and available, which lessens the impact to the proposed residences.

Not applicable. The area already includes a mix of uses including single-family residential in close proximity to commercial.

Proposed Non-Residential Land Uses.
The City shall generally not permit new industrial uses to be located adjacent to existing or planned residentially designated areas.

Not applicable.

4. **Transportation:**

   Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

   A single-family home is considered de-minimis development for transportation and is considered to have no negative impacts on the existing transportation system. At this time, the adjacent transportation network has the capacity to serve the proposed UR property, even at a maximum development standard, without negatively affecting the adopted level of service.

5. **Water Supply:**

   Each application for a land use designation amendment will be required to demonstrate that adequate water supplies and associated public facilities are (or will be) available to meet the projected growth demands.

   City water and sewer services as well as other services are available. Refer to 1.c above for more information. The City's adopted Water Supply Plan anticipated additional growth consistent with this development, so both supply and capacity are available.

In Accordance with Chapter 102-16(f), Land Development Regulations

Standards for Review:

In reviewing the application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

a. Consistent with Comprehensive Plan:

Whether the proposed amendment is consistent with all expressed policies the comprehensive plan.

The proposed amendment is consistent with the Comprehensive Plan. See analysis above under item 1.A through D.

b. In Conflict with Land Development Regulations:

Whether the proposed amendment is in conflict with any applicable provisions of these land development regulations.

The proposed amendment is not in conflict with the Land Development Regulations. At the time of development there will be further review for compliance.

c. Inconsistent with Surrounding Uses:

Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The UR future land use designation is designed for higher density residential options for the areas near the downtown core of the city. The surrounding existing uses generally consist of single-family residential development or vacant property with residential land use designation. A church is to the southwest of the subject property. Eustis High School is nearby to the east of the subject property.
The surrounding development and permitted uses of surrounding properties are similar in nature to the proposed land use for this property. The nearby residential and commercial uses support each other in serving each other's needs.

d. Changed Conditions:

Whether there have been changed conditions that justify an amendment.

The applicant wishes to annex the property into the City limits of Eustis. Assignment of a City of Eustis future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water and sewer. These changed conditions warrant a change in the land use designation.

e. Demand on Public Facilities:

Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply,

drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

City water and sewer services are available and in close proximity to the site along Virginia Avenue. Adequate capacity is available to serve future development consistent with the requested Urban Residential future land use designation. A single-family residence is considered de-minimis for all infrastructure and services. Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

f. Impact on Environment:

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The site does not contain functional open space and is not connected to regionally important open space.

The subject property is in Flood Zone X, an area of minimal flood hazard. Source - Lake County GIS - 2012 Flood Zones and FEMA Flood Map Service Center online.

The Comprehensive Plan and Land Development Regulations have provisions to protect natural resources and ecosystems at time of building permit review and approval.

g. ***Orderly Development Pattern:***

Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The site is within an existing enclave contiguous to the City limits and is adjacent to urban development including other residential developments and civic uses. The requested UR future land use designation, coupled with a Suburban Neighborhood design district designation, provides for a consistent development transect.

h. Public Interest and Intent of Regulations:

Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and intent of these land development regulations.

The purpose and intent of the Land Development Regulations is as follows:

"The general purpose of this Code is to establish procedures and standards for the development of land within the corporate boundaries and the planning area of the city, such procedures and standards being formulated in an effort to promote the public health, safety and welfare and enforce and implement the city's comprehensive plan, while permitting the orderly growth and development with the city and Eustis planning area consistent with its small-town community character and life style"

The requested designation of UR land use will provide for orderly growth and development. This designation would advance the public interest by

providing housing options and services, and application of the LDRs to the future development will ensure consistency with the community character and lifestyle.

i. Other Matters:

Any other matters that may be deemed appropriate by the local planning agency or the city commissioners, in review and consideration of the proposed amendment.

No other matters.

Analysis of Design District Request (Ord. Number 21-32):

Form-Based Code:

The City's Land Development Regulations are a form-based code. Design districts are unique to form-based codes. Lake County still uses traditional Euclidean zoning, so there are no design districts for parcels in unincorporated Lake County. When a parcel annexes into the City of Eustis, the City must assign a consistent design district that follows the urban, suburban and rural transect

1. *Standards for Review:*

The Land Development Regulations includes the following standards for review of an amendment to the Design District Map. In approving a change in the designation, the City Commission shall consider: Whether the amendment is in conflict with any applicable provisions of the Code.

a. ***Section 102-17(a) "...Section 109-3 Design Districts:***

identifies the definition, structure and form of each design district. The assignment of design district must follow the district pattern and intent."

The requested amendment assigns a newly annexed parcel a designation that meets the district pattern and intent (Suburban Neighborhood). The Suburban development pattern and intent, and the Suburban neighborhood definition, structure and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established and proposed development patterns in the area.

b. ***Sec. 109-3.4. Suburban development pattern intent statements:***

Intent. Suburban development pattern…relies primarily on a pattern of residential development that provides the majority of property owners with substantial yards on their own property. The street layout, comprised of streets with fewer vehicular connections, helps to reduce cut-through traffic and establishes distinct boundaries for residential communities/subdivisions. Each land use provides for pedestrian and bicycle connections.
Design districts – Suburban Neighborhood
a. Definition. Predominately residential uses with some neighborhood scale commercial services.

b. Structure. Interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

c. Form. Mix of detached residential uses with some neighborhood supporting retail, parks and civic spaces as focal points in the neighborhoods.

The Suburban development patterns statement above indicates that residential uses are primarily located on streets with fewer vehicle connections. A Suburban Neighborhood designation follows the district pattern and intent outlined in the Land Development Regulations, and is consistent with the existing transect in the area.

c. Section 102-17(a)

The following guidelines must be followed when proposing the reassignment of design district:

Compatible intensities should face across streets. Changes in design districts should occur along rear alleys or lanes or along conservation edges.

Reassignment is not being proposed; a Eustis design district designation must be assigned to annexed property; the proposed design district is compatible with the surrounding design districts. Some of the properties in the area surrounding the site lie in unincorporated Lake County and Lake County does not have design districts. Creating a condition where like designations face across streets is not applicable in this case because the surrounding land is not in the City limits. The requested Suburban Neighborhood designation would establish similar and compatible transect conditions.

d. ***Consistent with Comprehensive Plan:***

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested amendment is consistent with the Future Land Use element (including Policy FLU 1.2.4, Development Patterns and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

e. ***Consistent with Surrounding Uses:***

Whether, and the extent to which, the proposed design district is consistent with existing and proposed land uses.

The Suburban Neighborhood definition, structure and form are compatible with the existing uses and any proposed uses permitted under the Urban Residential future land use designation.

f. Changed Conditions:

Whether there have been changed conditions that justify amending the design district.

The subject property is proposed for annexation and a design district assignment is necessary. The conditions have changed from land located in unincorporated Lake County without central services to a site within the City of Eustis with municipal services.

g. Public Facilities.

Whether, and the extent to which, the proposed redistricting would result in demands on public facilities, and whether, or to the extent to which, the proposed change would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

A redistricting is not proposed. This amendment will not change the demand on public facilities. Assigning a design district to an annexation property will not change the demand on public facilities. The Future Land Use designation controls the density and intensity permitted on the site, so the Design District map amendment would not result in impacts beyond that already anticipated. Also see analysis of public facilities in above sections of this report.

h. ***Impact to Environment:***

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

The proposed Design District designation for this property does not change the development potential of the parcel. Design Districts control the form and function of any development that does occur. The Future Land Use designation controls the density, intensity and minimum open space permitted on the site, so the Design District amendment would not result in additional impacts on the natural environment. As building permit approval must be obtained before development can begin, the Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply should conditions at time of development warrant such protection.

i. ***Property Values:***

Whether, and the extent to which, the proposed redistricting would affect the property values in the area.

Redistricting is not being proposed; a Eustis design district designation must be assigned to annexed property. This request should not affect property values, because the proposed Design District designation is consistent with the surrounding development patterns and design districts.

j. ***Orderly Development Pattern:***

Whether, and the extent to which, the proposed redistricting would result in an orderly and logical development pattern.

The request is assignment of a design district to an annexation parcel, not redistricting. However, the proposed Design District designation is consistent with the suburban development pattern identified in Section 109-5.5 of the Land Development Regulations. Assignment of the requested designation will result in a more orderly and logical development pattern; making the designation consistent with the surrounding area designations and established development patterns.

k. ***Public Interest and Intent of Regulations:***

Whether the proposed redistricting would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

The request is assignment of a design district to an annexation parcel, not redistricting. The proposed Design District is not in conflict with the public interest and reflects the purpose and intent of the regulations.

l. ***Other Matters:***

Any other matters that may be deemed appropriate by the city commission, in review and consideration of the proposed redistricting.
The request is assignment of a design district to an annexation parcel, not redistricting. The City's Land Development Regulations are a form-based code. The Design District designations define the development form, but not the types of land uses, densities, intensities or required open space. The districts, therefore, must be consistent and follow the urban, suburban and rural transect. This request assigns a Suburban Neighborhood design district designation to an annexation parcel, which is consistent with the existing transect.

Applicable Policies and Codes

1. Resolution Number 87-34

   Joint Planning Area Agreement with Lake County: "The City and the County agree that the unincorporated areas adjacent to the City might be appropriately served by urban services provided by the City, and might therefore be annexed into the City in accordance with State law……. The City agrees to annex property in accordance with State law and provide adequate urban services and facilities to serve those areas within the Joint Planning Area."
2. Florida Statutes Chapter 171.044: Voluntary Annexation:
   a. "The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality."
   b. "Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves."
3. Comprehensive Plan - Urban Residential (UR): The Urban Residential (UR) land use designation is intended to provide higher density residential options for the areas near the downtown core of the city. The general range of uses in the UR land use includes: Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks and recreation facilities, and schools. Public and utility services and facilities that are 2 acres or less in size are also permitted. Urban residential densities may be developed at a minimum density of six dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than six dwelling units per net buildable acre.
4. Land Development Regulations Section 109-5.5(b)(1): The Suburban Neighborhood Design District has predominately residential uses with some neighborhood scale

commercial services with interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

5. Land Development Regulations Section 109-2.3: The UR land use has a maximum density of twelve (12) units to one acre. This designation applies to areas near the downtown core of the city.

Fiscal Impact:

The current just value of the subject property is $3,750. Based on the current millage rate of 7.581, annexation of the property could increase annual operating revenues by as much as $284 before development.

Alternatives:

1. Approve Ordinance Numbers 21-30 (Annexation), 21-31 (Comp. Plan Amendment), and/or 21-32 (Design District Designation)
2. Deny Ordinance Numbers 21-30, 21-31 and 21-32.

Discussion of Alternatives:

Alternative 1 approves the Ordinances.

Advantages:

- The action would be consistent with the Florida Statutes, wherein the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.
- The City would have a more compact service area for utilities, police, and fire to increase efficiency and level of service. A more compact service area can reduce the overall per capita cost of providing urban services.
- The applicant can move forward with planning a future development.
- The land use change and design district assignment are consistent with the proposed use of the property and the nature of the surrounding area.
- The action could encourage additional development and/or annexations in that area. Annexation would increase the tax base of the City and increase the annual operating revenues.

Disadvantages:

- There are no disadvantages.

Alternative 2 denies the Ordinances.

(If Ordinance Number 21-30 is denied, the Commission cannot approve Ordinance Numbers 21-31 and 21-32.)

Advantages:

- The Commission could consider a different Land Use or Design District designation for the property.

Disadvantages:

- Denying annexation would create a gap in the City's boundary as defined by the Eustis Planning Area.
- The City would continue to experience gaps in its service area causing service inefficiency and confusion regarding City boundaries.

- The action would eliminate the potential for increased operating revenue and the subject property would continue to receive the indirect benefits of City services that are provided to adjacent properties without paying City taxes.
- The property could remain unutilized.
- The City could lose an economic development opportunity.

Community Input

The department has notified surrounding property owners within 500 feet of the site; placed the proper legal advertisements in the newspaper; and the applicant posted the site. To date, no inquiries from members of the public have been received by the Development Services department regarding this request. Additional opportunity for public input will be provided at the October 21 and November 4, 2021 City Commission meetings.

Budget / Staff Impact:

Based on the current assessment and millage rate, the City can anticipate approximately $284 annually in ad-valorem revenue. There would be no direct costs to the City beyond the normal City services. There would be no additional staff time beyond the normal review process.

Reviewed By:

Lori Barnes, AICP, CPM, Development Services Director

Prepared By:

Heather Croney, Senior Planner

Attachments:

Ordinance Number 21-30, Exhibit A: Location
Ordinance Number 21-31, Exhibit A: Land Use Map
Ordinance Number 21-32, Exhibit A: Design District Map

ORDINANCE NUMBER 21-30

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 0.06 ACRES OF REAL PROPERTY AT 1704 VIRGINIA AVENUE.

WHEREAS, Shelby D. Sanders, the legal owner of record, has made application for voluntary annexation of approximately 0.06 acres of real property located at 1704 Virginia Avenue, more particularly described as:

Parcel Alternate Key: 1717701 Parcel Identification Number: 01-19-26-0900-000-00417

From the Northeast corner of Lot 5, Hazzard's Homestead, Eustis, Florida, as recorded in the Public Records of Lake County, Florida, run thence West along the North line of said Lot 5 a distance of 149.33 feet, thence South 20.00 feet for a Point of Beginning; thence run West 31.20 feet, thence run North 88.00 feet, thence run East 31.20 feet, thence run 88.00 feet to the Point of Beginning, subject to road right-of-way over and upon the North 25 feet thereof.

WHEREAS, the subject property is reasonably compact and contiguous; and

WHEREAS, the annexation of this property will not result in the creation of enclaves; and

WHEREAS, the subject property is located within the City of Eustis Planning Area, and water and wastewater service is available to the property; and

WHEREAS, on October 21, 2021 the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on November 4, 2021, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.
That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 0.06 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as Exhibit "A".

SECTION 2.
That the Director of Development Services shall be authorized to amend the City of Eustis Boundary Map to incorporate the change described in Section 1.

SECTION 3.
That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.
That upon final passage and adoption, the City Clerk is hereby directed to file a copy hereof with the Clerk of the Circuit Court, the County Manager for Lake County, Florida, and the Department of State for the State of Florida within 7 days after the adoption of such ordinances.

SECTION 5.
That should any section, phrase, sentence, provision or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 6.
That this Ordinance shall become effective upon passing.

SECTION 7.
That the property annexed in this Ordinance is subject to the Future Land Use Element of the Lake County Comprehensive Plan until the City adopts the Comprehensive Plan Amendment to include the annexed parcel in the City Comprehensive Plan.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 4th day of November, 2021.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida, but I have not performed an independent title examination as to the accuracy of the legal description.

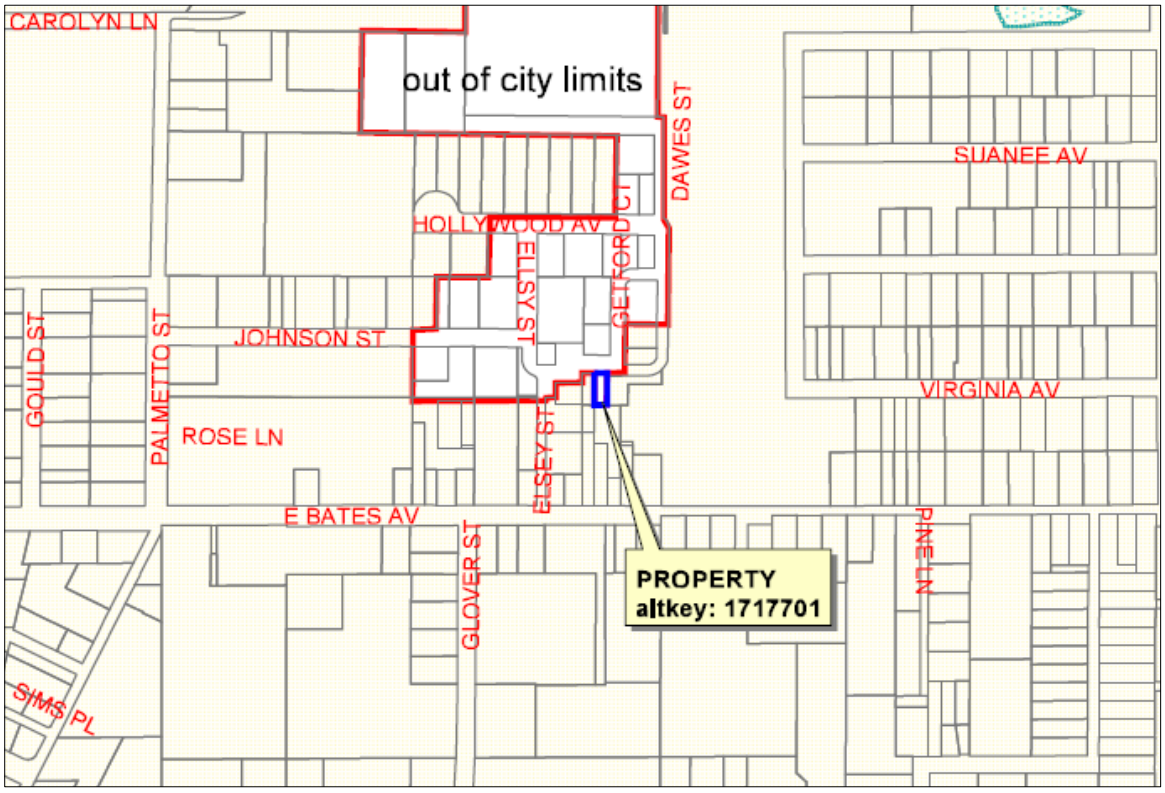
_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-30 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Mary C. Montez, City Clerk

EXHIBIT A


CAROLYN LN
out of city limits
DAWES ST
SUANEE AV
HOLLYWOOD AV
GETFORD CT
ELSEY ST
JOHNSON ST
GOULD ST
PALMETTO ST
ROSE LN
VIRGINIA AV
E BATES AV
GLOVER ST
PROPERTY
altkey: 1717701
PINE LN
SIMS PL

ORDINANCE NUMBER 21-31

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 0.06 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT 1704 VIRGINIA AVENUE FROM URBAN MEDIUM IN LAKE COUNTY TO URBAN RESIDENTIAL IN THE CITY OF EUSTIS.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 0.06 acres of real property located at 1704 Virginia Avenue, and more particularly described herein; and

WHEREAS, on October 21, 2021, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on October 21, 2021, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on November 4, 2021, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small-Scale Future Land Use Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Medium in Lake County to Urban Residential within the City of Eustis:

Alt Key Number 1717701

Parcel Number 01-19-26-0900-000-00417

From the Northeast corner of Lot 5, Hazzard's Homestead, Eustis, Florida, as recorded in the Public Records of Lake County, Florida, run thence West along the North line of said Lot 5 a distance of 149.33 feet, thence South 20.00 feet for a Point of Beginning; thence run West 31.20 feet, thence run North 88.00 feet, thence run East 31.20 feet, thence run 88.00 feet to the Point of Beginning, subject to road right-of-way over and upon the North 25 feet thereof.

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

SECTION 3.

Conflict: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4.

Severability: That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

Effective Date: The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to comply. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 4th day of November, 2021.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida, but I have not performed an independent title examination as to the accuracy of the legal description.

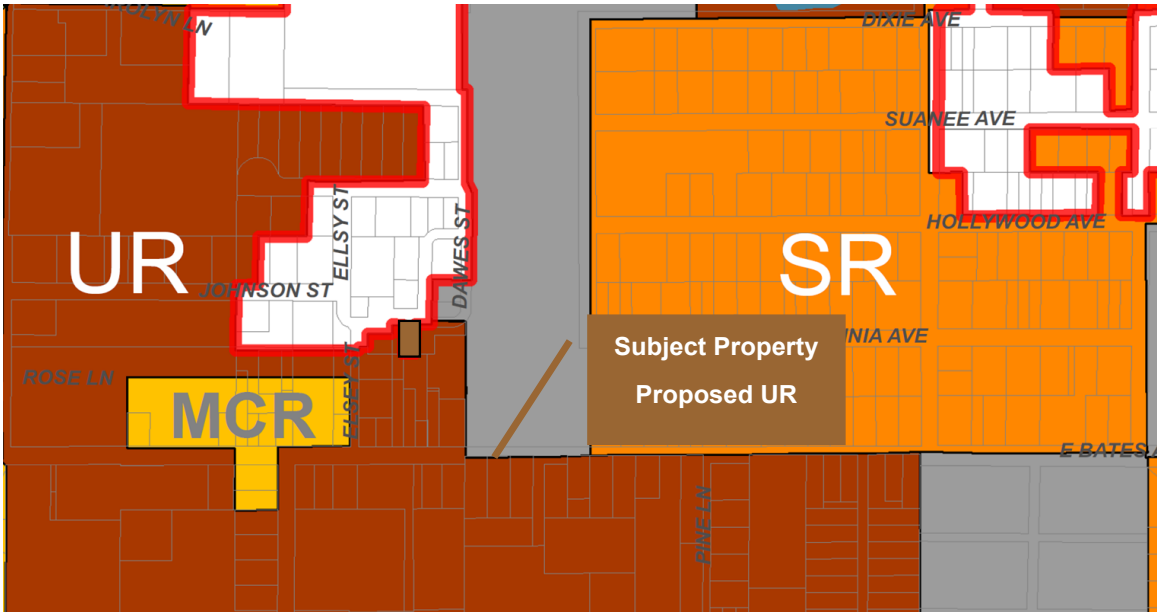
_____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-31 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Mary C. Montez, City Clerk

Exhibit A


DIXIE AVE
SUANEE AVE
HOLLYWOOD AVE
UR
SR
JOHNSON ST
ELLSY ST
DAWES ST
ROSE LN
MCR
Subject Property
Proposed UR
E BATES
PINE LN

ORDINANCE NUMBER 21-32

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 0.06 ACRES OF REAL PROPERTY AT 1704 VIRGINIA AVENUE.

WHEREAS, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Neighborhood to approximately 0.06 acres of recently annexed real property further described below, and

WHEREAS, on October 21, 2021, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on November 4, 2021 the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below and shown on Exhibit A shall be Suburban Neighborhood:

Parcel Alternate Key: 1717701

Parcel Identification Number: 01-19-26-0900-000-00417

FROM THE NORTHEAST CORNER OF LOT 5, HAZZARD'S HOMESTEAD, EUSTIS, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 149.33 FEET, THENCE SOUTH 20.00 FEET FOR A POINT OF BEGINNING; THENCE RUN WEST 31.20 FEET, THENCE RUN NORTH 88.00 FEET, THENCE RUN EAST 31.20 FEET, THENCE RUN 88.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT-OF-WAY OVER AND UPON THE NORTH 25 FEET THEREOF.

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be

unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. **Effective Date**

That this Ordinance shall become effective upon annexation of the subject property through approval of Ordinance Number 21-30.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 4th day of November, 2021.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Michael L. Holland
Mayor/Commissioner

ATTEST:

_____
Mary C. Montez, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by physical presence, this 21st day of October, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

_____
Notary Public – State of Florida
My Commission Expires:
Notary Serial No.:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the City Commission of the City of Eustis, Florida, but I have not performed an independent title examination as to the accuracy of the legal description.

_____

City Attorney's Office Date

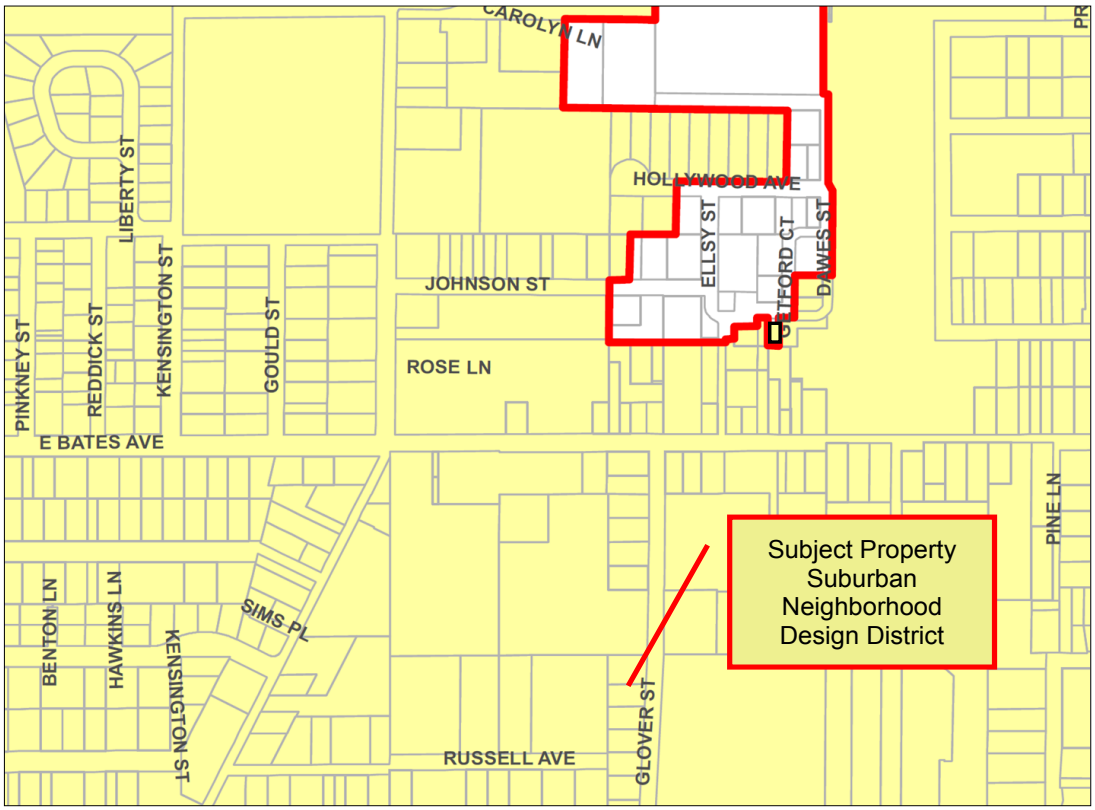
CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-32 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____

Mary C. Montez, City Clerk

Exhibit A


CAROLYN LN
LIBERTY ST
HOLLYWOOD AVE
ELLSY ST
DAWES ST
JOHNSON ST
PINKNEY ST
REDDICK ST
KENSINGTON ST
GOULD ST
ROSE LN
E BATES AVE
PINE LN
Subject Property
Suburban
Neighborhood
Design District
BENTON LN
HAWKINS LN
SIMS PL
KENSINGTON ST
RUSSELL AVE
GLOVER ST